

8316 EAST STATE ROUTE 69

PRESCOTT VALLEY, AZ

86314

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rare opportunity to acquire a fully leased, income-producing investment property along highly traveled State Route 69 in Prescott Valley. The property is 100% occupied by four established local businesses—Jefferson's Clock Repair, George's Barbershop, San Felice Building Group, LLC, and PeaceHairLove Salon—providing immediate cash flow and a diversified tenant mix.

Strategically positioned in one of the area's most active commercial corridors, the property benefits from excellent visibility, convenient access, and strong surrounding demographics. With stable tenancy already in place and a proven operating history, this turnkey asset offers investors dependable income from day one while providing long-term upside in the growing Prescott Valley market.

OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	4
Lot Size:	0.16 Acres
Building Size:	2,124 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,134	22,500	47,395
Total Population	5,141	53,647	107,334
Average HH Income	\$60,909	\$84,493	\$88,284

Income Statement / Proforma

Income Statement - Current and Projections

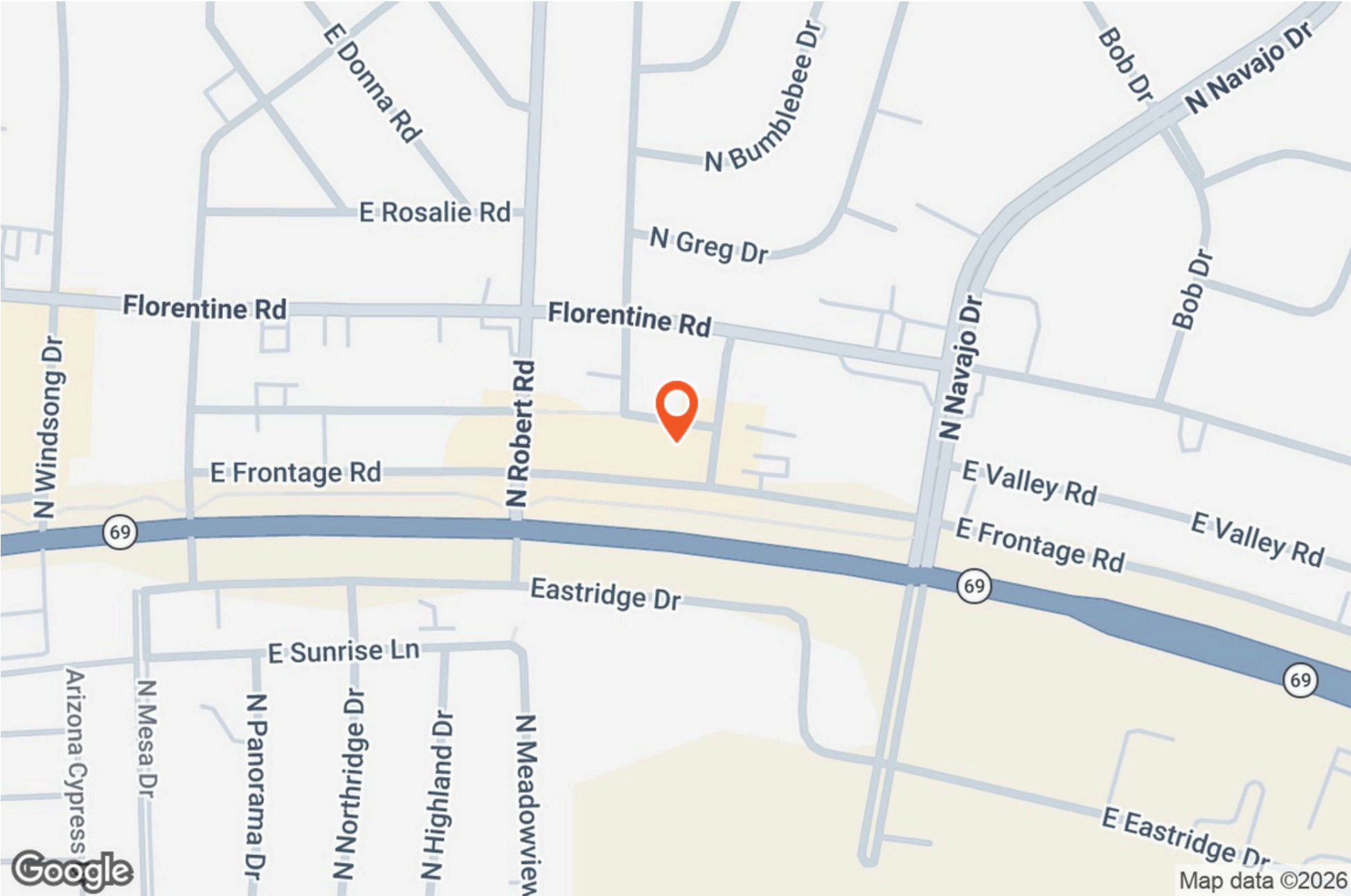
Tenant Information		Current PSF	Total Base Rent	Proforma PSF	Proforma Base rent	Square Feet
8316 E SR - 69	PeaceHairLove Salon	\$ 23.68	\$ 750.00	\$ 28.00	\$ 886.67	380
8320 E SR- 69	Jefferson's Clock Repair	\$ 15.00	\$ 750.00	\$ 28.00	\$ 1,400.00	600
8324 E SR - 69	George's Barbershop	\$ 17.14	\$ 600.00	\$ 28.00	\$ 980.00	420
8328 E SR - 69	San Felice Building Group, LLC	\$ 10.80	\$ 675.00	\$ 28.00	\$ 1,750.00	750
Total		\$ 16.66	\$ 2,775.00	\$ 28.00	\$ 5,016.67	2150

