

# THE RESERVE - MEDICAL BUILD TO SUIT

3223 LAKESIDE VLG,  
PRESCOTT, AZ 86301

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ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Designed specifically for smaller medical users, this offering includes approximately 4,750 SF of space within a highly adaptable development. This is a true build-to-suit opportunity from the floor plan layout to interior finishes, every element of the property can be customized to align with your practice's operational needs and branding. Whether you require specialized exam rooms, procedure areas, or optimized patient flow, the design process is fully collaborative to ensure the final space works for you and your patients.

The purchase includes the construction of a brand-new, turn-key medical facility delivered to your specifications. Located within a well-established commerce center with excellent visibility and picturesque views of Willow Lake, this site offers both functionality and a serene setting making it a premier location for medical or professional office use in the Prescott market.

## PROPERTY HIGHLIGHTS

- Prime Tri-City Location – Ideally situated just off Willow Lake Road, serving Prescott, Prescott Valley, and Chino Valley with easy access for patients and staff.

## OFFERING SUMMARY

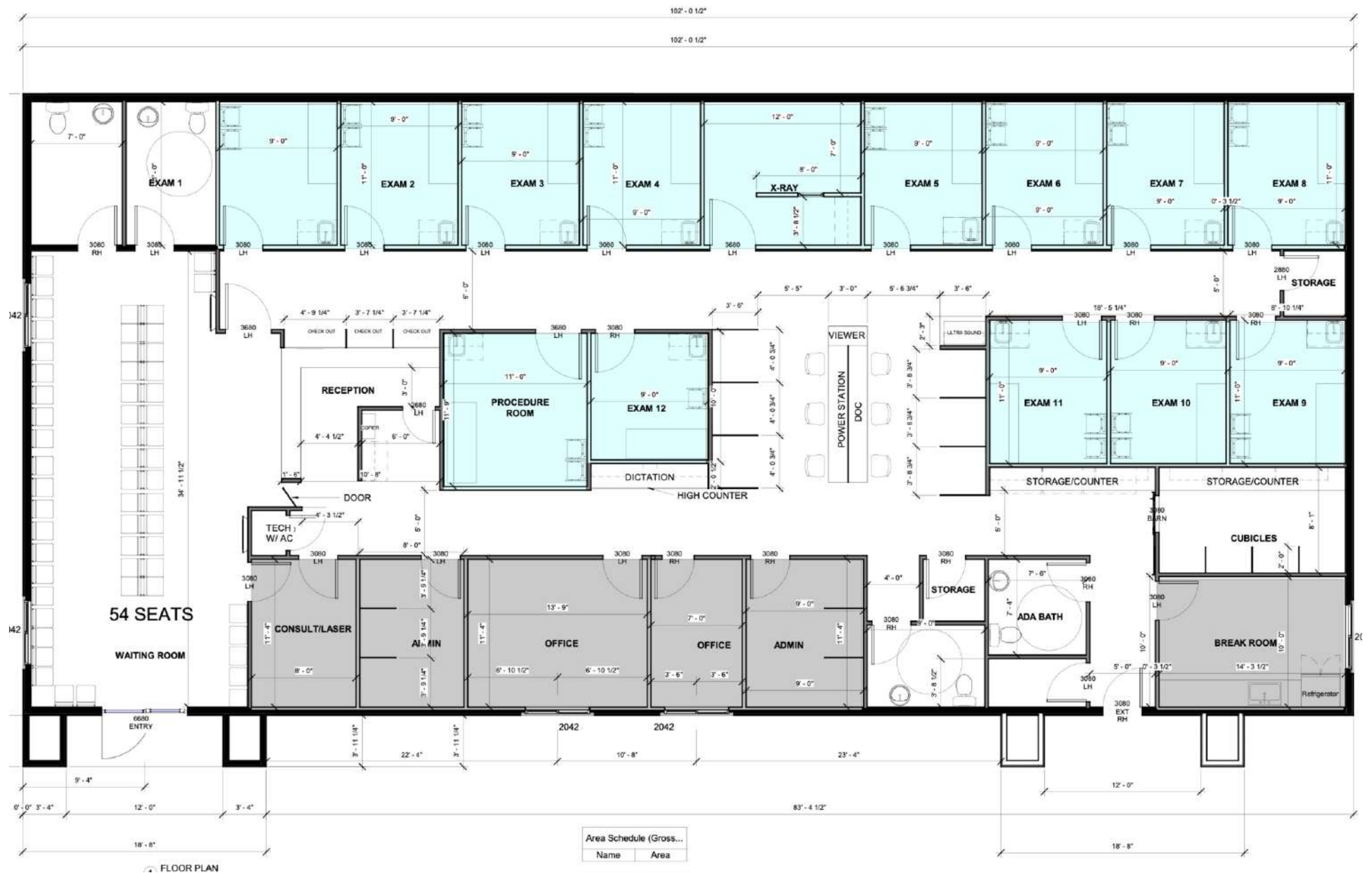
|                |             |
|----------------|-------------|
| Sale Price:    | \$2,300,000 |
| Lot Size:      | 3,887 SF    |
| Building Size: | 4,750 SF    |

| DEMOGRAPHICS      | 1 MILE    | 5 MILES  | 10 MILES |
|-------------------|-----------|----------|----------|
| Total Households  | 3,004     | 22,908   | 52,707   |
| Total Population  | 5,970     | 48,412   | 117,409  |
| Average HH Income | \$104,665 | \$92,533 | \$89,067 |

