

THE RESERVE AT WILLOW HILLS

BUILD TO SUIT MEDICAL BUILDINGS - AVAILABLE FOR PURCHASE



 PRESCOTT, ARIZONA

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Property Overview

Centrally located off Willow Lake Road, this professional and medical office park is conveniently situated between the tri-city communities of Prescott, Prescott Valley and Chino Valley. This property contains 13, fully improved commercial pads with all city of Prescott utilities, natural gas and three-phase power installed to the pad. Great visibility and beautifully landscaped with Willow Lake views, this site represents the best location in the City of Prescott to develop medical, retail, and office buildings.

The commerce center can accommodate an array of building sizes ranging from 2,500 square feet to 7,500 plus square feet. Each building will be a build to suit your exact needs, tailored to your practice patient flows. Everything is Included in the purchase to deliver a perfect building solutions to efficiently manage the complex problems of your business.

These lots can be combined or purchased separately to accommodate most building size requirements. Each of the lots has sufficient parking to allow for all medical uses. This property represents a perfect opportunity to take advantage of many financial circumstances, SBA Loans, 1031 Exchanges, or other conventional financing.





Property Features

Buildings may be combined or demised to accommodate business requirements

Build to Suit

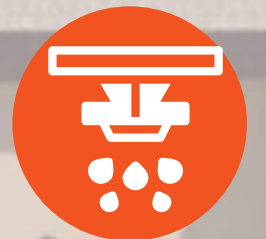
Tailored to your Needs



Brand New Construction



Fire Sprinklers



Medical Tenant Improvements



Lobby Space

Beautiful Business Front



Ample Parking



Leasing Options



Great Visibility

Willow Lake Road



Sign Package





Example Floor Plan

- 1 4,888 SQUARE FEET
- 2 12 EXAM ROOMS
1 PROCEDURE ROOM
1 X-RAY ROOM
- 3 STAFF SPACES: LOUGE
AREA, RESTROOMS,
OFFICES SPACES



