

RETAIL PROPERTY FOR LEASE

WHITE MOUNTAIN VILLAGE

20 East White Mountain Blvd | Pinetop, AZ 85935

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LOCATION DESCRIPTION

AZ SR 260 - Pinetop-Lakeside

PROPERTY HIGHLIGHTS

- **Shop & Drive-Thru Restaurant Space Available**
- Join Safeway, Goodwill, Starbucks and other local tenants.
- Monument signage available.
- New exterior renovations recently completed.
- Top performing Safeway on a PSF basis and services approximately 2,000 customers per day.
- Located along SR 260, which is the main corridor carrying travelers/commuters through Pinetop-Lakeside. White Mountain Village is one of the first stops on the bus route from the Fort Apache Reservation.
- 30 miles from Sunrise Park Resort - Arizona's largest ski resort and Summer outdoor adventure park with +/-100K annual visitors.
- 56 Acre Future Recreational Venue adjacent to the property.

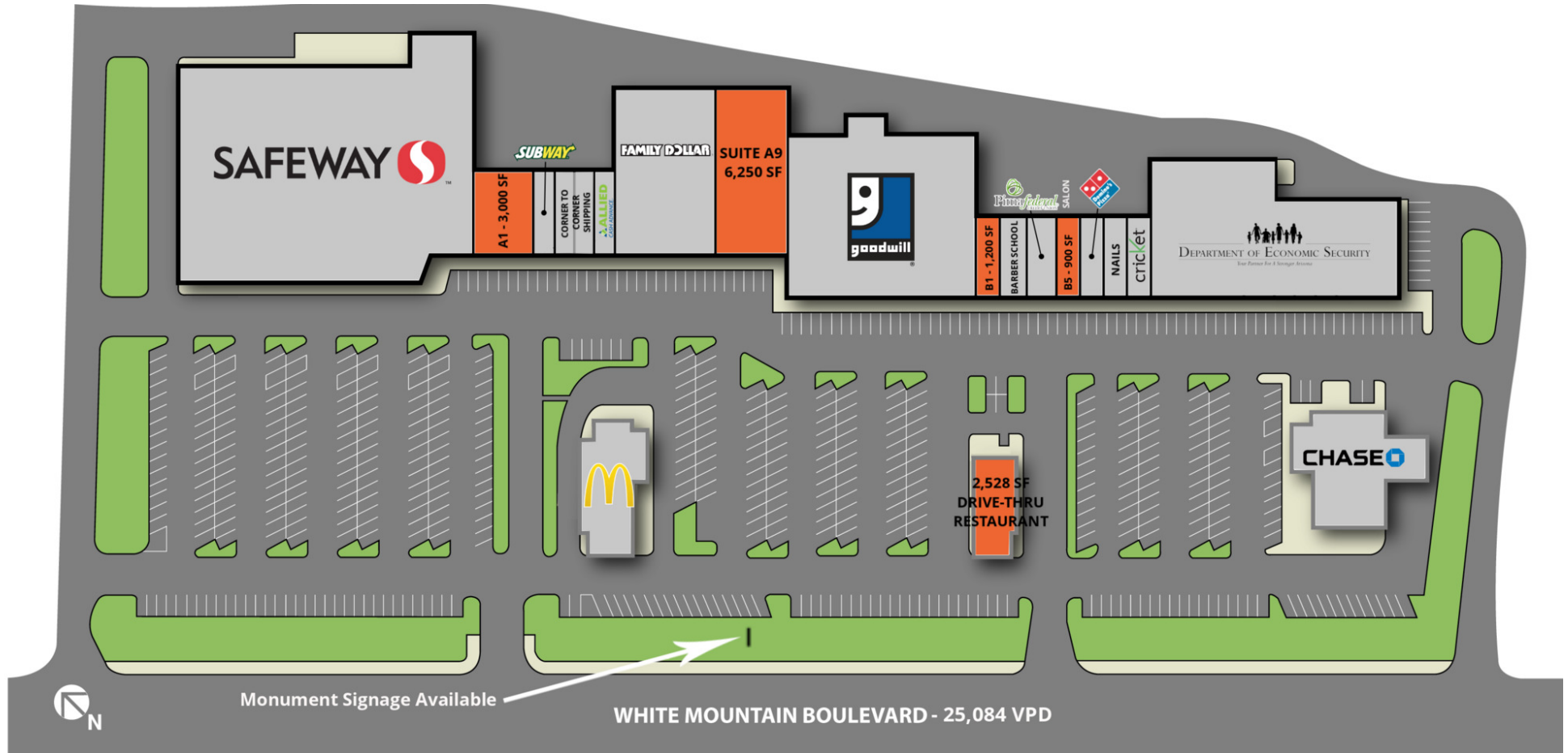
AREA COTENANTS



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LEGEND

Available

Unavailable

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AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
