

INVESTMENT OPPORTUNITY

AVAILABLE

3600 RANCH DR.
PRESCOTT, AZ. 86303



12,034 SF

\$2,100,000

Contact:

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Michael Spahn ~ Realtor, (928)899-1206

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ArizonaCommercial

REAL ESTATE

**3600 RANCH DR
PRESCOTT, AZ 86303**

PROPERTY SUMMARY

- Currently Available for Lease or sale
- 12,034 sq ft
- 1.08 acres
- BR zoning

FINANCIAL SUMMARY

PROFORMA:

Base Rent	\$12.00/SF
NNN	\$4.35
Gross Income	\$268,903
Price at 10.31% CAP	\$2,100,000

Great investment property. 3600 Ranch Dr is located on Highway 69 at the entrance to The Historic downtown Prescott area. Centrally located to major shopping such as The Pine Ridge Marketplace, Frontier Shopping Plaza which includes anchors such as JC Penny, Dillards and Target. Walmart, Costco, Trader Joe's are also in the immediate vicinity as well as and assortment of fine dining. Close to Dignity Health and VA hospital. Escape the Phoenix heat and enjoy the cool breeze at the 5,100' altitude. The property is of quality construction with a mezzanine. 1.08 Acres of land with 47 parking spaces. This is a stand alone building with nothing like it on the market with over 12,000 square feet of space.

Has been used as a gym since new in 2000. Open floorplan which would facilitate the ease of converting to many individual spaces. Medical plans and drawings available upon request.



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Demographics

- Solid Job Growth at 2.2%
 - Median Home Value \$591,042
 - Median Income \$66,330
 - Cost of Living 112 (1.1x higher than the national average)
 - Median Rent \$1,085
 - Unemployment Rate 5.2%
 - Poverty Rate 11.3%
- Median age is 60.5 with 59.8 years old for males and 61.3 for women making it the 23rd largest city in Arizona and the 812th largest in the United States
 - Various colleges including ERAU attract and keep well educated
 - Prescott is named as Arizona's Christmas city
 - Monthly and annual events draw consistent traffic to area

"Prescott is one of the top 5 places for business"

MONEY MAGAZINE

"Top 50 as one of America's Best Green Places to live"

SPERLING



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3600 RANCH DRIVE PRESCOTT, AZ



3600 Ranch Dr in Prescott is located on Hwy 69 for easy access to Flagstaff or Phoenix .

Historic Whiskey row in downtown Prescott just minutes away!

“Prescott is the 2nd best place to retire in the US”
~SMART MONEY/WALL ST. JOURNAL”



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