

THE SHOPS AT PRESCOTT GATEWAY

250 NORTH LEE
BOULEVARD, PRESCOTT, AZ
86303

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Shops at Prescott Gateway offer highly visible retail space within a vibrant shopping hub, ideally positioned along State Route 69 between Prescott and Prescott Valley. Available suites provide flexible configurations to accommodate a variety of uses, from retail and dining to service-oriented businesses. Tenants benefit from strong daily traffic counts (32,000+ VPD on SR-69), ample on-site parking, and direct synergy with established national and regional anchors including Trader Joe's, AT&T, SAS Shoes, Great Clips, and Five Guys. Located on a prominent pad of the Prescott Gateway Mall, this premier destination consistently attracts both local residents and regional visitors, offering an exceptional opportunity for businesses seeking long-term success in Northern Arizona's fastest-growing corridor.

PROPERTY HIGHLIGHTS

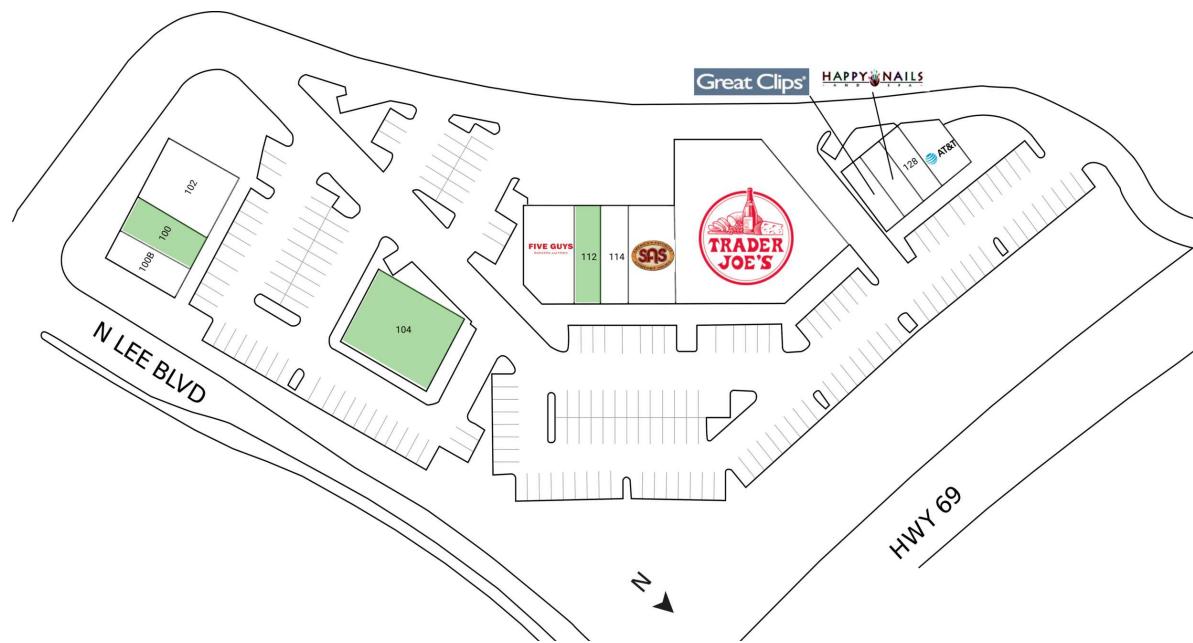
- Prime Trade Area Exposure – Positioned between Prescott and Prescott Valley with direct access to SR-69 (32,000+ VPD) and Lee Blvd (4,000+ VPD).
- Anchor Tenant Synergy – Join a dynamic lineup including Trader Joe's, AT&T, SAS Shoes, Great Clips, and Five Guys.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	13
Available SF:	1,379 - 4,500 SF
Lot Size:	5.45 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	724	24,840	55,774
Total Population	1,474	51,120	123,692
Average HH Income	\$86,409	\$89,060	\$89,031

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,379 - 4,500 SF	Lease Rate:	Negotiable

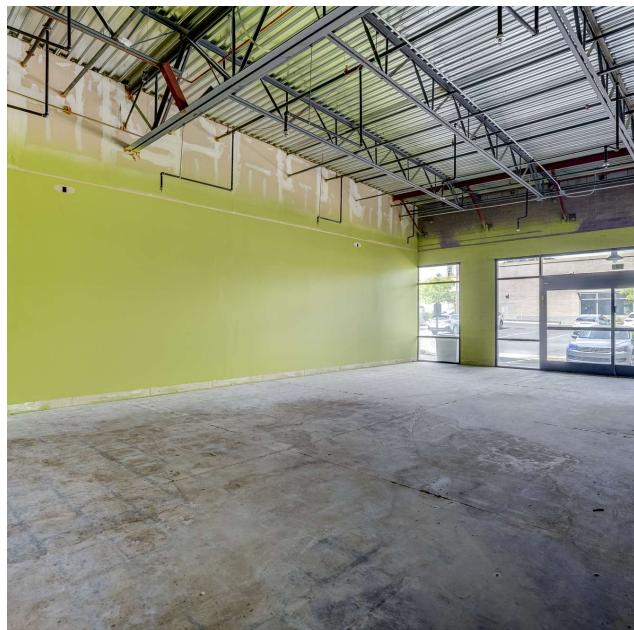
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100 - The Shops at Prescott Gateway	Available	1,444 SF	NNN	Negotiable
Suite 104 - The Shops at Prescott Gateway	Available	4,500 SF	NNN	Negotiable
Suite 112 - The Shops at Prescott Gateway	Available	1,379 SF	NNN	Negotiable

