

# LAKEVIEW PLAZA

SWC Willow Creek Rd & Willow Lake Rd | Prescott, Arizona



UP TO  
**3.99 ACRES**  
FOR SALE OR LEASE

JOIN



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NEARBY RETAIL

**EMBRY-RIDDLE**  
Aeronautical University  
PRESCOTT, ARIZONA  
±3,200 Student Enrollment

**FRY'S**  
FOOD & DRINK STORES

**Affinity**  
SERVICE • SALES • RENTALS • RV

FUTURE HOME OF  
**desert FINANCIAL**  
CREDIT UNION

**76** **DQ**

WILLOW LAKE RD. - 10,720 VPD  
**CVS**

**Dutch Bros**  
Coffee

**verizon**

**goodwill**

WILLOW CREEK RD. - 25,146 VPD

LOT 7  
1.04 Acres

LOT 13  
1.01 Acres

LOT 12  
.70 Acres

LOT 10  
.48 Acres

LOT 11  
.76 Acres

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FUTURE HOME OF  
**desert**  
**FINANCIAL**  
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LOT 7  
 1.04 Acres  
 AVAILABLE



LOTS 10,11,12,13  
 2.95 Acres AVAILABLE



WILLOW LAKE RD. - 10,720 VPD

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PIONEER PARK

HERITAGE PARK

WILLOW CREEK RESERVOIR

WATSON LAKE

PRESCOTT LAKES

PRESCOTT HIGH SCHOOL

Walmart Supercenter



Prescott Resort and Conference Center

LOWE'S

Walmart Supercenter



Yavapai COLLEGE

HISTORIC PRESCOTT

COSTCO WHOLESALE

**DOLLAR TREE**

PRESCOTT VALLEY



# LAKEVIEW PLAZA

SWC Willow Creek Rd & Willow Lake Rd | Prescott, Arizona

Property Type: PAD-Ready Land

Offering Profile: ±3.99 acres (divisible)

Location: SWC Willow Creek Rd & Willow Lake Rd Prescott, AZ

- ◆ Lakeview Plaza is located at the intersection of Willow Creek Road and Willow Lake Road. It is a 15-acre project with 1,600 feet of frontage
- ◆ Due to its location within the growth corridor, and its proximity to major employment and housing, this region of the community is ripe for additional retailers
- ◆ With up to 7 points of ingress and egress, Lakeview Plaza can accommodate a variety of tenants and building types
- ◆ Over one million square feet of business space within 3 miles
- ◆ Main portal to 54 miles of hiking trails with over 700,000 visitors each year



**PRESCOTT** is centrally located in the Southwest, just 1.5 hours north of Phoenix and conveniently accessible to Los Angeles, Las Vegas, Albuquerque, and El Paso. It is the Yavapai County Seat and the largest of the Quad Cities.

As part of the Metropolitan Statistical Area (MSA), Prescott is host to and attracts a great number of international businesses and franchises. Prescott finds itself as an attractive community to young families with its focus on outdoor activities as well as recreation opportunities. It is renowned as an appealing community for tourists and retirees.

Prescott is surrounded by National Forest to the South and West, and Prescott Valley on the East forcing growth to extend to the north along Willow Creek Road.

