

8128 EAST STATE ROUTE 69, SUITE 101

PRESCOTT VALLEY, AZ
86314

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ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your business along Prescott Valley's primary commercial corridor with this ±3,995 SF office space available for lease at Suite 101, 8128 E. State Route 69. The majority of the space features an open office layout, providing flexibility to accommodate a variety of business operations, collaborative workspaces, or customized office configurations. The property offers excellent visibility, prominent signage opportunities along SR-69, and ample on-site parking for employees and clients. Surrounded by established businesses, retail amenities, and expanding residential neighborhoods, this location is ideal for office, medical, or professional service users. Lease Rate: \$13.10 PSF Base Rent plus estimated NNN expenses of \$4.60 PSF.

OFFERING SUMMARY

Lease Rate:	\$13.10 SF/yr (NNN)
Available SF:	3,995 SF
Lot Size:	0.28 Acres
Building Size:	13,023 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,171	22,577	48,303
Total Population	5,204	53,830	109,042
Average HH Income	\$61,377	\$84,505	\$88,410

LOCATION MAP



ADDITIONAL PHOTOS

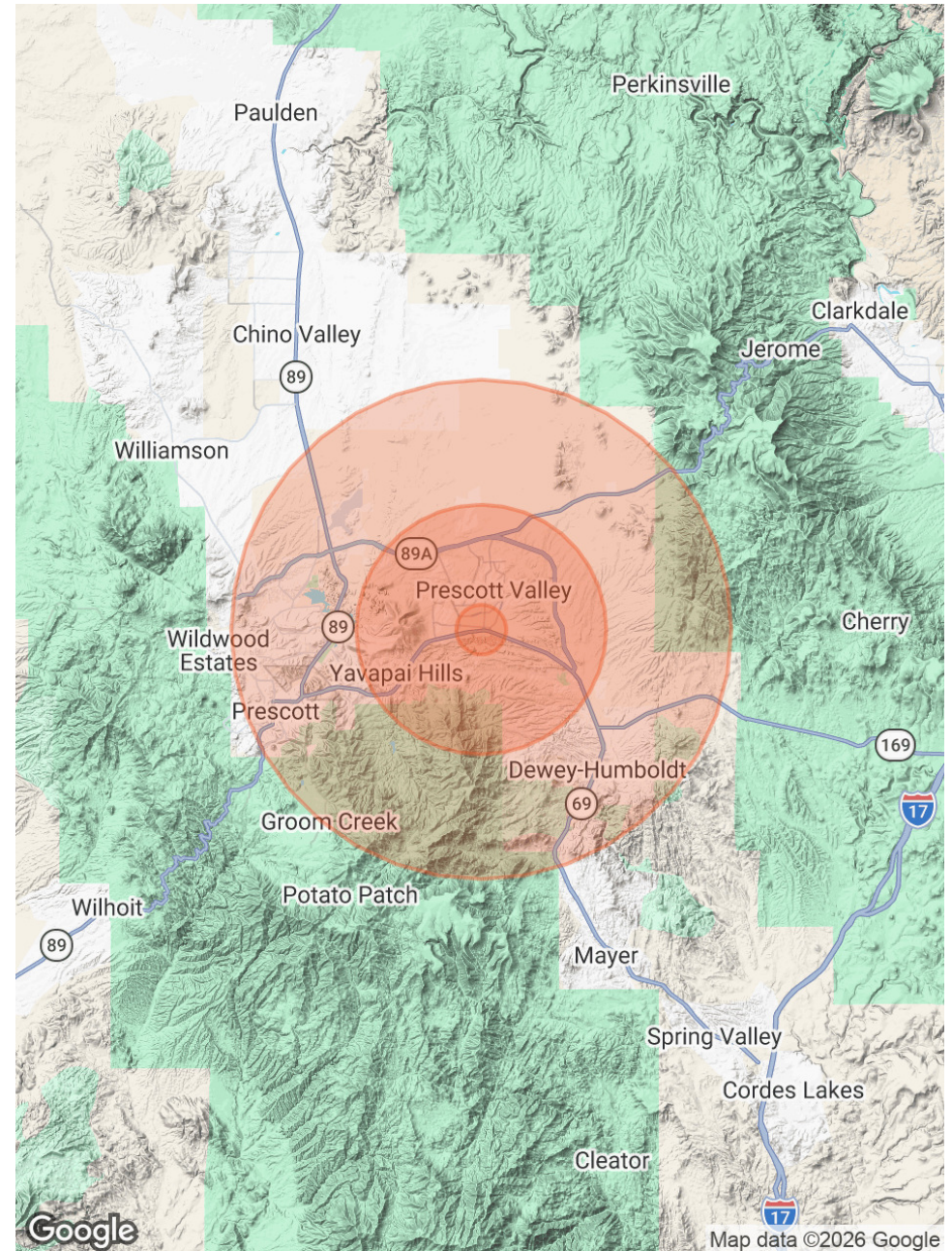


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,204	53,830	109,042
Average Age	40.2	47.3	50.3
Average Age (Male)	37.7	45.8	48.9
Average Age (Female)	44.2	49.1	52.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,171	22,577	48,303
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$61,377	\$84,505	\$88,410
Average House Value	\$311,625	\$381,768	\$444,545

2023 American Community Survey (ACS)



MEET THE TEAM



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