

HIGHWAY 69 & SUND OG RANCH RD

PRESCOTT VALLEY, AZ

±6,500 SF Mini Major Now Available

WELCOME WELLS FARGO	LA Z BOY AMERICA'S BEST CONTACTS & EYEGLASSES.	MI Tierra Mexicana RESTAURANTE	DOLLAR TREE
ubreakifix BY asurion	verizon	crumbl cookies	Edward Jones MAKING SENSE OF INVESTING
Firestone	POPEYES LOUISIANA KITCHEN		

Argo's LOBSTER	Cracker Barrel	WaFd Bank	THE JOINT chiropractic	
Rocking Cane's CHICKEN FINGERES	Carl's Jr.	DUTCH BROS Coffee	CF	CHIPOTLE MEXICAN



M	maurices	W & Z ASIAN RESTAURANT & SUSHI BAR	TJ-maxx
SportClips (HAIRCUTS)	Buckle	ULTA BEAUTY	
MATTRESS FIRM	ROSS DRESS FOR LESS	K A Y JEWELERS	CHASE

community details

housing developments

COMMUNITY	ACRES	APPROVED UNITS	PLATTED UNITS	DEVELOPED LOTS	DEVELOPED LOTS
				7/30/12	12/17/13
STONERIDGE	1,880	3,043	1,279	928	968
PRONGHORN RANCH	640	1,440	990	698	739
GRANVILLE	1,243	3,400	1,496	1,178	1,306
MINGUS WEST	297	466	222	103	103
PRESCOTT COUNTRY CLUB - 6	137	180	180	80	80
VIEWPOINT	636	2,600	1,460	1,240	1,247
QUAILWOOD MEADOWS	540	1,191	1,191	616	663
TOTALS	5,373	12,320	6,818	4,843	5,106



area population estimates

	2023 CENSUS	2030 CYMPO	2030 AZDOA	GROWTH RATE
PRESCOTT	48,055	62,245	68,099	2.81%
PRESCOTT VALLEY	49,736	64,703	70,739	3.33%
DEWEY-HUMBOLDT	4,309	5,161	4,295	1.63%
CHINO VALLEY	14,120	19,038	30,286	3.80%
WILLIAMSON CDP	6,574	9,640	9,814	3.36%
CYMPO PLANNING AREA	121,783	205,935		3.45%
TOTAL INFLUENCE AREA	122,764	225,998		3.60%

Population estimates from the Arizona Department of Administration (AZDoA)



PRESCOTT VALLEY

DOLLAR GENERAL



Walmart

KOHL'S

fru's

Harkins THEATRES

Walgreens



SAFWAY FAMILY DOLLAR

CVS pharmacy

WELLS FARGO THE HOME DEPOT

LABOY AMERICA'S BEST CONTACTS & EYEGLASSES

Firestone

crumbl cookies HOBBY LOBBY

POPEYES verizon

Mi Tierra Mexicana

Edward Jones

ubreakifix DOLLAR TREE

CAL Ranch

Angie's LOBSTER

Cane's

Crocker Barrel

Dutch Bros Waf Bank

THE JOINT chiropractic

Carl's Jr.

DICK'S SPORTING GOODS SPROUTS FARMERS MARKET maurices SportClips

W-2 MATTRESS FIRM ROSS DRESS FOR LESS CHASE ULTA

TJ-maxx Buckle KAY JEWELERS



VIEW FROM SOUTHWEST

PRESCOTT

Prescott Valley CROSSROADS

WELCOME

WELLS FARGO

THE HOME DEPOT

L A Z B O Y

AMERICA'S BEST CONTACTS & EYEGLASSES.

