

Ponderosa Commons

1885 East Butler Avenue | Flagstaff, AZ 86001



ADDITIONAL INFORMATION:

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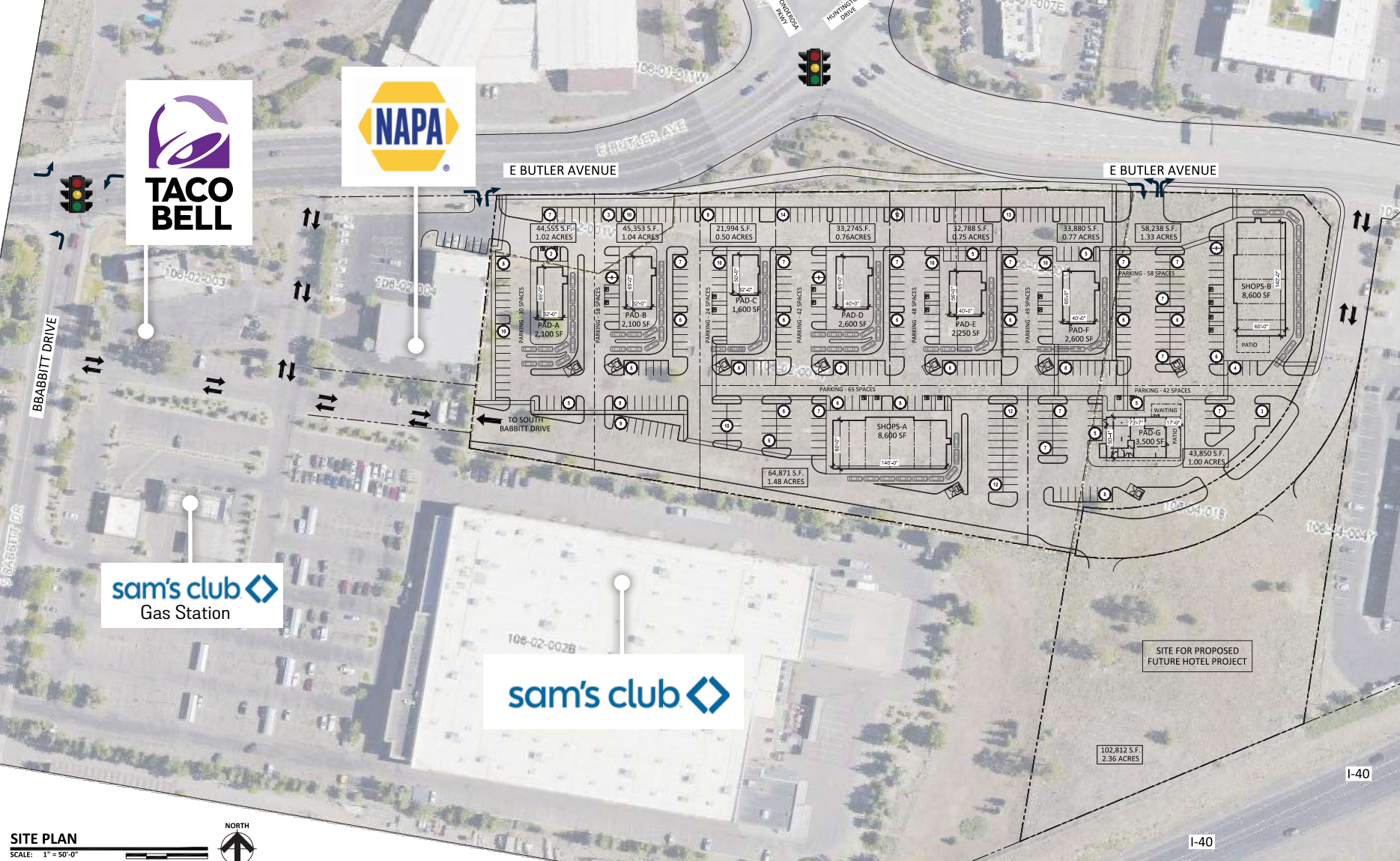
NEWMARK

