

FREESTANDING DRIVE-THRU & END CAP DRIVE-THRU AVAILABLE

PRESCOTT VALLEY CROSSROADS

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LOCATION DESCRIPTION

SR 69 - Prescott Valley Crossroads

PROPERTY HIGHLIGHTS

- Freestanding Drive-Thru Pad Available for Ground Lease
- End Cap Drive-Thru & Shop Space Available
- CAL Ranch Now Open!
- Outstanding location off of Highway 69 brings in customers from Prescott and Prescott Valley.
- Growing trade area, projecting an additional 100,000 people in the next 10-12 years.
- Strong co-tenancy, including Sprouts, Dick's Sporting Goods, TJ Maxx, Ulta and more.
- Signalized Intersection.

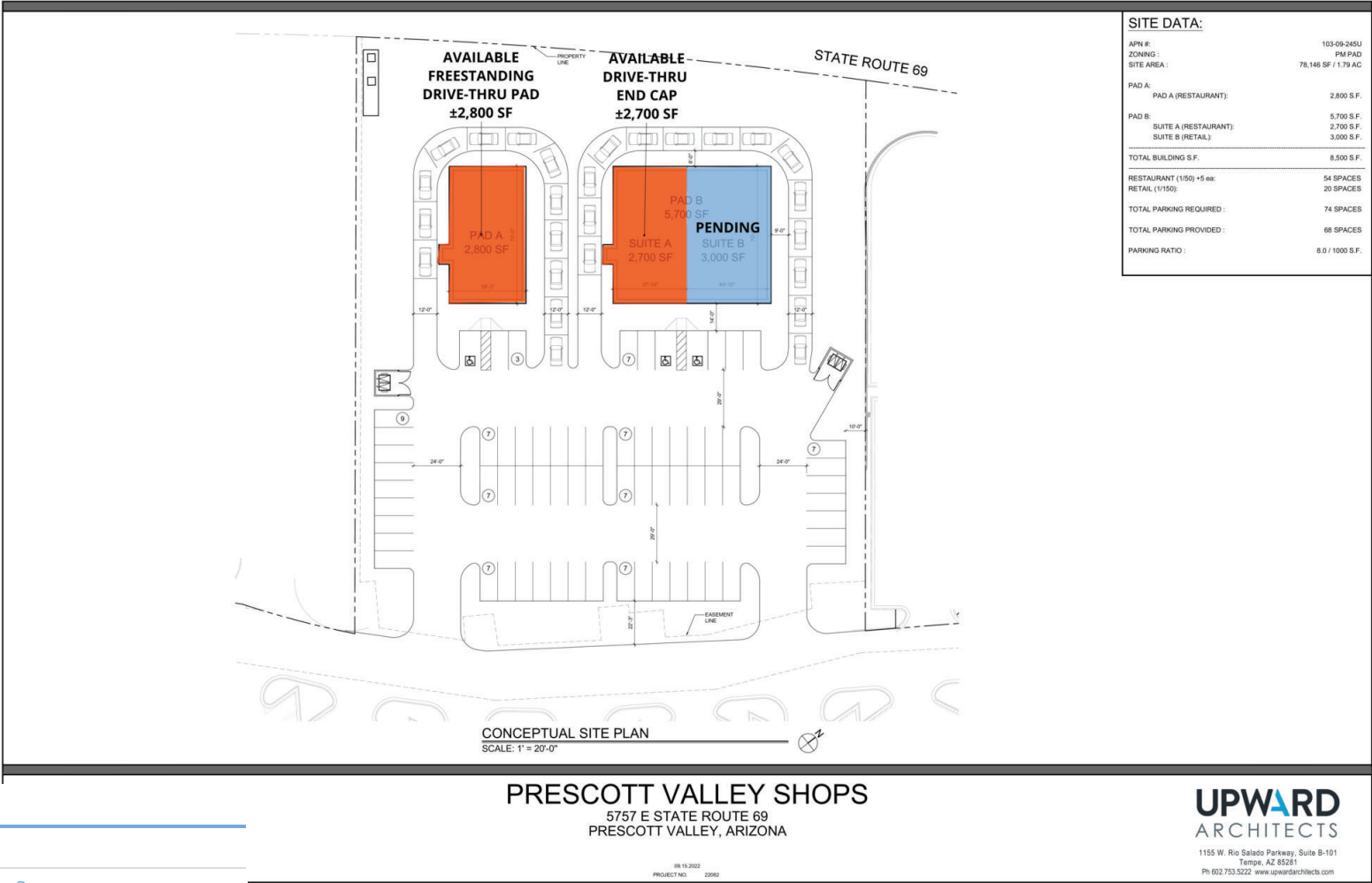
AREA COTENANTS



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LEGEND

Available

New Tenant Coming Soon

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AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
PAD	Available	2,800 SF	FREESTANDING DRIVE-THRU PAD FOR GL
SUITE A	Available	2,700 SF	END CAP DRIVE-THRU
SUITE B	PENDING	3,000 SF	-

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POPULATION

	3 MILES	5 MILES	10 MILES
Area Total	2,956	55,188	121,978
Median Age	41.1	45.4	52.0



HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
Average	\$65,910	\$68,108	\$72,946



DAYTIME WORKFORCE

	3 MILES	5 MILES	10 MILES
Employees	28,813	55,955	126,887



EDUCATION

	3 MILES	5 MILES	10 MILES
Percentage with Degrees	35.0%	36.0%	41.0%



EMPLOYMENT

	3 MILES	5 MILES	10 MILES
Area Total	9,178	20,597	44,945



HOUSEHOLD STATISTICS

	3 MILES	5 MILES	10 MILES
Households	9,787	22,994	52,924
Median Home Value	\$281,614	\$285,469	\$329,690

* 2021 Demographic data derived from ESRI

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