Firestone

crumbl cookies

HOBBY LOBBY

POPEYES LOUISIANA KITCHEN

verizon

MI Tierra Mexicana RESTAURANT

Edward Jones MAKING SENSE OF INVESTING

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DOLLAR TREE

Angie's LOBSTER

CHIPOTLE MEXICAN GRILL

Raising Cane's CHICKEN FINGERS

Cracker Barrel

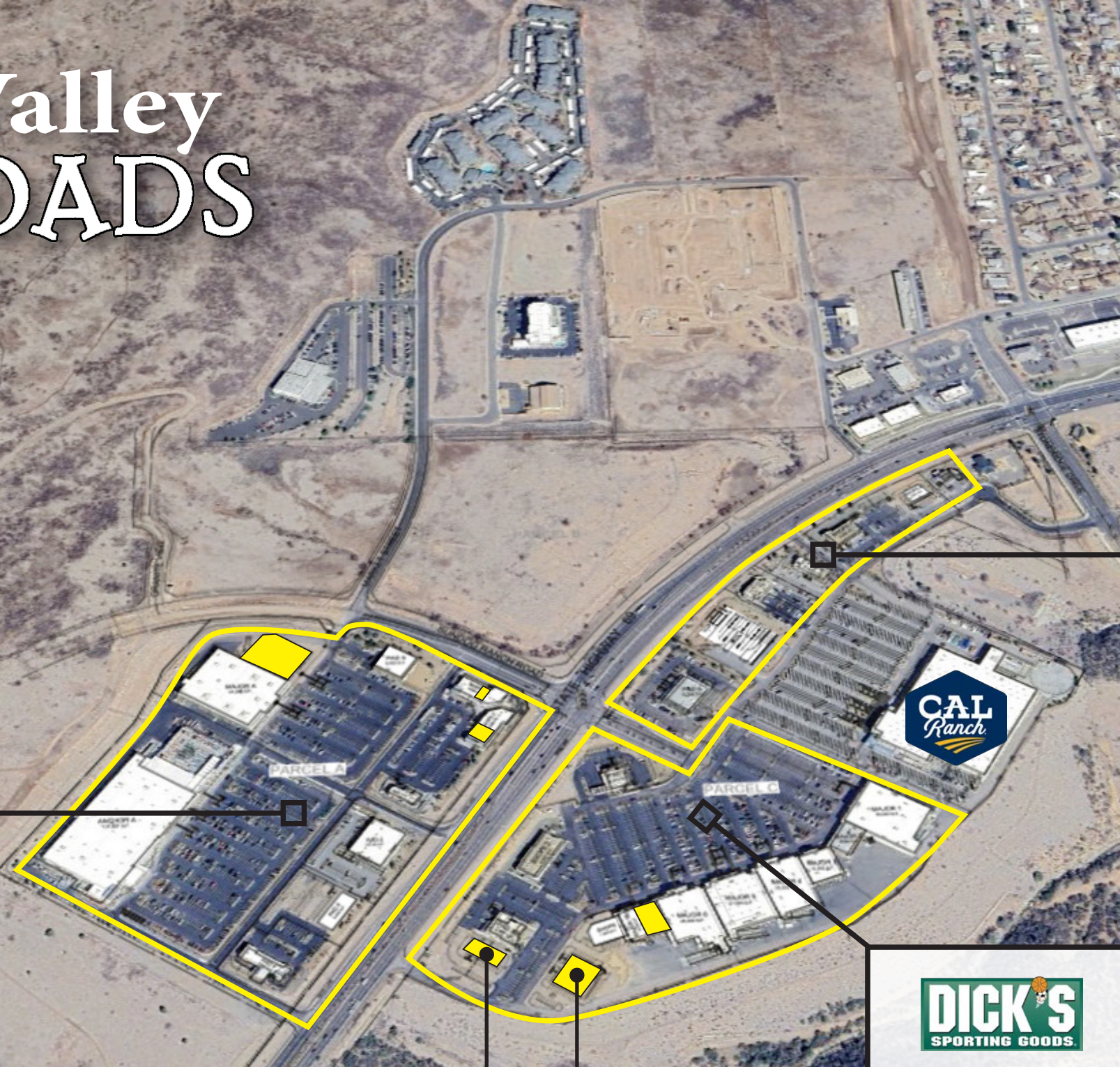
CF

DUTCH BROS Coffee

WaFd Bank

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★ Carl's Jr.



