

NORTH PARK PLAZA

WINSLOW, ARIZONA



TENANTS INCLUDE:

Safeway, Hibbett Sporting Goods, Family Dollar, Napa Auto Parts, Snap Fitness, Subway, and more...



**±95,756 SQUARE FEET
GROCERY-ANCHORED
RETAIL CENTER
SERVING AS WINSLOW'S
PRIMARY SHOPPING
DESTINATION**





NORTH PARK PLAZA

WINSLOW, ARIZONA



THE OPPORTUNITY

Ownership is offering qualified investors the opportunity to acquire North Park Plaza (the “Property”), a 95,756-square-foot grocery-anchored shopping center strategically located in Winslow, Arizona. Anchored by Safeway, which has occupied the center since 1978, the Property serves as a dominant retail destination for Winslow and the surrounding northeastern Arizona trade area. Positioned along North Park Drive near Interstate 40, one of the nation’s primary east-west transportation corridors, the Property benefits from excellent visibility, accessibility, and consistent consumer traffic.

North Park Plaza is currently 85.5% occupied by a diverse roster of national and regional tenants, with approximately 75% of the occupied space leased to national brands, including Safeway, Family Dollar, Hibbett Sports, Napa Auto Parts, Snap Fitness, Subway, and Cricket Wireless. The Property provides a complementary mix of grocery, discount retail, dining, fitness, automotive, and service-oriented uses that generate recurring daily visits and reinforce its position as the area’s primary neighborhood shopping center.

The offering presents investors with the opportunity to acquire a well-established, necessity-based retail asset featuring durable cash flow from a long-standing grocery anchor and a diversified tenant base. Additional value creation exists through the lease-up of approximately 13,900 square feet of vacant space, providing the opportunity to increase occupancy, enhance net operating income, and capitalize on the Property’s position within Winslow’s dominant retail corridor. As one of the community’s premier shopping destinations, North Park Plaza offers a compelling combination of stable in-place income and meaningful upside potential.

OFFERING TERMS

PRICE:	\$6,200,000 (\$65/SF)
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CAP:	7.25%
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NOI:	\$448,550
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PROPERTY SUMMARY

ADDRESS	1501 - 1601 N Park Dr Winslow, AZ 86047
OCCUPANCY	85.5%
TENANCY	Multi-Tenant
PARCEL	103-14-220B & 103-14-220D
LAND AREA	±8.31 Acres
BUILDING GLA	±95,756 Square Feet
YEAR BUILT	1978
ANCHOR	Safeway

INVESTMENT HIGHLIGHTS

- **Grocery-anchored retail center featuring Safeway since 1978 and serving as a primary shopping destination in Winslow**
- Diverse mix of tenants, 75% leased to national brands including Hibbett Sporting Goods, Family Dollar, Napa Auto Parts, Snap Fitness, Subway, and more
- Established center providing essential grocery, dining, fitness, automotive, and service-oriented uses that drive recurring consumer traffic
- High performing tenants in this center and surrounding submarket. (Ask broker for more details)
- Upside with lease up of two vacant spaces
- **Offered well below replacement cost at \$65/SF**

LOCATION HIGHLIGHTS

- **Excellent accessibility from North Park Drive and Interstate 40, a major cross-country transportation route**
- One of only two Full Service grocery stores in Winslow, AZ
- Positioned within Winslow's dominant retail corridor alongside other national retailers
- Less than 2-miles from BNSF Railway Winslow Terminal One of the largest Winslow, AZ employers
- **Extremely low rents with major upside in potential rent growth**

Notable Tenants	Leased SF	% of NRA
Safeway	35,551	37.10%
Family Dollar	15,000	15.70%
Subway	1,500	1.60%
Hibbett Sporting Goods	5,100	5.30%
Napa Auto Parts	4,505	4.70%
Snap Fitness	5,600	5.80%





**HIGH PERFORMING
TENANTS
IN THIS CENTER AND
SURROUNDING SUBMARKET.**



LOCATION MAP



	Top 1% Nationwide by Sales
	Top 1% Nationwide by Sales
	Top 6% Nationwide by Sales
	Top 12% Nationwide by Sales
	Top 14% Nationwide by Sales
Source: CenterCheck	

DEMOGRAPHICS

2025 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
Total Population	5,329	8,755	9,735
Total Households	1,947	3,223	3,295
Average Household Income	\$58,763	\$67,979	\$68,549
Daytime Population	6,493	9,860	10,155
Median Age	36.0	35.9	35.7
Average Home Value	\$181,768	\$202,883	\$204,693

