

PINE RIDGE MARKETPLACE

3250 GATEWAY BLVD,
PRESCOTT, AZ 86303

MATTHEW FISH

Associate Broker
928.515.1223
matt@arizonacre.com

ABIGAIL CHARTIER

Commercial Agent
928.642.3032
abigail@arizonacre.com

DENISE RANEY

Commercial Agent
928.710.2094
denise@arizonacre.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Arizona Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Arizona Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Arizona Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Arizona Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Arizona Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Arizona Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY SUMMARY	3
LEASE SPACES	4
ADDITIONAL PHOTOS	5
REGIONAL MAP	6
PLANS	7
DEMOGRAPHICS MAP & REPORT	9
MEET THE TEAM	10

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Pine Ridge Marketplace, established in 2002, is a contemporary regional shopping center that features a unique combination of an indoor traditional mall and an open-air lifestyle center, making it the only hybrid facility within a 100-mile radius. The indoor area boasts approximately 133,000 square feet and includes 67 retail suites, with six dedicated to a welcoming food court, all beneath an impressive exposed beam ceiling. The outdoor lifestyle center complements this with 29 exterior-facing suites spread over approximately 192,000 square feet, set within beautifully landscaped surroundings. This shopping destination accommodates a diverse mix of national, regional, and independent retailers, including well-known brands such as Michaels, Mattress Firm, Famous Footwear, Chico's, Bath & Body Works, and Spencer's, with major anchors like Dillard's, JC Penney, and Espire Sports. Its extensive variety and central location make it a vital community hub for the Quad City Area, encompassing Prescott, Prescott Valley, Chino Valley, Dewey-Humboldt, and beyond.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	152500 SF
Lot Size:	22.72 Acres
Building Size:	325,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,023	26,024	55,774
Total Population	12,275	53,936	123,692
Average HH Income	\$84,446	\$89,251	\$89,031

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	713 - 1,626 SF	Lease Rate:	\$18.00 SF/yr