**RESTAURANT PAD
AVAILABLE**

DICK'S SPORTING GOODS

SPROUTS FARMERS MARKET

maurices

SportClips HAIRCUTS

W & Z ASIAN BISTRO & SUSHI BAR

MATTRESS FIRM

ROSS DRESS FOR LESS

CHASE

ULTA BEAUTY

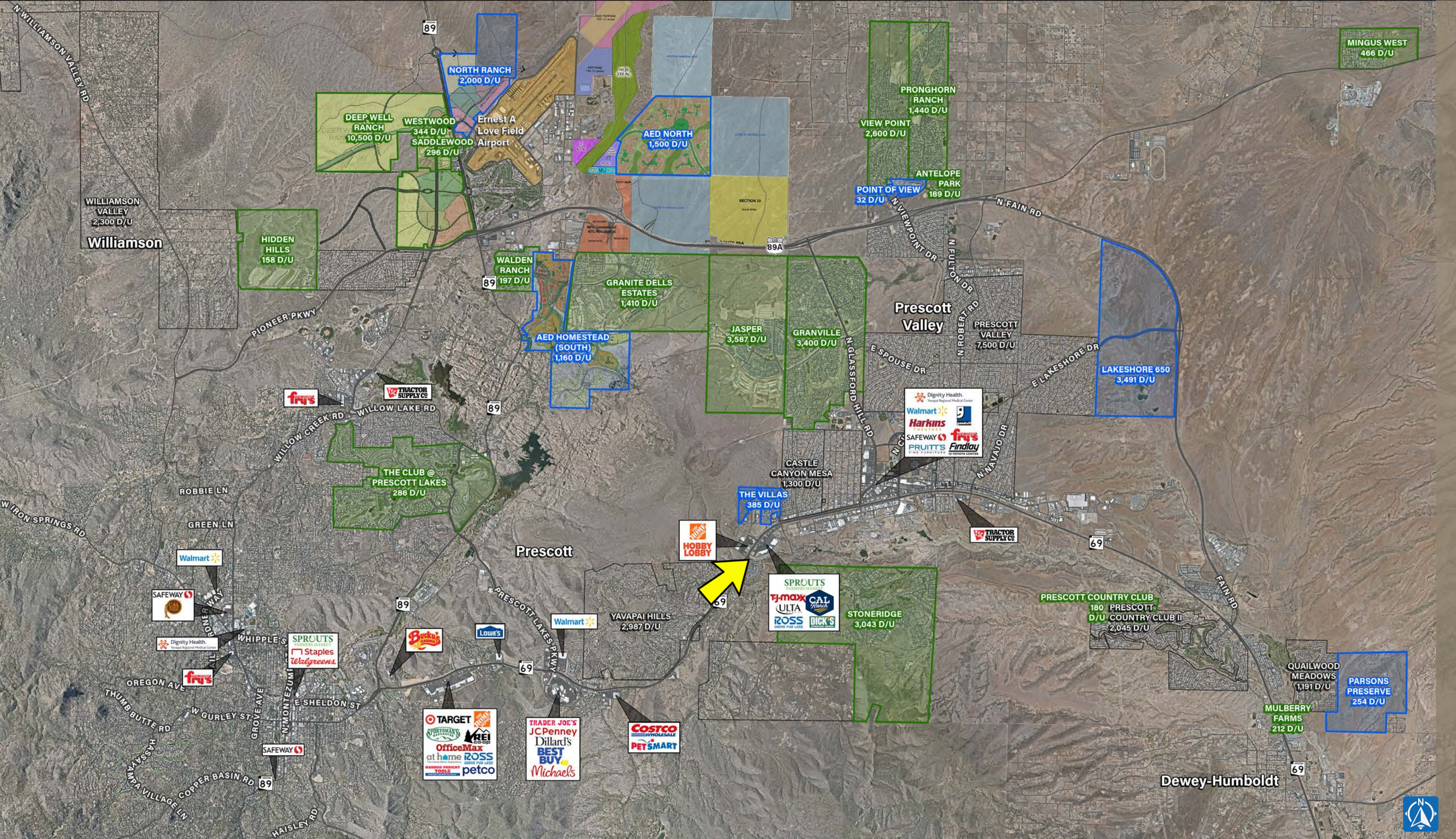
TJ-maxx

Buckle

KAY JEWELERS

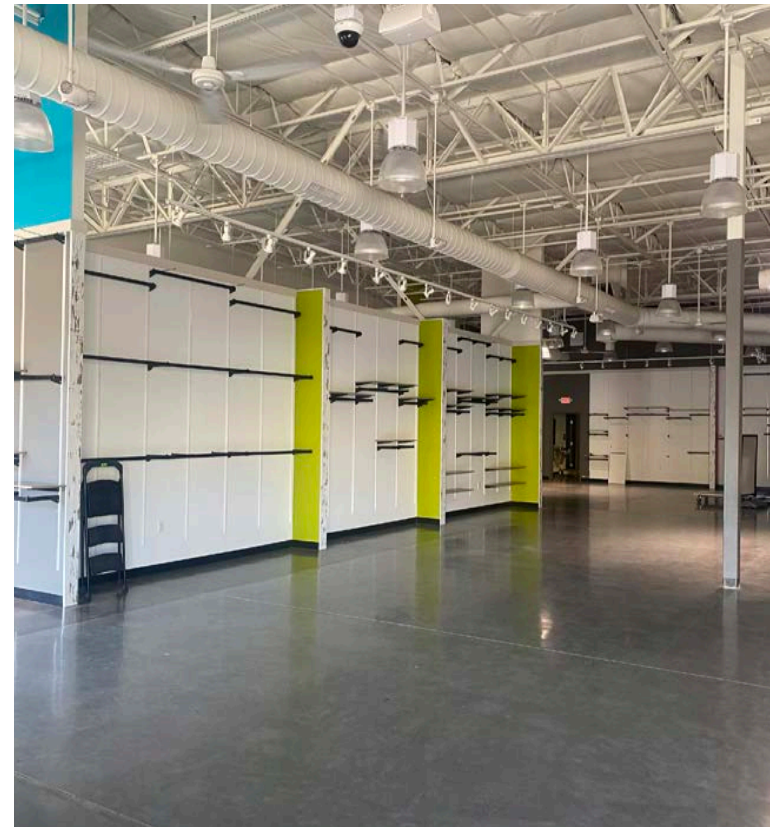
MENS WEARHOUSE







Major 7A ±6,503 SF (Former Rue 21)
Monument panel on Highway 69