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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<b>Data for all businesses in area</b>	<b>1 mile</b>				<b>3 miles</b>				<b>5 miles</b>			
Total Businesses:	246				871				2,854			
Total Employees:	2,741				10,404				32,170			
Total Residential Population:	5,341				23,015				50,974			
Employee/Residential Population Ratio (per 100 Residents)	51				45				63			
<b>by SIC Codes</b>	<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture & Mining	9	3.7%	41	1.5%	26	3.0%	140	1.3%	66	2.3%	408	1.3%
Construction	20	8.1%	107	3.9%	63	7.2%	432	4.2%	199	7.0%	1,411	4.4%
Manufacturing	6	2.4%	68	2.5%	25	2.9%	248	2.4%	75	2.6%	949	2.9%
Transportation	4	1.6%	19	0.7%	11	1.3%	70	0.7%	56	2.0%	504	1.6%
Communication	1	0.4%	16	0.6%	6	0.7%	61	0.6%	27	0.9%	220	0.7%
Utility	3	1.2%	13	0.5%	4	0.5%	30	0.3%	7	0.2%	88	0.3%
Wholesale Trade	5	2.0%	37	1.3%	18	2.1%	193	1.9%	68	2.4%	885	2.8%
<b>Retail Trade Summary</b>	<b>31</b>	<b>12.6%</b>	<b>568</b>	<b>20.7%</b>	<b>134</b>	<b>15.4%</b>	<b>2,308</b>	<b>22.2%</b>	<b>578</b>	<b>20.3%</b>	<b>7,732</b>	<b>24.0%</b>
Home Improvement	4	1.6%	24	0.9%	10	1.1%	150	1.4%	34	1.2%	808	2.5%
General Merchandise Stores	1	0.4%	5	0.2%	7	0.8%	155	1.5%	18	0.6%	685	2.1%
Food Stores	3	1.2%	72	2.6%	12	1.4%	298	2.9%	43	1.5%	711	2.2%
Auto Dealers, Gas Stations, Auto Aftermarket	4	1.6%	315	11.5%	15	1.7%	701	6.7%	53	1.9%	1,184	3.7%
Apparel & Accessory Stores	1	0.4%	4	0.1%	1	0.1%	5	0.0%	26	0.9%	118	0.4%
Furniture & Home Furnishings	2	0.8%	11	0.4%	8	0.9%	49	0.5%	46	1.6%	383	1.2%
Eating & Drinking Places	6	2.4%	68	2.5%	32	3.7%	467	4.5%	156	5.5%	2,504	7.8%
Miscellaneous Retail	11	4.5%	68	2.5%	49	5.6%	483	4.6%	202	7.1%	1,338	4.2%
<b>Finance, Insurance, Real Estate Summary</b>	<b>28</b>	<b>11.4%</b>	<b>140</b>	<b>5.1%</b>	<b>94</b>	<b>10.8%</b>	<b>544</b>	<b>5.2%</b>	<b>302</b>	<b>10.6%</b>	<b>2,069</b>	<b>6.4%</b>
Banks, Savings & Lending Institutions	5	2.0%	21	0.8%	17	2.0%	109	1.0%	64	2.2%	443	1.4%
Securities Brokers	7	2.8%	24	0.9%	21	2.4%	104	1.0%	46	1.6%	256	0.8%
Insurance Carriers & Agents	6	2.4%	18	0.7%	21	2.4%	67	0.6%	54	1.9%	189	0.6%
Real Estate, Holding, Other Investment Offices	10	4.1%	78	2.8%	35	4.0%	263	2.5%	138	4.8%	1,181	3.7%
<b>Services Summary</b>	<b>117</b>	<b>47.6%</b>	<b>1,321</b>	<b>48.2%</b>	<b>415</b>	<b>47.6%</b>	<b>5,330</b>	<b>51.2%</b>	<b>1,210</b>	<b>42.4%</b>	<b>13,718</b>	<b>42.6%</b>
Hotels & Lodging	1	0.4%	6	0.2%	4	0.5%	24	0.2%	37	1.3%	751	2.3%
Automotive Services	4	1.6%	18	0.7%	17	2.0%	94	0.9%	83	2.9%	413	1.3%
Motion Pictures & Amusements	5	2.0%	36	1.3%	23	2.6%	236	2.3%	73	2.6%	497	1.5%
Health Services	53	21.5%	640	23.3%	159	18.3%	2,614	25.1%	268	9.4%	4,560	14.2%
Legal Services	0	0.0%	0	0.0%	2	0.2%	12	0.1%	55	1.9%	199	0.6%
Education Institutions & Libraries	4	1.6%	51	1.9%	16	1.8%	327	3.1%	53	1.9%	2,085	6.5%
Other Services	51	20.7%	571	20.8%	194	22.3%	2,024	19.5%	643	22.5%	5,212	16.2%
Government	12	4.9%	391	14.3%	32	3.7%	891	8.6%	125	4.4%	3,778	11.7%
Unclassified Establishments	11	4.5%	19	0.7%	43	4.9%	157	1.5%	141	4.9%	409	1.3%
<b>Totals</b>	<b>246</b>	<b>100.0%</b>	<b>2,741</b>	<b>100.0%</b>	<b>871</b>	<b>100.0%</b>	<b>10,404</b>	<b>100.0%</b>	<b>2,854</b>	<b>100.0%</b>	<b>32,170</b>	<b>100.0%</b>