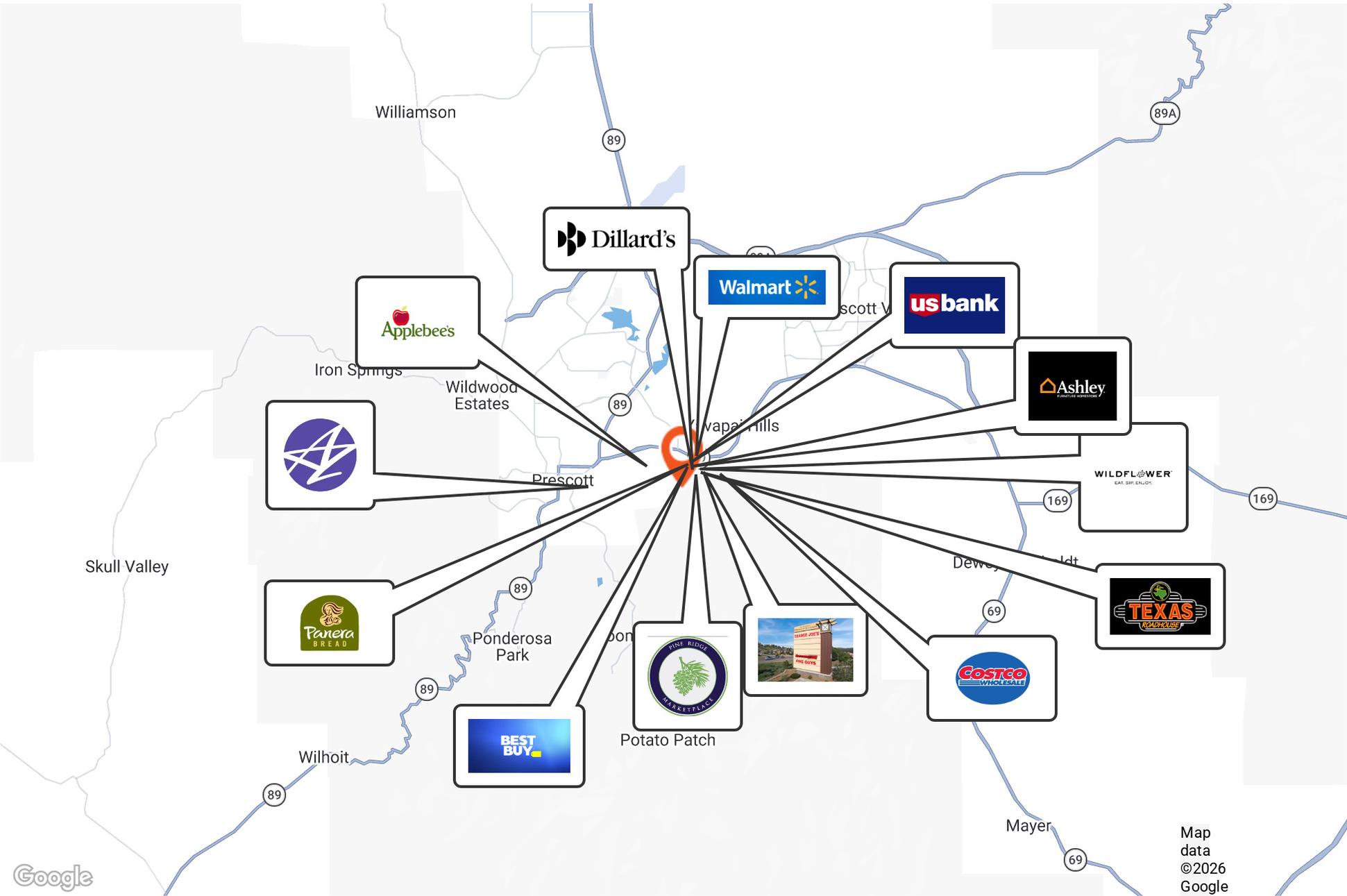
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1068	Available	1,626 SF	NNN	\$18.00 SF/yr	Perfect for your retail spot, this 1,626 SF space offers great visibility, an efficient layout, and convenient parking in a well-located shopping center
Suite 350	Available	713 SF	NNN	\$18.00 SF/yr	Your future retail concept can find its home here — 350 SF of versatile mall space.