1 FLOOR PLAN NO DIMS
1/4" = 1'-0"

Area Schedule (Gross...)	
Name	Area
BUILDING B1	4888 SF
Grand total	4888 SF



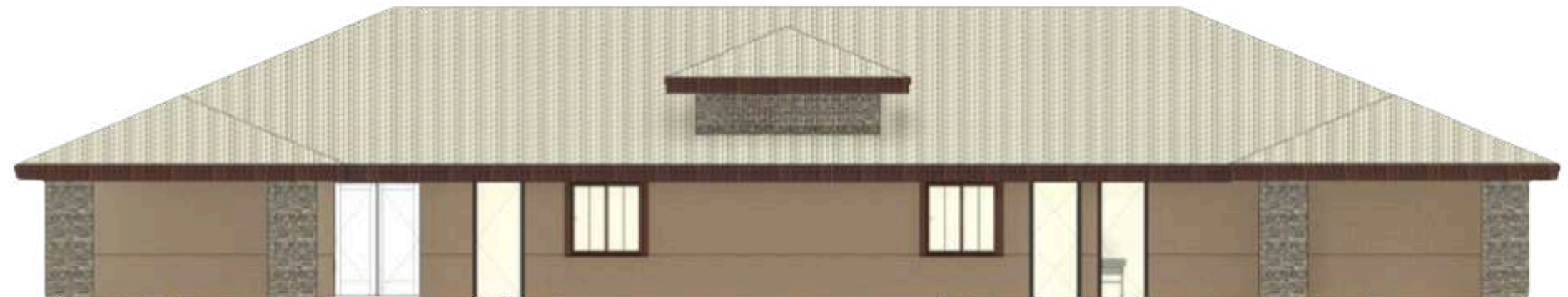
Example Floor Plan

① 4,850 SQUARE FEET

② 2 PROCEDURE
PRE/POST OP
2 WAITING ROOMS
4 EXAMS ROOMS

③ STAFF SPACES: LOUGE
AREA, RESTROOMS,
OFFICES SPACES

Area Schedule (Gross...)	
Name	Area
BUILDING B7&B8	4850 SF
Grand total	4850 SF





Example Floor Plan

① 7,500 PLUS SQUARE FEET

② 18 EXAM ROOMS
2 X-RAY ROOMS
2 LABS

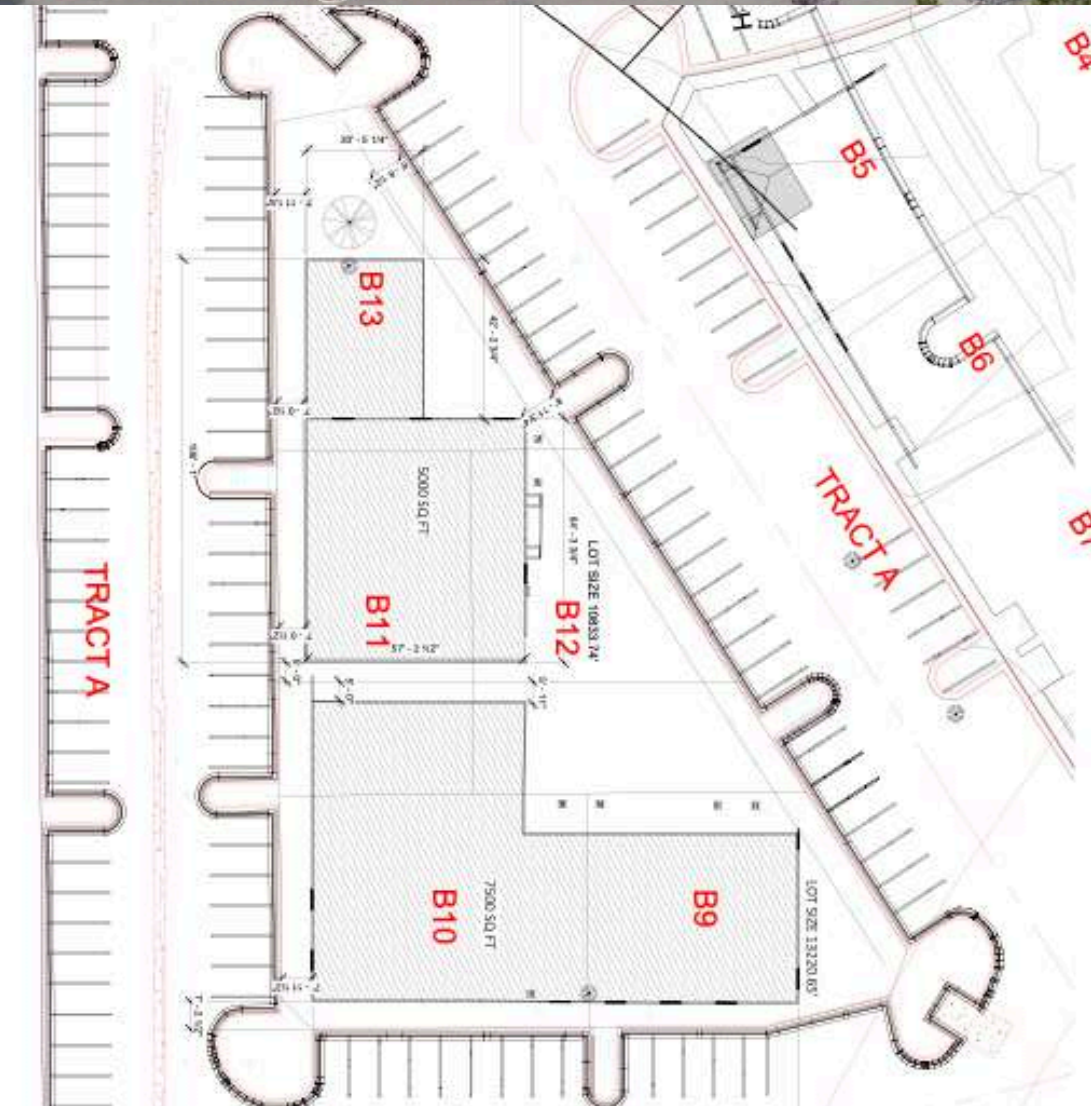
③ STAFF SPACES: LOUGE
AREA, RESTROOMS,
OFFICES SPACES





Property Breakdown

- ① 3 Parcels Are Already Sold
- ② 3 Building Options in the Front Remain -
Building Range from 2,500 SF to 4,800 SF
- ③ 2 Buildings on the Back Remain -
Buildings Range from 5,000 SF to 7,500 plus SF





Build to Suit Advantages

① CUSTOMIZATION:

Opportunity for input, design, and layout of the building to match your needs.

② NEWLY CONSTRUCTED:

Brand new building with the latest and greatest.

③ OPERATIONAL EFFICIENCY:

Tailored to your needs, your business is able to run at maximum efficiency.

④ FINANCING:

An array of financing options.

⑤ BETTERING YOUR BRAND TO DRIVE GROWTH:

Improved Client Experience, Better identity in the marketplace.

INCLUDED

- Land & Site Prep
- Utility Connection
- Engineering & Permits
- Floor Plan Design
- Shell Construction
- Interior Buildout
- Landscaping
- Signage



Tri-city Demographics

STRATEGICALLY POSITION YOUR BUSINESS AMONG THE TRI-CITIES



PRESCOTT, ARIZONA



RESIDENT POPULATION

48,946 people



AVERAGE HOUSEHOLD INCOME

\$77,000 - \$100,000

"THIRD IN THE COUNTRY FOR JOB GROWTH AND ECONOMIC VITALITY"

-Wall Street Journal



PRESCOTT VALLEY, ARIZONA



RESIDENT POPULATION

50,687 people



AVERAGE HOUSEHOLD INCOME

\$60,000 - \$ 73,000

"JOB MARKET HAS INCREASED BY 2.7% ANNUALLY"

-Census Bureau



CHINO VALLEY, ARIZONA



RESIDENT POPULATION

19,272 people



AVERAGE HOUSEHOLD INCOME

\$47,000 - \$64,000

"THE JOB MARKET INCREASE BY 2.7% OVER THE LAST YEAR. FUTURE JOB GROWTH OVER THE NEXT TEN YEARS IS PREDICTED TO BE 44.1%"

-Bureau of Labor Statistics



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