

# MEDICAL DEVELOPMENT OPPORTUNITY

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2001 EXCELLENCE WAY

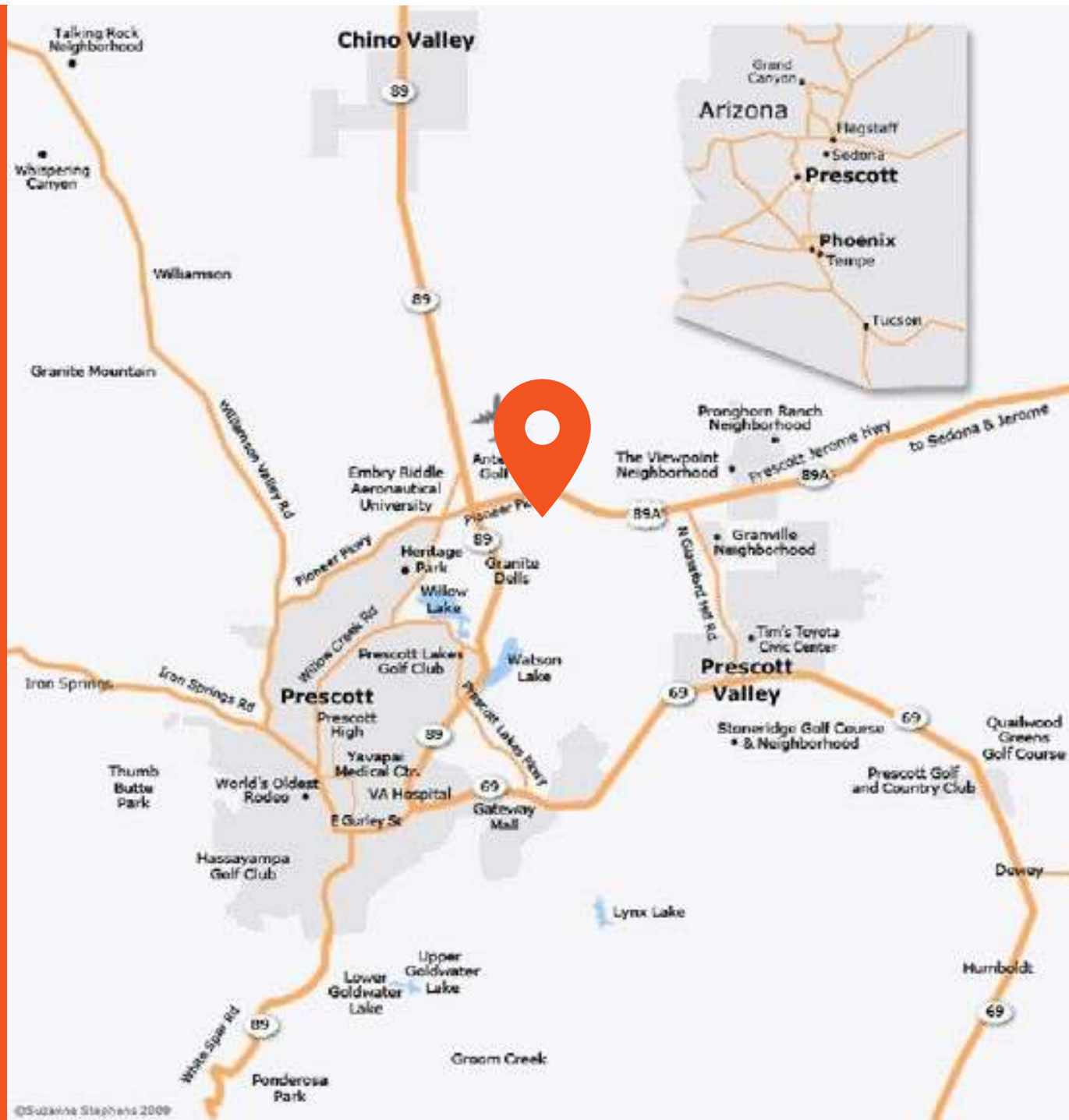


Prescott, Arizona



2001 EXCELLENCE WAY, PRESCOTT, ARIZONA 86301

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# Property Overview

Centrally located off Distinction Way within the Centerpointe West Subdivision, this professional and medical office building is conveniently situated between the tri-city communities of Prescott, Prescott Valley and Chino Valley. The building contains 4,714 square feet with two longstanding tenants with many years left on their lease agreements. The two story building was built in 2009 and has remained well kept.