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

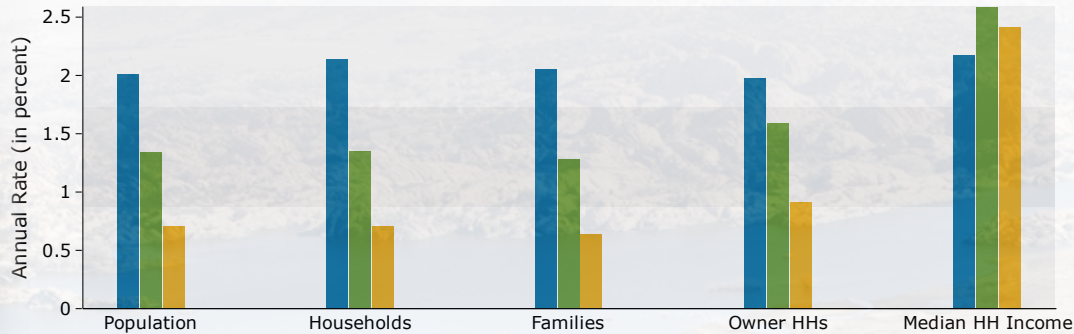
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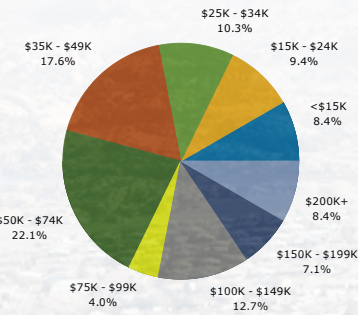
## 1 MILE RADIUS

- ◆ Population: 5,341
- ◆ Households: 2,636
- ◆ Average Household Income: \$86,438
- ◆ Median Age: 58.9

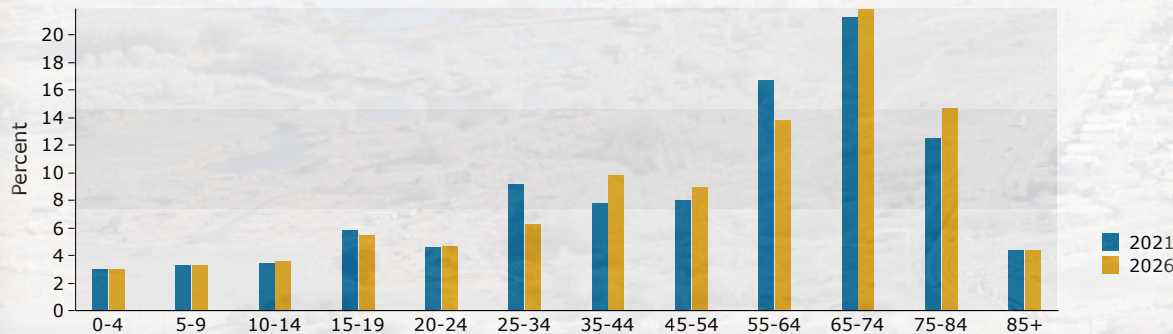
Trends 2021-2026



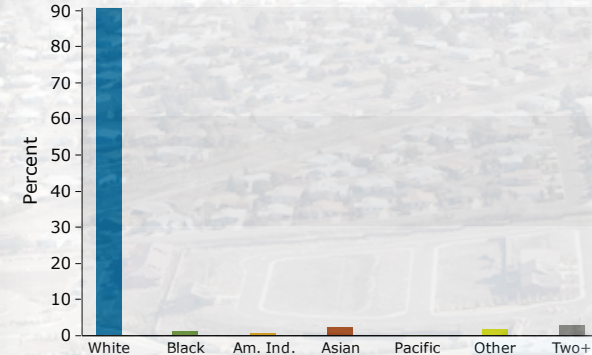
2021 Household Income



Population by Age



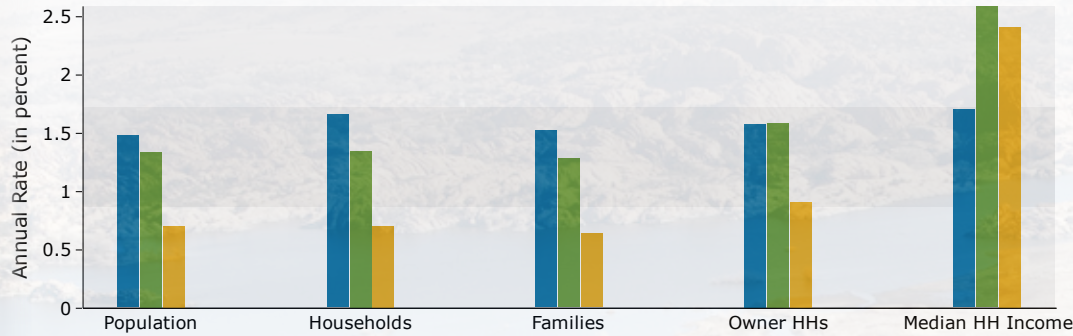
2021 Population by Race



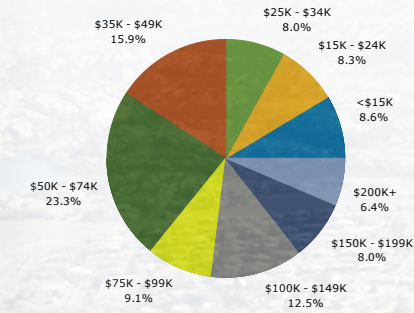
## 3 MILE RADIUS

- ◆ Population: 23,015
- ◆ Households: 10,515
- ◆ Average Household Income: \$85,060
- ◆ Median Age: 58.9

