



RETAIL PROPERTY FOR LEASE

PAYSON VILLAGE

AZ 87 (Beeline Hwy) & AZ 260 Payson, AZ

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142 AZ-260 Payson, AZ 85541



LOCATION DESCRIPTION

NEC Hwy 87 & US 260, Payson, AZ

PROPERTY HIGHLIGHTS

- 5,000 SF FULLY BUILT OUT RESTAURANT AVAILABLE
- Space Available 1,050 - 5,000 SF
- Primary center in Payson
- ¾ of a mile from the proposed 4-year university campus. (Approximately 6,000 students plus faculty.)
- Property is located at the intersection of two highways of regional significance
- Easy access to both Hwy 87 & Hwy 260

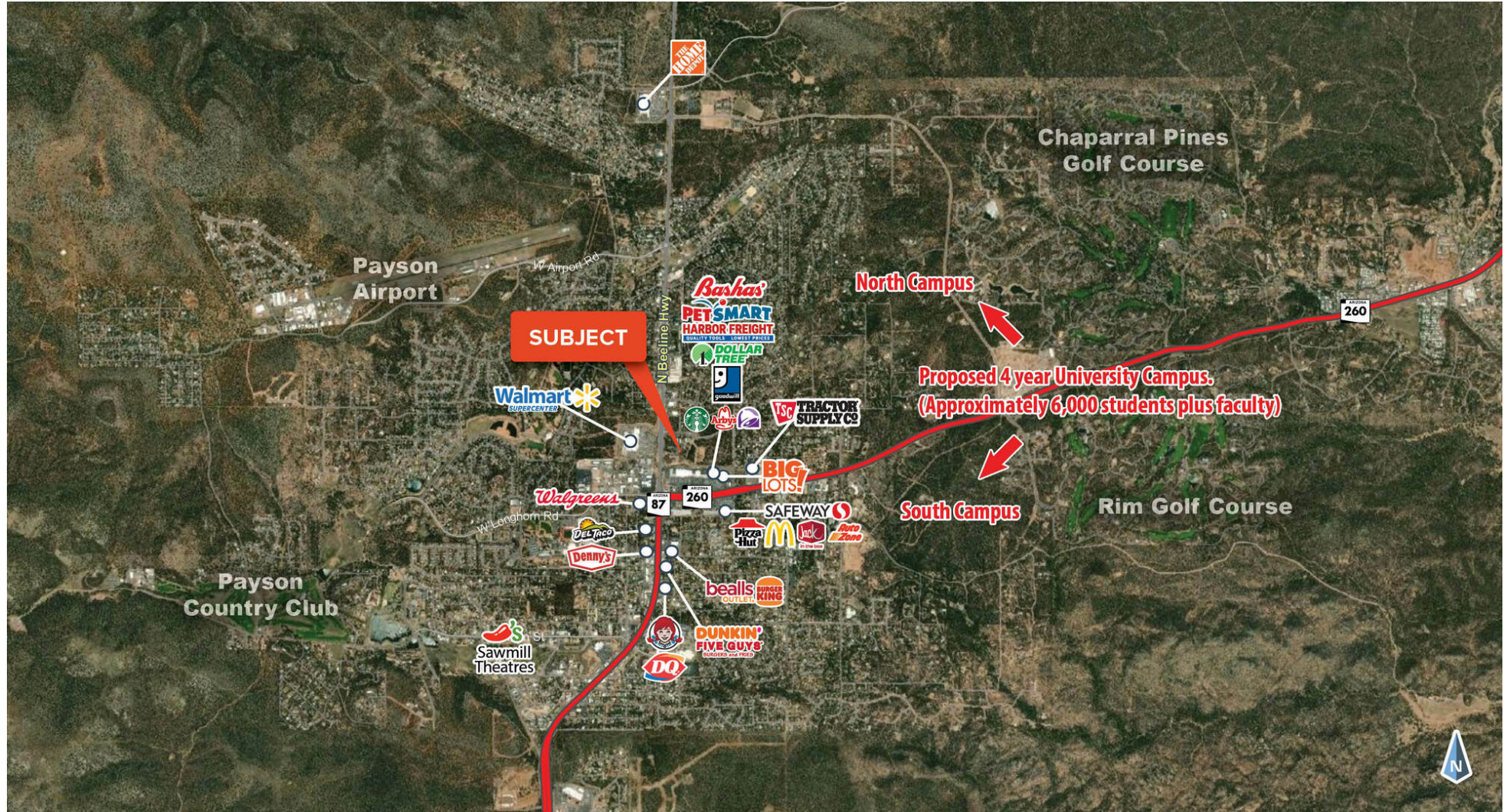
AREA CO-TENANTS



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LEGEND

Available

Unavailable



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,050 - 5,000 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
112	Available	1,386 SF	NNN	CALL FOR PRICING	-
113-114	Available	1,904 SF	NNN	CALL FOR PRICING	-
122	Dept of Transportation	3,507 SF	NNN	-	-
126	H&R Block	2,101 SF	NNN	-	-
128-130	Subway	1,600 SF	NNN	-	-
132	JJ'S Barbershop	800 SF	NNN	-	-
134	Derek R Sloan DDS	1,300 SF	NNN	-	-
136	Occupied	2,100 SF	NNN	-	-
140	Payson Hair	1,386 SF	NNN	-	-
142	Bashas	53,035 SF	NNN	-	-
160	Victory Lane	1,320 SF	NNN	-	-
200	Dollar Tree	14,000 SF	NNN	-	-
212	Black & Tan Print Shop	925 SF	NNN	-	-
214	Valley Imaging	1,895 SF	NNN	-	-
217-218	DES	6,011 SF	NNN	-	-