PHOTO GALLERY



REGIONAL MAP



Google

Map data ©2026 Google

SITE PLAN & AERIAL OVERVIEW



SITE PLAN & AERIAL OVERVIEW

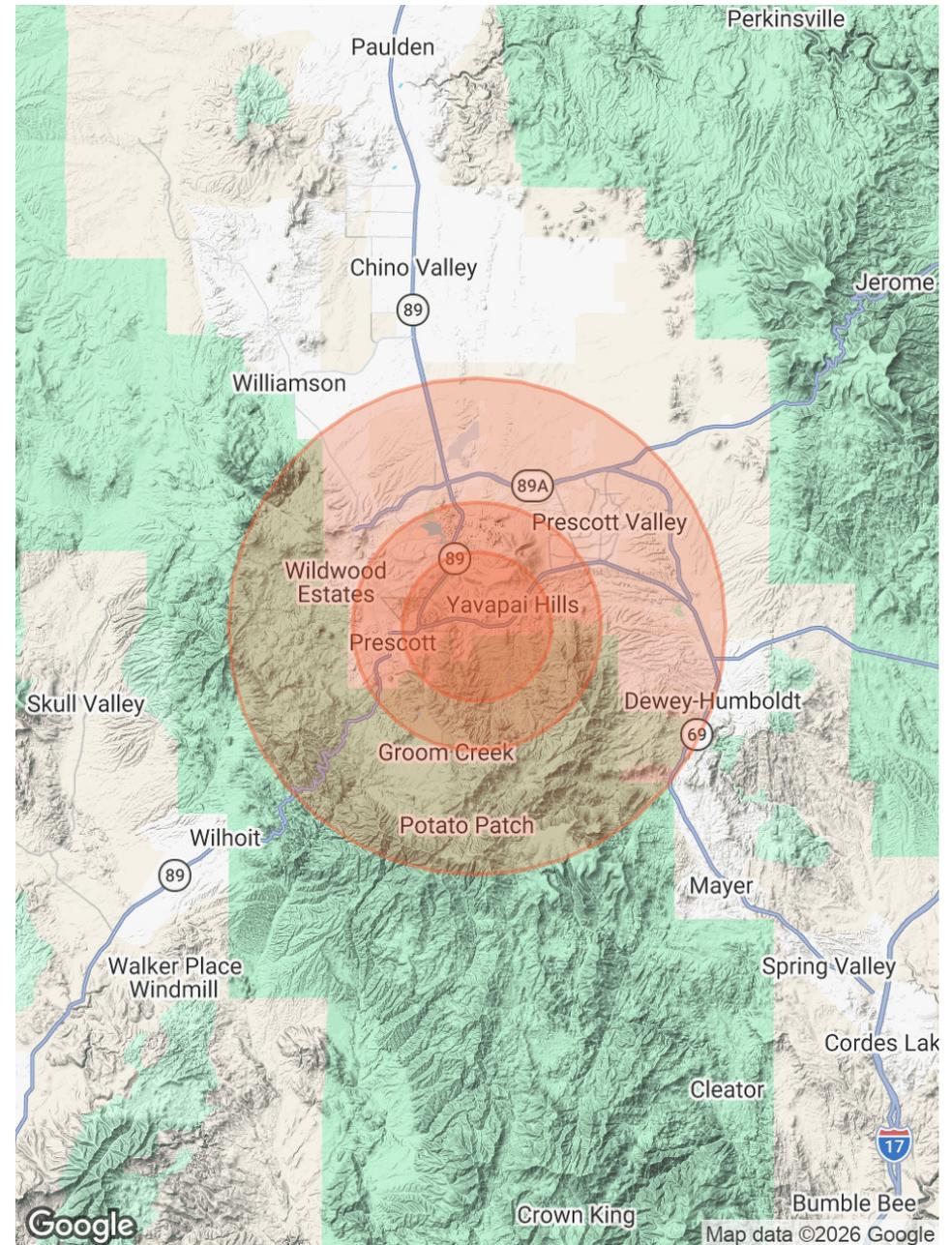


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,275	53,936	123,692
Average Age	56	53	51
Average Age (Male)	55	52	50
Average Age (Female)	56	54	52

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,023	26,024	55,774
# of Persons per HH	2	2.1	2.2
Average HH Income	\$84,446	\$89,251	\$89,031
Average House Value	\$568,578	\$519,151	\$478,811

Demographics data derived from AlphaMap



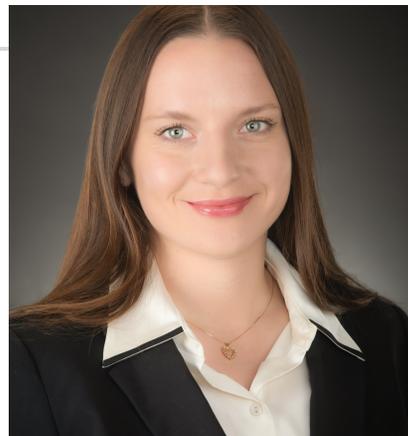
CONTACT OUR TEAM



MATTHEW FISH

Associate Broker

Direct: 928.515.1223
matt@arizonacre.com



ABIGAIL CHARTIER

Commercial Agent

Direct: 928.642.3032
abigail@arizonacre.com



DENISE RANEY

Commercial Agent

Direct: 928.710.2094
denise@arizonacre.com