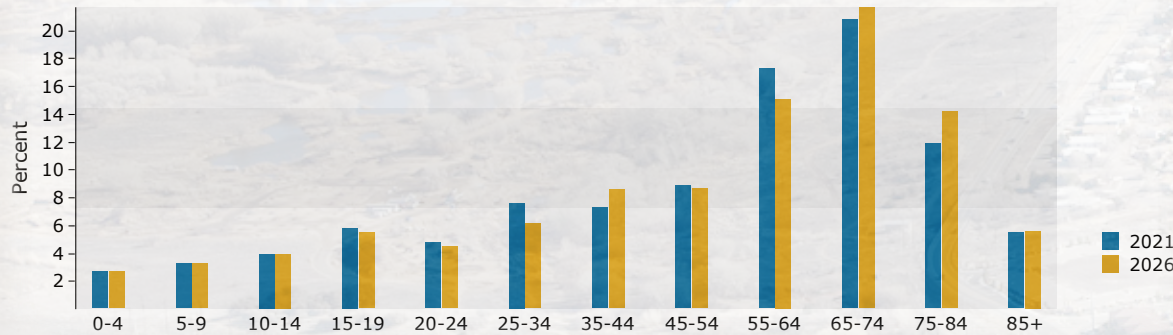
Trends 2021-2026



2021 Household Income



Population by Age



2021 Population by Race

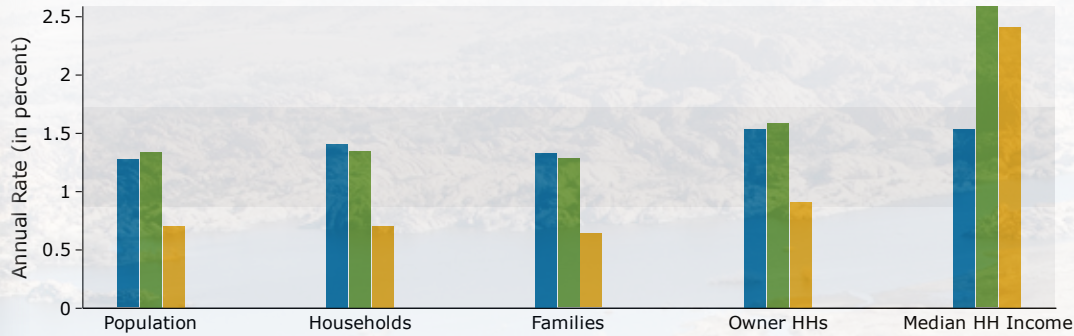




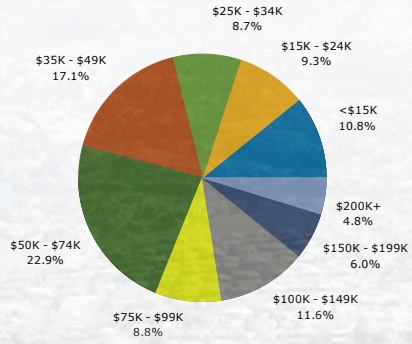
## 5 MILE RADIUS

- ◆ Population: 50,974
- ◆ Households: 23,840
- ◆ Average Household Income: \$75,667
- ◆ Median Age: 57.5

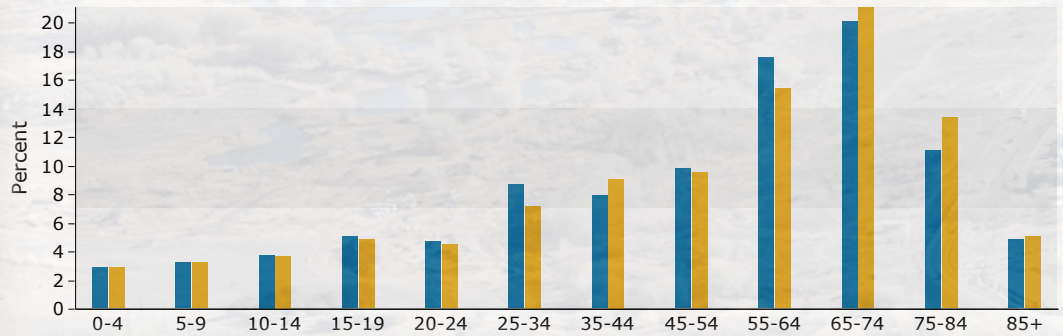
Trends 2021-2026



2021 Household Income



Population by Age



2021 Population by Race