Current rental rates are below market and do not fully reflect the property's strong visibility along SR-69 and its smaller suite sizes, which typically command premium rental rates. With proactive leasing and asset management, rental rates could potentially be increased toward the \$28.00 PSF range as leases renew, creating a significant opportunity to enhance the property's income stream.

Additionally, three of the four tenants have recently transitioned to NNN (Triple Net) lease structures with building operating expense reimbursements. Tenants currently reimburse approximately \$1.50 PSF annually, totaling \$2,595.00 per year. While tenants are responsible for their own electricity, ownership currently absorbs water, sewer, and trash expenses. A new owner may have the opportunity to review lease structures and recover additional operating expenses where permitted, further improving net operating income and overall asset performance.

This combination of below-market rents and expense recovery opportunities presents a compelling value-add investment opportunity for a hands-on owner seeking to maximize the property's income potential.

LOCATION MAP



ADDITIONAL PHOTOS

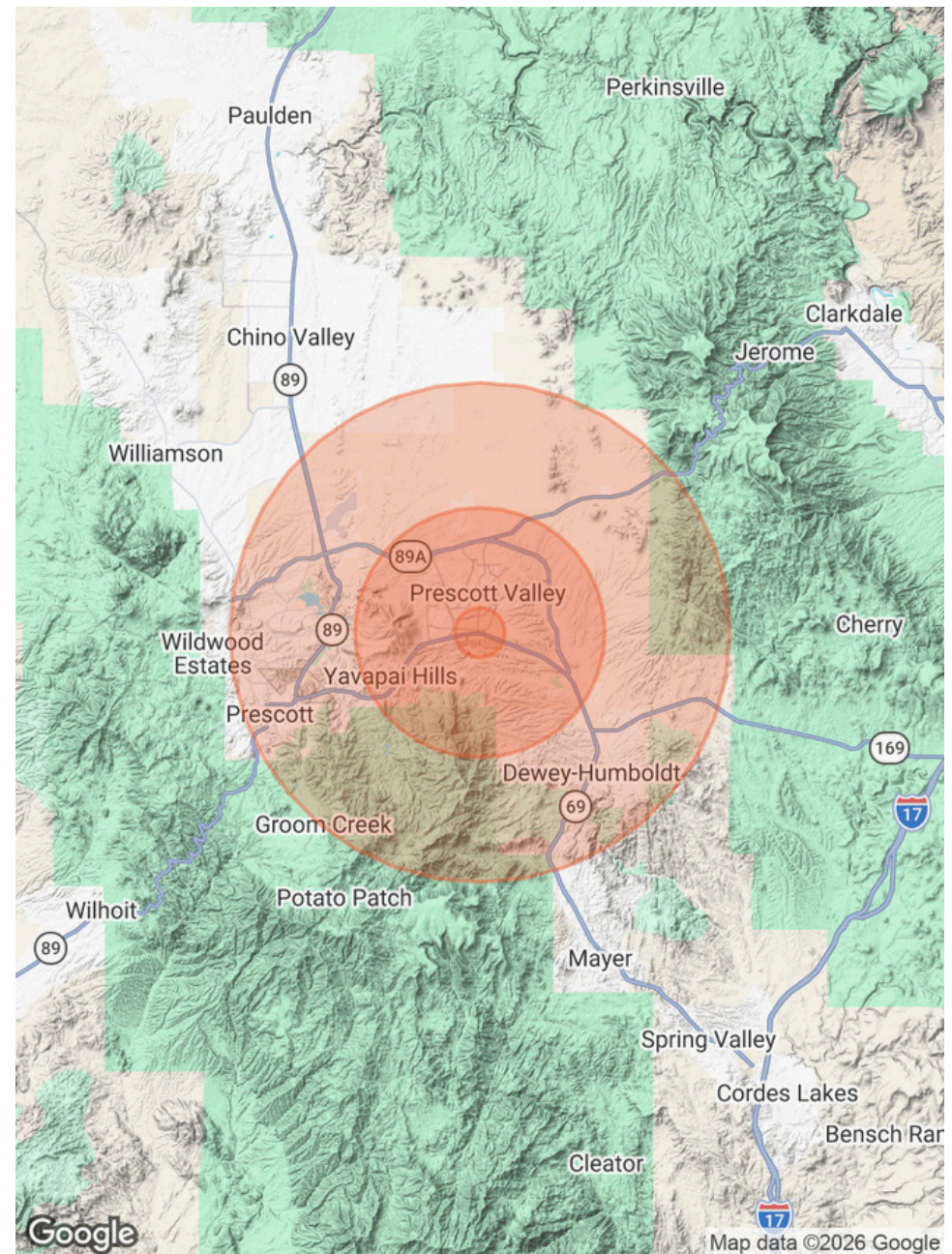


DEMOGRAPHICS MAP & REPORT

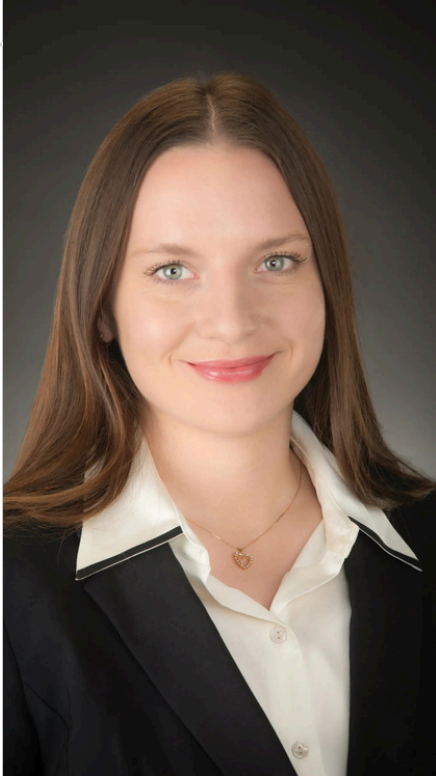
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,141	53,647	107,334
Average Age	39.1	47.3	50.2
Average Age (Male)	36.8	45.8	48.8
Average Age (Female)	43.1	49.1	52.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,134	22,500	47,395
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$60,909	\$84,493	\$88,284
Average House Value	\$304,543	\$380,313	\$443,752

2023 American Community Survey (ACS)



MEET THE TEAM



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