

Woodlands Village

NWC Woodlands Village Blvd & Hwy 89 | Flagstaff, AZ 86001



FOR LEASE

Pad (PENDING CITY APPROVAL)

3,500 SF

Shop Space

1,050 SF

AVAILABLE

Contact Broker

RATE

PROPERTY OVERVIEW

- Major community center located in the Woodlands area of Flagstaff
- Good visibility from I-40
- Located less than one mile from Northern Arizona University (over 29,000 students enrolled)
- Closest shopping center to Forest Highland and Pine Canyon

JOIN THESE TENANTS

Bashas' **Walmart**

BOOT BARN
Live West



Cafe Rio
MEXICAN GRILL.



jiffylube

AMERICA'S BEST
CONTACTS & EYEGLASSES.

Woodlands Village

NWC Woodlands Village Blvd & Hwy 89 | Flagstaff, AZ 86001



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NWC Woodlands Village Boulevard & McConnell Drive | Flagstaff, Arizona 86001



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DEMOGRAPHIC HIGHLIGHTS (2024)

SOURCE

1 MILE

18,394	18,697	\$74,268	17,984
2024 Population	2029 Population	Avg Household Income	Daytime Population

3 MILES

48,441	49,862	\$87,456	50,842
2024 Population	2029 Population	Avg Household Income	Daytime Population

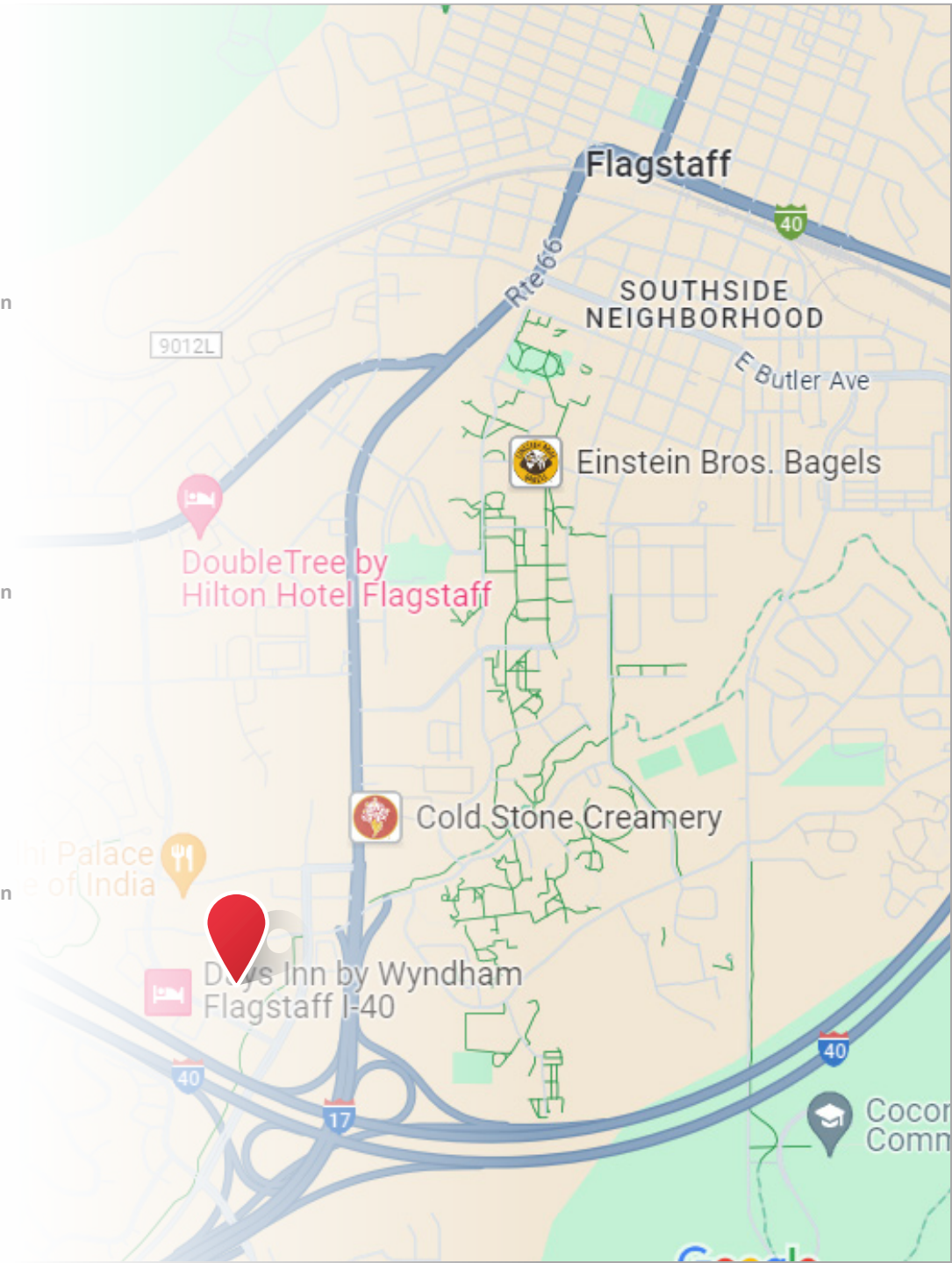
5 MILES

71,065	72,845	\$94,001	73,526
2024 Population	2029 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2023)

Beulah Boulevard	15,130 VPD
McConnell Drive	4,486 VPD
Woodlands Village Boulevard	12,272 VPD

Year: 2023 | Source: MPSI





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