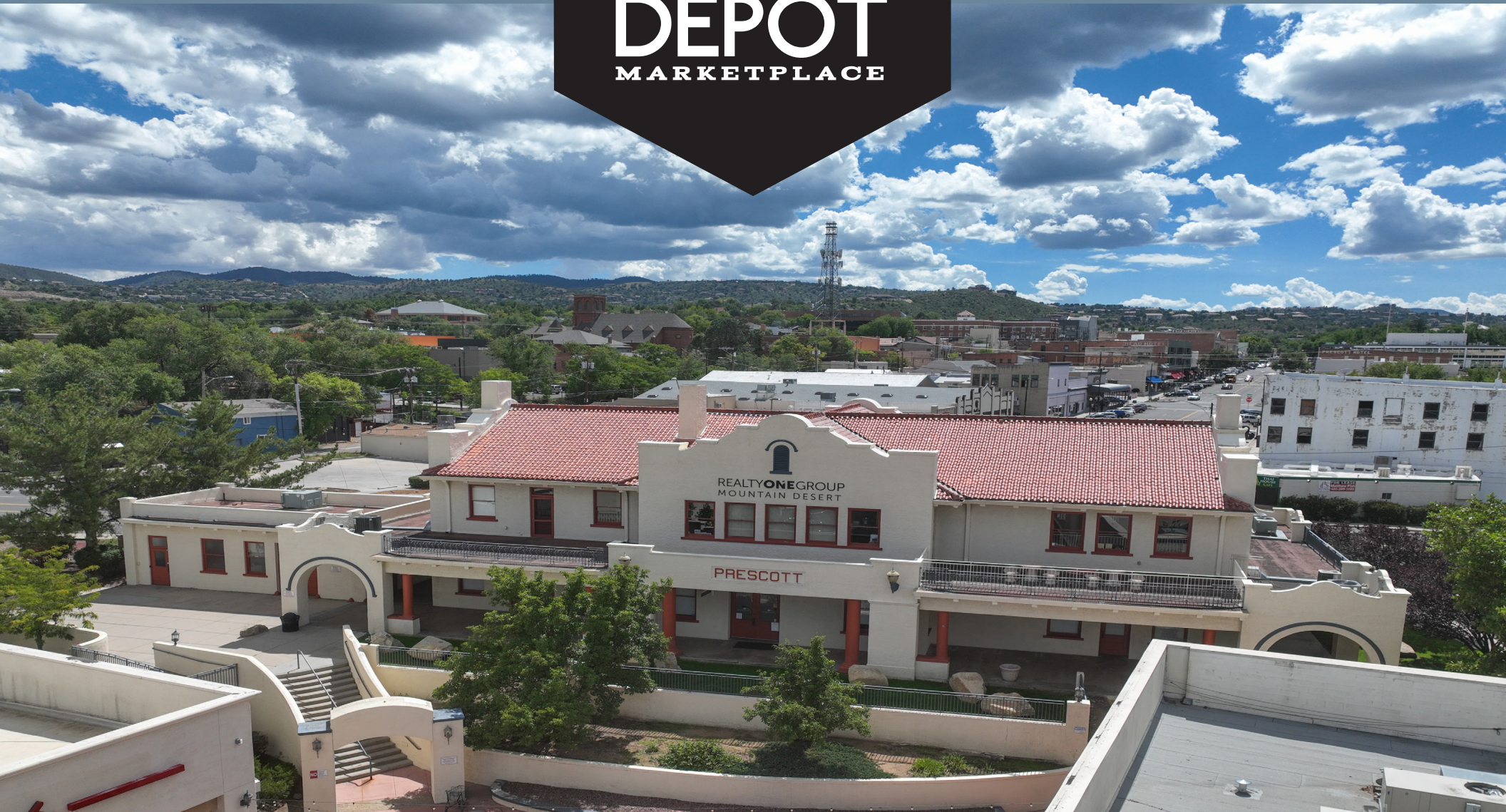


DOWNTOWN PRESCOTT'S



SHOPPING DESTINATION



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DEPOT MARKETPLACE IN GOOD COMPANY

Sprouts the only grocer in downtown Prescott.