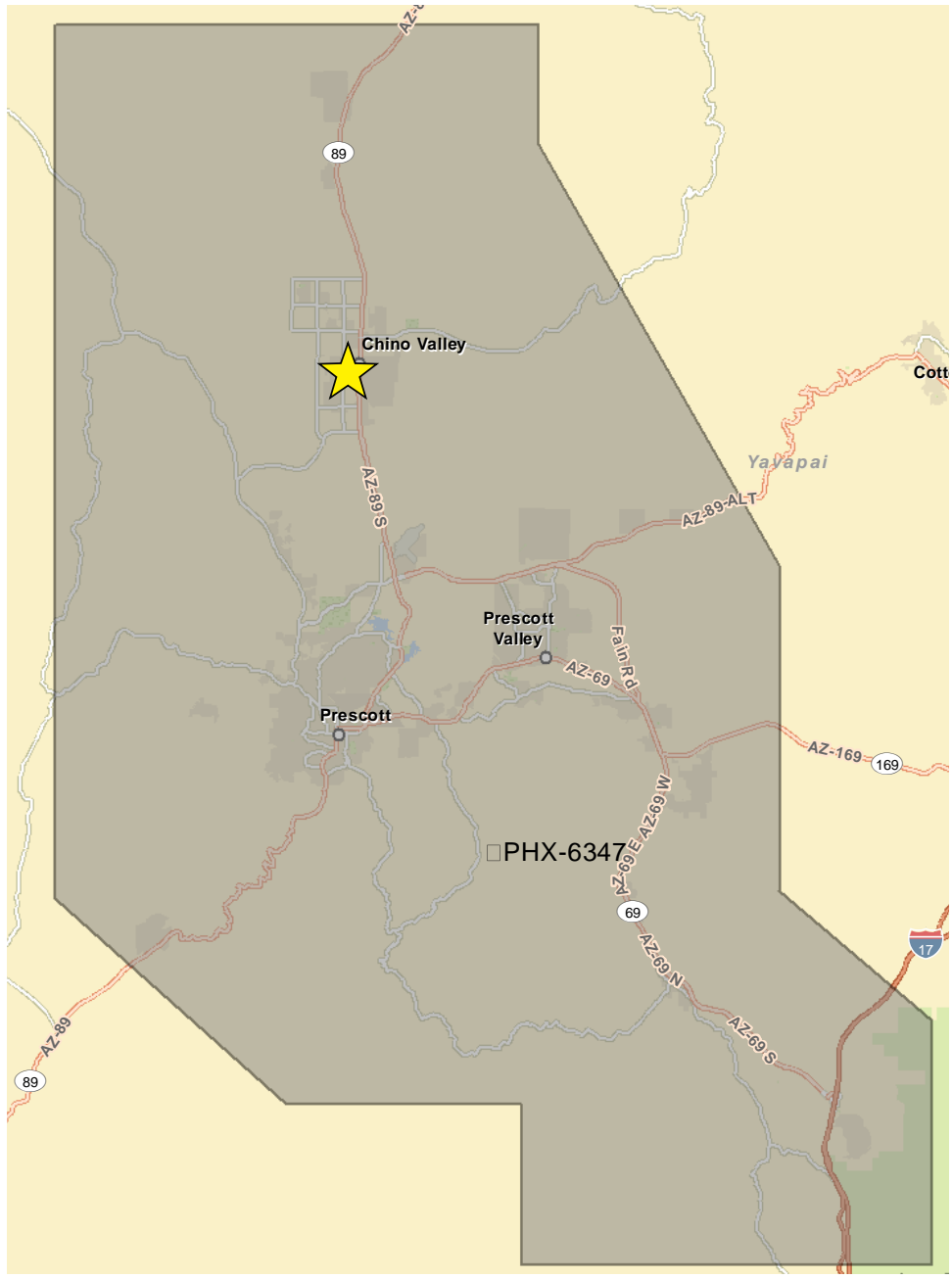






demographics

trade area ESRI 2025 Estimates



2025 Daytime Population

Total Daytime Population	226,545
Workers	86,387
Residents	140,158



2025 Housing Units

Housing Units	117,226
Owner Occupied	77.0%
Renter Occupied	23.0%



2025 Incomes

Average HH Income	\$98,898
Median HH Income	\$72,016
Per Capita Income	\$43,911



Population

2025 Total Population	233,016
2030 Total Population	246,132



Households

2025 Households	103,234
2030 Households	110,094

growth & development

PRESCOTT VALLEY GENERAL PLAN 2035

GROWTH & DEVELOPMENT TIER I

Exhibit GA-2

LEGEND

Land Use

- Low Density
- Medium Density
- Medium-High Density
- Mixed Use
- Regional Commercial
- Community Commercial
- Business Park
- Industrial
- Public/Quasi
- Open Space