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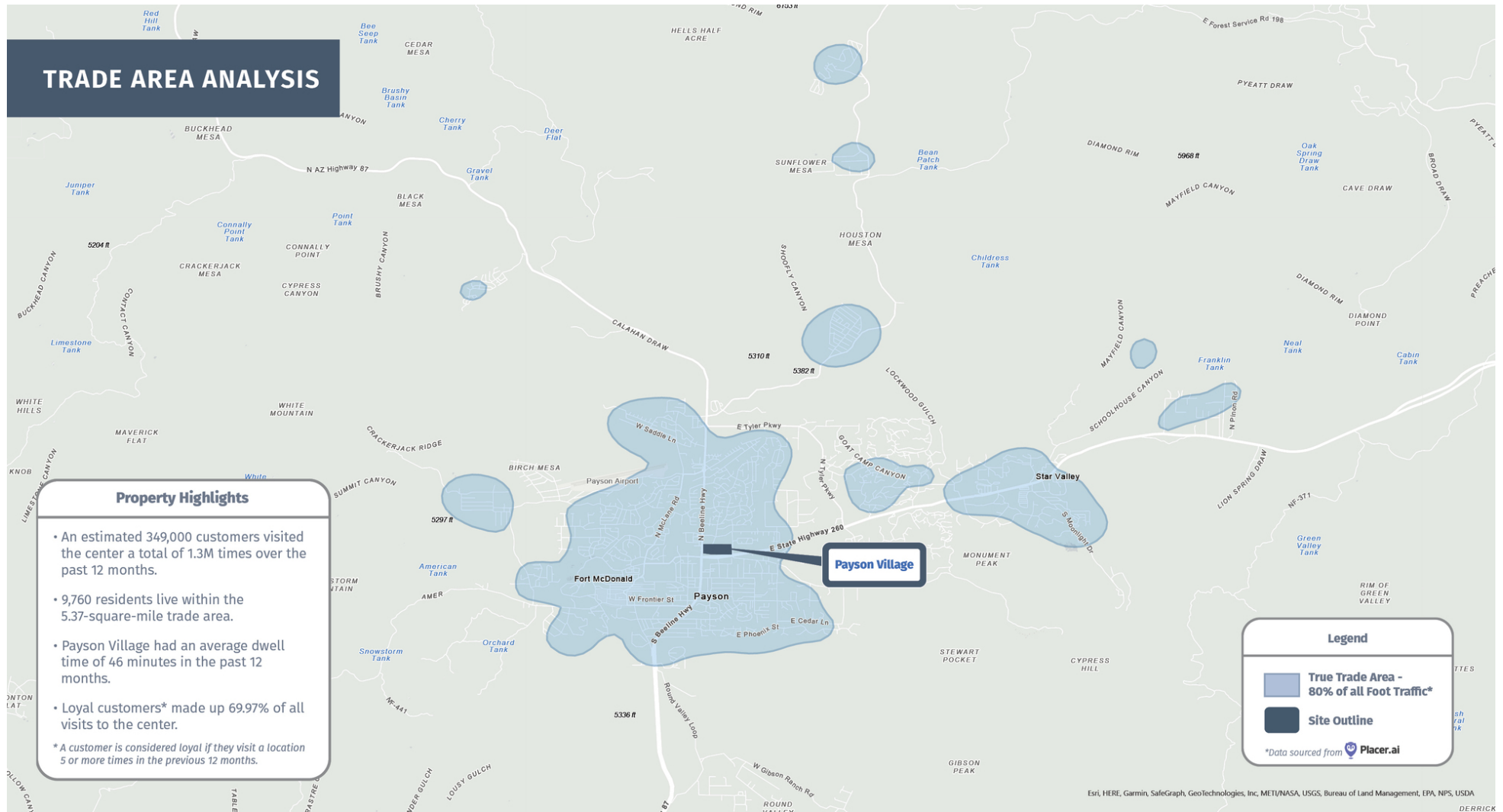
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
220	Big 5 Sporting Goods	0 SF	NNN	-	-
230	Starbucks	2,400 SF	NNN	-	-
234	Quigtone Music	900 SF	NNN	-	-
238	The Pizza Factory	3,250 SF	NNN	-	-
240	Available	1,050 SF	NNN	CALL FOR PRICING	-
242-245	Time Out	6,200 SF	NNN	-	-
250	Nail Envy	1,500 SF	NNN	-	-
252	Suddenlink Communication	1,700 SF	NNN	-	-
254	Copper State Credit Union	3,200 SF	NNN	-	-
260	Go Wireless	3,200 SF	NNN	-	-
404 - FULLY BUILT OUT RESTAURANT	Available	5,000 SF	NNN	CALL FOR PRICING	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	7,060	16,632	19,882
Median Age	55.5	57.7	57.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$52,521	\$55,937	\$56,183
Average	\$71,930	\$77,373	\$78,110



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	494	710	787
Employees	5,120	6,914	7,571
Daytime Population	9,288	17,825	19,875



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	9.3%	13.3%	13.3%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	70.1%	62.6%	60.3%
Services	17.8%	18.1%	20.0%
Blue Collar	12.1%	19.3%	19.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,922	9,607	11,685
Median Home Value	\$250,077	\$285,205	\$291,999

*2023 Demographic data derived from ESRI

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