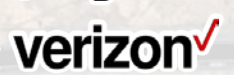
2030 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
Total Population	5,400	8,878	9,867
2024-2029 Annual Growth Rate	0.27%	0.28%	0.27%
Total Households	1,989	3,295	3,369
Average Household Income	\$63,555	\$74,188	\$74,932
Average Home Value	\$196,256	\$220,427	\$222,184



TRAFFIC COUNTS VEHICLES PER DAY (VPD)

North on Park Drive:	±5,053 VPD
South on Park Drive:	±5,712 VPD
West on Desmond Street:	±1,667 VPD

Walmart  DOLLAR GENERAL  Chevron  
Pizza Hut   MAVERIK  O'Reilly AUTO PARTS 
 FAST AUTO LOANS  verizon 

SITE 



ACE Hardware  McDonald's  NAPA  TACO BELL  6 
SAFEWAY  HIBBETT  SUBWAY  clarion 
FAMILY DOLLAR  SNAP FITNESS 24-7  cricket  pointe 



JEFFERSON
ELEMENTARY SCHOOL

WINSLOW JR
HIGH SCHOOL

WINSLOW
HIGH SCHOOL

WASHINGTON
SCHOOL

BNSF
RAILWAY

2ND STREET

OLD HIGHWAY 66

WINSLOW - LINDBERGH
REGIONAL AIRPORT



DOWNTOWN
WINSLOW



MARKET OVERVIEW

Winslow, Arizona is a strategically positioned community in northeastern Arizona, located along Interstate 40 and historic Route 66 between Flagstaff and Albuquerque. Serving as a regional hub for commerce, transportation, tourism, and government services, Winslow benefits from its location along one of the nation's primary east-west transportation corridors. The city is known for its rich railroad heritage, proximity to major natural attractions, and role as a gateway to northern Arizona destinations including Petrified Forest National Park, Meteor Crater, and Homolovi State Park.

History:

Winslow was established in the late 1800s as a key railroad community along the Atchison, Topeka and Santa Fe Railway. The city quickly became an important transportation and commerce center for northeastern Arizona, supporting both passenger and freight rail operations. Over time, Winslow expanded its economic base through tourism, government services, and regional retail while maintaining its historic connection to transportation and Route 66. Today, the city continues to celebrate its heritage through attractions such as Standin' on the Corner Park, which draws visitors from across the country.

Culture and Community:

Winslow offers a blend of small-town character, historic charm, and regional significance. The community maintains strong ties to its railroad and Route

66 roots while supporting a diverse population throughout Navajo County and the surrounding region. Residents enjoy a welcoming atmosphere, community events, local parks, and access to nearby recreational amenities. Tourism continues to play an important role in the local culture, bringing visitors to the area's historic landmarks, natural attractions, and outdoor destinations.

Economy:

The Winslow economy is supported by transportation, tourism, healthcare, government services, education, retail trade, and regional agriculture. Interstate 40 and the BNSF Railway remain significant economic drivers, supporting logistics and transportation-related activity throughout the area. Tourism generated by Route 66 travelers and visitors to nearby attractions contributes to local businesses, while healthcare providers, educational institutions, and government agencies provide stable employment opportunities. Winslow also serves as a retail and service hub for surrounding communities throughout northeastern Arizona.

Accessibility and Location:

Winslow benefits from exceptional regional connectivity via Interstate 40, one of the country's primary transcontinental highways, providing direct access to Flagstaff, Albuquerque, and major markets throughout the Southwest. Historic Route 66 continues to attract tourism traffic through the city, while nearby State Routes 87 and 99 provide



STRATEGIC
LOCATION



EXCEPTIONAL
CONNECTIVITY



HERITAGE
& TOURISM



INVESTMENT ADVISORS

CHRIS HOLLENBECK

Vice Chair

+1 602 224 4475

chris.hollenbeck@cushwake.com

SHANE CARTER

Director

+1 602 224 4442

shane.carter@cushwake.com

CUSHMAN & WAKEFIELD – PHOENIX

2555 E. Camelback Rd. Suite 400

Phoenix, Arizona 85016

ph: +1 602 954 9000

fx: +1 602 253 0528

www.cushmanwakefield.com

LENDING ADVISOR

GARRETT STASAND

Director

+1 714 296 5770

garrett.stasand@cushwake.com

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