Area Plans

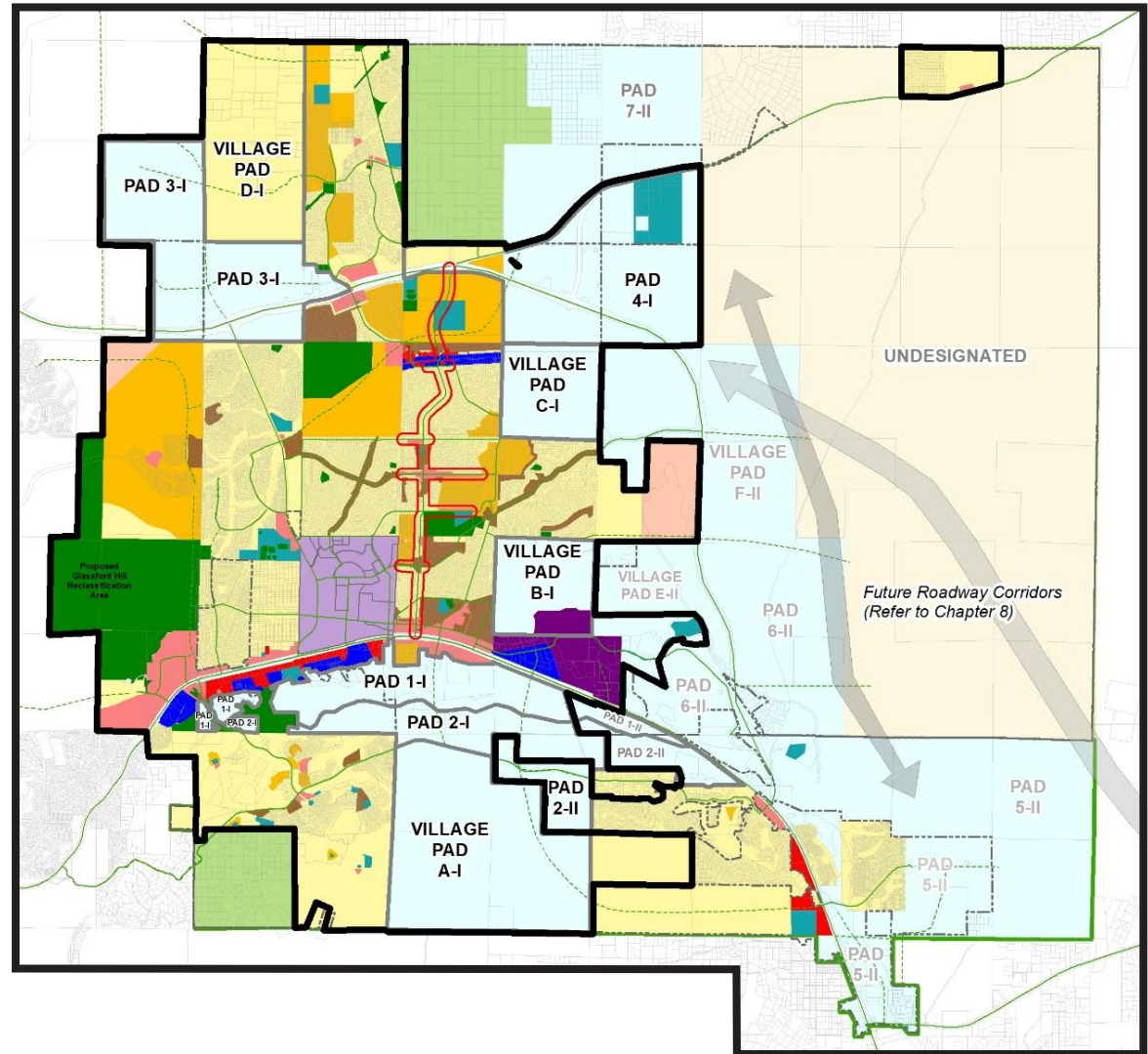
- Town Center Plan - Sec. 6.4.6
- Robert Road Area Plan - Sec. 6.4.2

Boundaries

- Growth and Development Tier I
- PAD Boundaries
- Town Limits

Roads

- Major Roadways
- Future Roads



Prescott Valley CROSSROADS

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M

**RESTAURANT PAD
AVAILABLE**



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