

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.

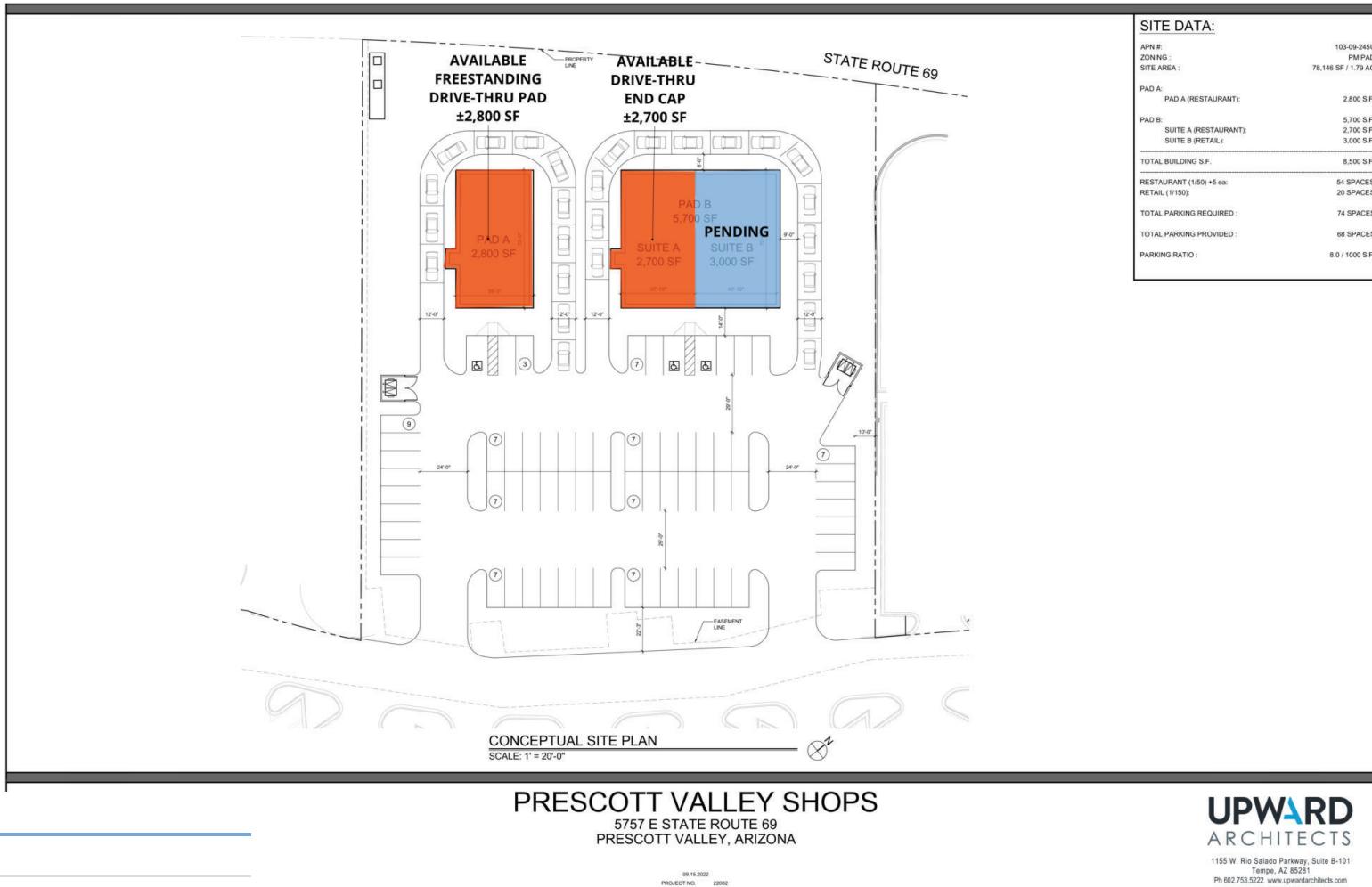
AREA COTENANTS



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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			 HOUSEHOLD INCOME			 DAYTIME WORKFORCE		
	3 MILES	5 MILES	10 MILES		3 MILES	5 MILES	10 MILES	
Area Total	2,956	55,188	121,978	Average	\$65,910	\$68,108	\$72,946	Employees
Median Age	41.1	45.4	52.0					3 MILES 5 MILES 10 MILES
 EDUCATION			 EMPLOYMENT			 HOUSEHOLD STATISTICS		
	3 MILES	5 MILES	10 MILES		3 MILES	5 MILES	10 MILES	
Percentage with Degrees	35.0%	36.0%	41.0%	Area Total	9,178	20,597	44,945	Households
								3 MILES 5 MILES 10 MILES
							Median Home Value	\$281,614 \$285,469 \$329,690

*2021 Demographic data derived from ESRI

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