This parcel contains 3.43 acres of land offering a great opportunity for future expansion which will increase the cash flow and value of this asset. Great signage, visibility and beautifully landscaped, this property represents the best location in the City of Prescott to develop additional medical and professional office buildings. Currently zoned IL - Industrial Light allows for a vast range of uses. Additionally, the remaining lot can easily park several more medical buildings. Come take advantage of all the grading, existing infrastructure, already in place utilities, landscaping, parking etc. This is a great development opportunity with existing cashflow. The existing improvements will save a developer a significant amount of time over starting from scratch with a vacant lot.







# Property Features

**4,714 Square Feet**

Medical Office Space



**Parcel 102-06-210C**

3.43 Acres



**Expansion Plan**



**Class A Medical  
Improvements**



**Beautiful Business  
Park with great views**



**Ample Parking**



**Fully Leased**



**Great Visibility**



**Lots of Upside**





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# EXPANSION PLAN

1

OPTION FOR 4  
ADDITIONAL BUILDINGS

2

MEETS MEDICAL  
PARKING RATIO

3

MULTI TENANT  
MEDICAL COMPLEX







# Building Breakdown

| <b>Tenant</b>    | <b>Square Feet</b> | <b>Base Rent Monthly</b> | <b>Annually</b>    | <b>Price PSF</b> | <b>Term Length</b> | <b>Commencement Date</b> |
|------------------|--------------------|--------------------------|--------------------|------------------|--------------------|--------------------------|
| <b>Suite 100</b> | <b>2,357</b>       | <b>\$3,790.00</b>        | <b>\$45,480.00</b> | <b>\$1.61</b>    | <b>10 Years</b>    | <b>May 2020</b>          |
| <b>Suite 200</b> | <b>2,357</b>       | <b>\$3,641.40</b>        | <b>\$43,696.90</b> | <b>\$1.54</b>    | <b>5 Years</b>     | <b>September 2020</b>    |
| <b>Total</b>     | <b>4714</b>        | <b>\$7,431.40</b>        | <b>\$89,176.80</b> |                  |                    |                          |





# Tri-city Demographics

STRATEGICALLY POSITION YOUR BUSINESS AMONG THE TRI-CITIES



## PRESCOTT, ARIZONA



### RESIDENT POPULATION

48,946 people



### AVERAGE HOUSEHOLD INCOME

\$77,000 - \$100,000



**"THIRD IN THE COUNTRY FOR JOB GROWTH AND ECONOMIC VITALITY"**

-Wall Street Journal



## PRESCOTT VALLEY, ARIZONA



### RESIDENT POPULATION

50,687 people



### AVERAGE HOUSEHOLD INCOME

\$60,000 - \$ 73,000



**"JOB MARKET HAS INCREASED BY 2.7% ANNUALLY"**

-Census Bureau



## CHINO VALLEY, ARIZONA



### RESIDENT POPULATION

19,272 people



### AVERAGE HOUSEHOLD INCOME

\$47,000 - \$64,000



**"THE JOB MARKET INCREASE BY 2.7% OVER THE LAST YEAR. FUTURE JOB GROWTH OVER THE NEXT TEN YEARS IS PREDICTED TO BE 44.1%"**

-Bureau of Labor Statistics





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# Contact information

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**WEBSITE**

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# GALLERY - INTERIOR





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# GALLERY - EXTERIOR