RETAILER MAP



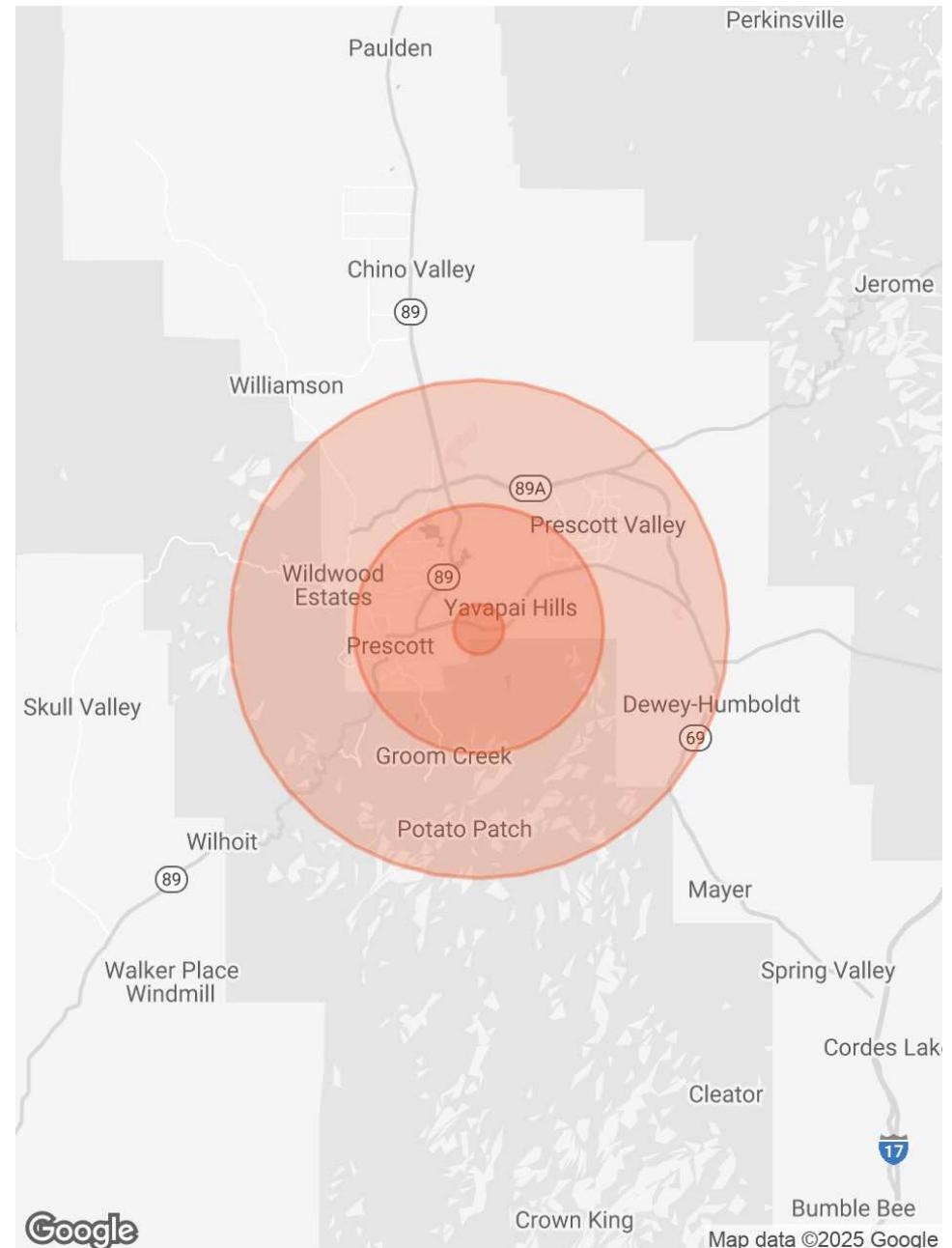
ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,474	51,120	123,692
Average Age	62	53	51
Average Age (Male)	62	52	50
Average Age (Female)	62	54	52
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	724	24,840	55,774
# of Persons per HH	2	2.1	2.2
Average HH Income	\$86,409	\$89,060	\$89,031
Average House Value	\$557,964	\$514,288	\$478,811

Demographics data derived from AlphaMap



MEET THE TEAM



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