LOCATION MAP



## EXAMPLE FLOOR PLAN

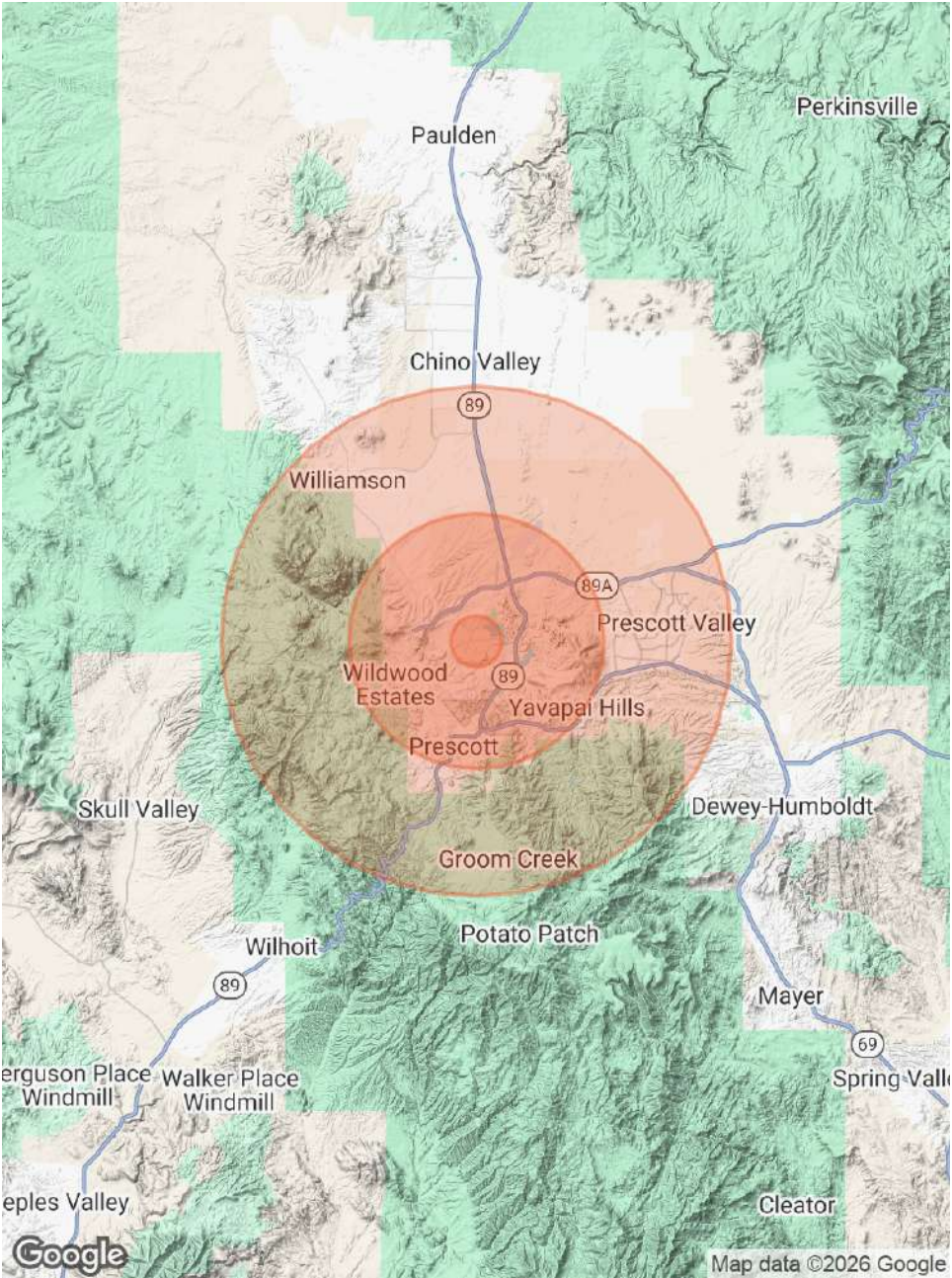


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 5,970  | 48,412  | 117,409  |
| Average Age          | 56     | 53      | 51       |
| Average Age (Male)   | 54     | 52      | 50       |
| Average Age (Female) | 59     | 55      | 52       |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,004     | 22,908    | 52,707    |
| # of Persons per HH | 2         | 2.1       | 2.2       |
| Average HH Income   | \$104,665 | \$92,533  | \$89,067  |
| Average House Value | \$582,646 | \$565,930 | \$490,905 |

Demographics data derived from AlphaMap



# MEET THE TEAM



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