MAJOR 1	SAFEWAY	40,157 SF	-
A1	Available	3,000 SF	-
A4	SUBWAY	1,390 SF	-
A5	CORNER TO CORNER SHIPPING	1,913 SF	-
A7	ALLIED CASH ADVANCE	900 SF	-
MAJOR 2	FAMILY DOLLAR	11,250 SF	-
A9	Available	6,250 SF	-
5	GOODWILL	19,544 SF	-
B1	Available	1,200 SF	-
B2	BORI BLENDZ BARBER SCHOOL	1,490 SF	-
B4	PIMA FEDERAL CREDIT UNION	1,810 SF	-
B5	Available	900 SF	FORMER HAIR SALON
B6	DOMINO'S PIZZA	1,200 SF	-
B7	NAILS BY TRACY	1,010 SF	-
B8	CRICKET	967 SF	-
C1	ARIZONA DES	17,373 SF	-
PAD A	CHASE	4,484 SF	-
PAD B	Available	2,528 SF	DRIVE-THRU RESTAURANT
PAD C	MCDONALDS	3,475 SF	-

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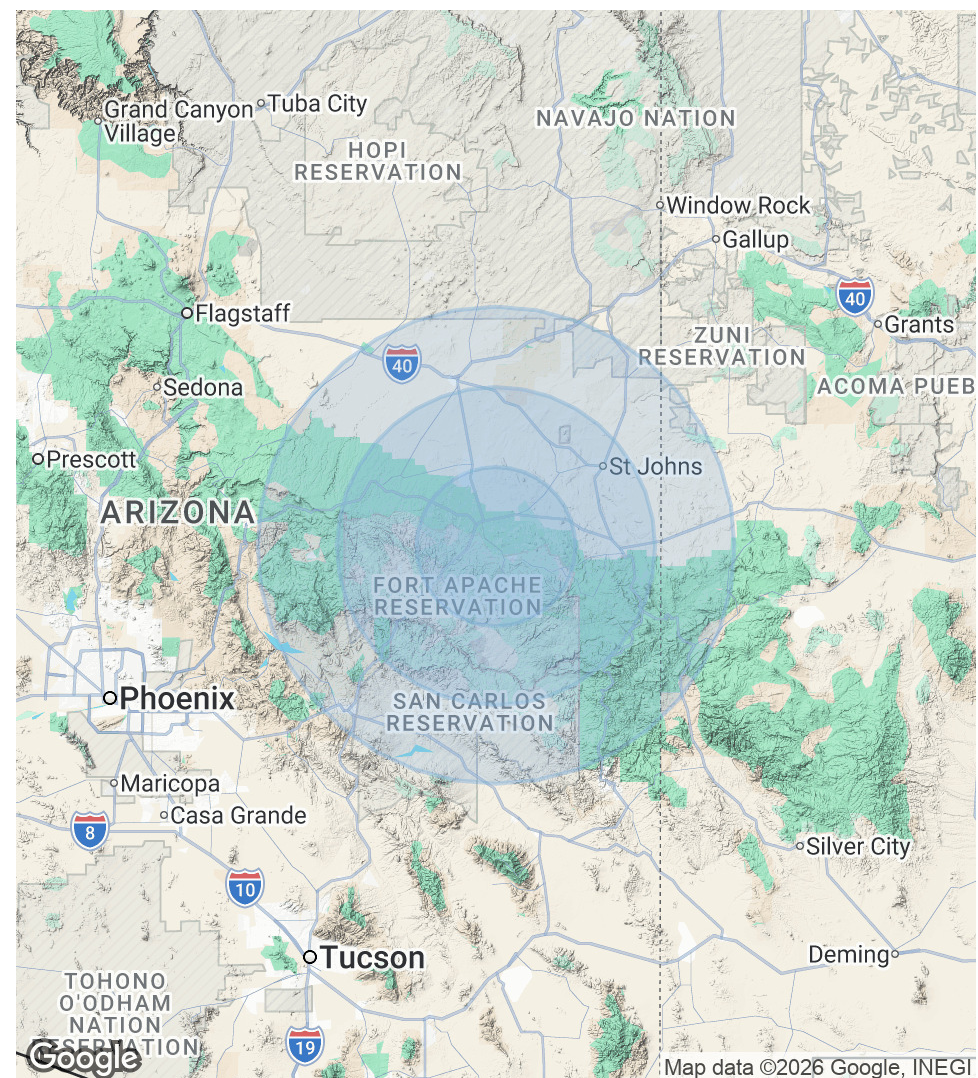
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POPULATION	25 MILES	50 MILES	75 MILES
Total Population	42,157	85,360	133,539
Average Age	45	43	41
Average Age (Male)	44	42	41
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME	25 MILES	50 MILES	75 MILES
Total Households	17,037	31,866	49,042
# Of Persons Per HH	2.5	2.7	2.7
Average HH Income	\$80,278	\$74,969	\$73,731
Average House Value	\$302,327	\$272,333	\$236,503



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