Handle's Homemade Ice Cream first and only location in Prescott!

Chipotle first and only location in Prescott!

Panda Express high volume for dine-in and drive-thru.

Berkshire Hathaway Home Services the Prescott office.

See's Candies only retail location in Prescott.

Walgreen's only drug store serving this protected hub.

Staples high-sales volume location.

Massage Envy draws with discretionary spending.

Bikesmith Cyclery full service bike repair shop since 1947.

Verizon only store in the downtown hub, 4.7 star rating.

Streets of New York an Arizona favorite serving New York style pizza.



PROPERTY HIGHLIGHTS

DEPOT MARKETPLACE

HUB

FOR LOCALS AND TOURISTS WITH 1,470 HOTEL ROOMS, B&B'S AND OVER 25 HEAVILY ATTENDED SIGNATURE EVENTS.

MAGNET

FOR QUALITY RETAILERS WITH OVER 30 RESTAURANTS WITHIN WALKING DISTANCE.

DOWNTOWN DENSITY

PROVIDES HIGHER RETAIL SALE POTENTIAL THAN SUBURBAN DESTINATIONS.

DAILY NEEDS COMPONENT

WITH THE CONVENIENCE OF A SHORT WALK FROM WHAT'S HAPPENING.



- + “Prescott is the 2nd best place to retire in the U.S.”- SMART MONEY/WALL ST. JOURNAL
- + “Third in the country (all metro areas) for job growth and economic vitality.” - INC MAGAZINE
- + “One of the Top 5 Places for Business.” - MONEY MAGAZINE
- + “Top 50 as one of Americas Best Green Places to Live.” - SPERLING’S





WHY PRESCOTT?

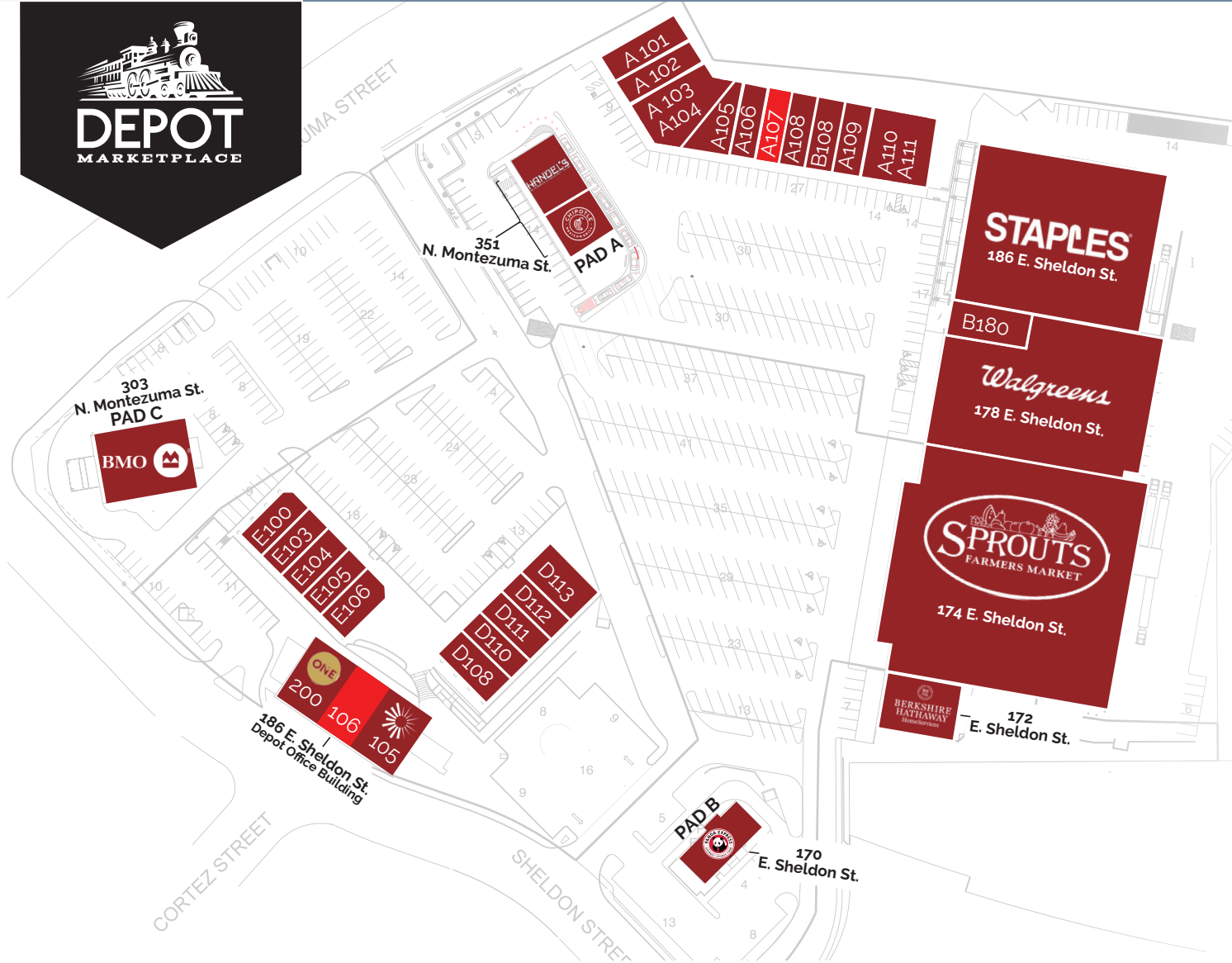
PRESCOTT DEFIES THE SEASONS AS A YEAR-ROUND DESTINATION!