PROPERTY HIGHLIGHTS

- PADs available for ground lease or build to suit
- Drive-thru and patio availability
- In the heart of Flagstaff, minutes from NAU
- Excellent access Butler Avenue to Interstate 40 and to Route 66 via Ponderosa Parkway
- Call for details and pricing

LITTLE AMERICA
Hotel
FLAGSTAFF
30,000 - 40,000
of annual visitors

CONCEPTUAL SITE PLAN



SITE PLAN
 SCALE: 1" = 50'-0"
 NORTH

I-40

I-40



Butler Avenue

E Huntingon Dr

Historic Rte 66



SITE



Butler Avenue



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University Plaza Shopping Center

WELLS FARGO | SAFEWAY | **Target** | **CVS**

ROSS DRESS FOR LESS | PONDEROSA DISPENSARY | Starbucks

MAIL BOX PLUS | FedEx Ship Center | HomeGoods

Sono Kitchen & Bar | **Subway** | PET SMART | GNC LIVE WELL

CHIPOTLE | PANDA EXPRESS | CHINESE KITCHEN

Beaver Square Shopping Mall

DQ

Jack in the box

VISIBLE DIFFERENCE
paint · draw · draft · print

Old Town Shopping Mall

diablo burger | **Yoko Collage**

Bigfoot | **Honeycomb**

goodwill | **Big Lots!**

Salsa BRAVA

FAT OLIVES
Hand Picked Olives and Italian Extras

Shocker Barrel
Old Country Store

Calver's

STARBUCKS

Subway

fru's

REI COOP

Chick-fil & DUNKIN'

Hankerin'

Dutch Bros

carhartt | WILDFLOWER
EAT · SIP · ENJOY.

WHOLE FOODS MARKET

E Butler Ave

McDonald's

TACO BELL

GO F.A.R.
FLYWAYS AIRCRAFT REPAIR

SITE

Western 2000

Subway | **Dollar Tree**

CHASE

Bookmans
DISCOUNT BOOKS

Home Depot

Cane's

InsurgentFit

Wendy's

Pepperoni's

SPROUTS FARMERS MARKET

STARBUCKS | **Target**

Green Tree Mini Mall

NiMARCOS PIZZA | verizon

My Pita Wrap Mediterranean Grill

FLAME BROTHER | FIVE GUYS
BURGERS and FRIES

CAMPUS CHIROPRACTIC

Arby's

Kohl's

Sizzler

CIRCLE K

ANYTIME FITNESS | Walmart

Joe's Mitea

Del Taco
BETTER MEX.

Denny's

Subway

Olive Garden

Starbucks

NAU
NORTHERN ARIZONA UNIVERSITY
Fall 2023: 28,194 Students
800+ Employees

BOOT BARN
BUFFALO WILD WINGS

ups | **Pizza Inn**

sam's club

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SONIC

Home Depot
Lumber & Hardware
Builders' Preference



Rte 66

Historic Route 66

S Millton Rd

S Lone Tree Rd

Ponderosa Commons

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266 Days of sunshine per year



#1 in Outside magazine's top cities to live



#1 Dog friendly destination by USA today



#1 Best cities for startups



44% of Residents hold a bachelor's degree or higher



±6M Visitors each year

DEMOGRAPHIC PROFILE

LATITUDE: **35.18767** | LONGITUDE: **-111.66133**

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimated Population	5,698	59,309	80,234
2029 Projected Population	6,047	60,393	82,066
2024 Est. Daytime Population	8,620	66,379	81,738
HOUSEHOLDS			
2024 Estimated Households	2,378	21,003	29,033
2028 Projected Households	2,620	22,058	30,625
INCOME			
2024 Est. Average HH Income	\$77,134	\$86,582	\$93,231
2029 Est. Median HH Income	\$67,752	\$74,149	\$82,049
2024 Est. Per Capita Income	\$31,612	\$31,080	\$34,221
BUSINESS			
2024 Est. Employees	6,952	40,546	46,600
2024 Est. Businesses	418	2,993	3,443

Source: Esri, Esri and Infogroup