Monthly and annual iconic events draw consistent foot traffic to Depot Marketplace.

- + **Unemployment Rate** at 4% Q3 2025
- + **Courthouse Square** is blocks away from Depot Marketplace
- + **Various** Colleges attract and keep the well-educated
- + **Retreat** for those escaping from the summer heat

SITE PLAN

Magnet for quality retailers and over 30 Restaurants in walking distance. Hub for local and tourist with 1,470 hotel rooms and B&B's and over 25 heavily attended events. Downtown Density provides higher retail sale potential than suburban. Strong Daily Needs Component with the convenience of a short walk from what's happening.



| Building A | Unit |
|--------------------------|-----------|
| Landmark Title Agency | A101 |
| Circle of Life | A102 |
| Bikesmith Cyclery | A103-A104 |
| Canton Dragon | A105 |
| Personal Touch Jeweler | A106 |
| AVAILABLE - 1191 Sq. Ft. | A107 |
| Framers Market | A108 |
| See's Candy | B108 |
| Warhammer | A109 |
| Tru Tan | A110-111 |

| Building B | Unit |
|----------------------------|------|
| Dream Maker Bath & Kitchen | B180 |

| Building C | Unit |
|--------------------|------|
| Berkshire Hathaway | C100 |

| Building D | Unit |
|-----------------------|------|
| Streets of New York | D108 |
| Yogurtz - Swirl N Top | D110 |
| Uncle Buds Place | D111 |
| All Star Sports Cards | D112 |
| Verizon | D113 |

| Building E | Unit |
|--------------|------|
| Massage Envy | E100 |
| Realty One | E103 |
| Winn Nails | E104 |
| Subway | E106 |

| Pad A |
|-----------------------------|
| Handel's Homemade Ice Cream |

| |
|----------|
| Chipotle |
|----------|

| Pad B |
|---------------|
| Panda Express |

| Pad C |
|-----------------|
| BMO Harris Bank |

| Majors | Address |
|-----------|----------------|
| Sprouts | 174 E. Sheldon |
| Walgreens | 178 E. Sheldon |
| Staples | 186 E. Sheldon |

| Depot Office Building | Unit |
|-------------------------|------|
| Stratos Wealth Partners | 105 |
| AVAILABLE - 650 Sq. Ft. | 106A |
| Realty One | 200 |

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DEPOT MARKETPLACE

Whether you are a national retailer or a local tenant, we have permanent leasing opportunities for businesses of all sizes and categories. Our team of leasing professionals will partner with you to discuss the smartest options for growing your business and creating a financial foundation for success. Depot Marketplace offers a variety of leasing options for traditional retail, office, medical, and other uses.