

# 127 NORTH CORTEZ STREET

PRESCOTT, AZ 86301

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ARIZONA COMMERCIAL REAL ESTATE



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BROCHURE

# PROPERTY SUMMARY



### PROPERTY DESCRIPTION

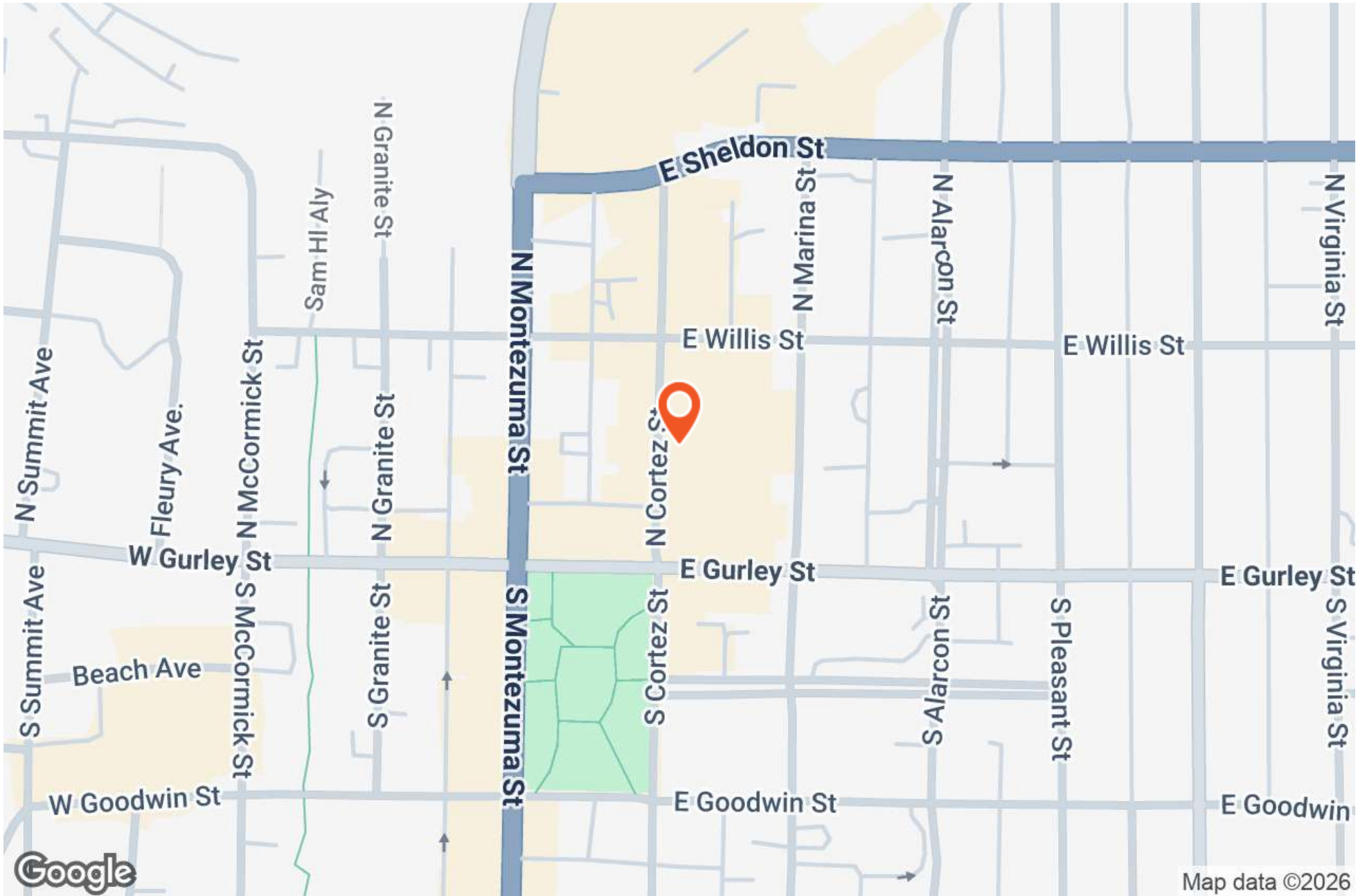
Position your business in the heart of Downtown Prescott with this exceptional  $\hat{A}\pm 4,421$  SF commercial suite available for lease just steps from Courthouse Square. Located on the first floor of a prominent three-story building, the space benefits from strong pedestrian traffic, excellent street visibility, expansive storefront glass, and prominent signage opportunities. The flexible layout includes two restrooms and multiple storage areas, making it ideal for retail, restaurant, gallery, bar, showroom, or office users seeking a customizable space in a highly active downtown corridor. Lease rate is \$15.00 PSF plus NNN expenses of \$3.60 PSF.

### OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| Lease Rate:      | \$15 SF/yr (NNN) |
| Number of Units: | 1                |
| Available SF:    | 4,421 SF         |
| Lot Size:        | 0.16 Acres       |
| Building Size:   | 4,421 SF         |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES   | 10 MILES |
|-------------------|----------|-----------|----------|
| Total Households  | 3,889    | 23,961    | 42,989   |
| Total Population  | 7,813    | 49,386    | 93,975   |
| Average HH Income | \$72,422 | \$100,098 | \$94,023 |

# LOCATION MAP



# ADDITIONAL PHOTOS



AI GENERATED RESTAURANT



AI GENERATED RESTAURANT

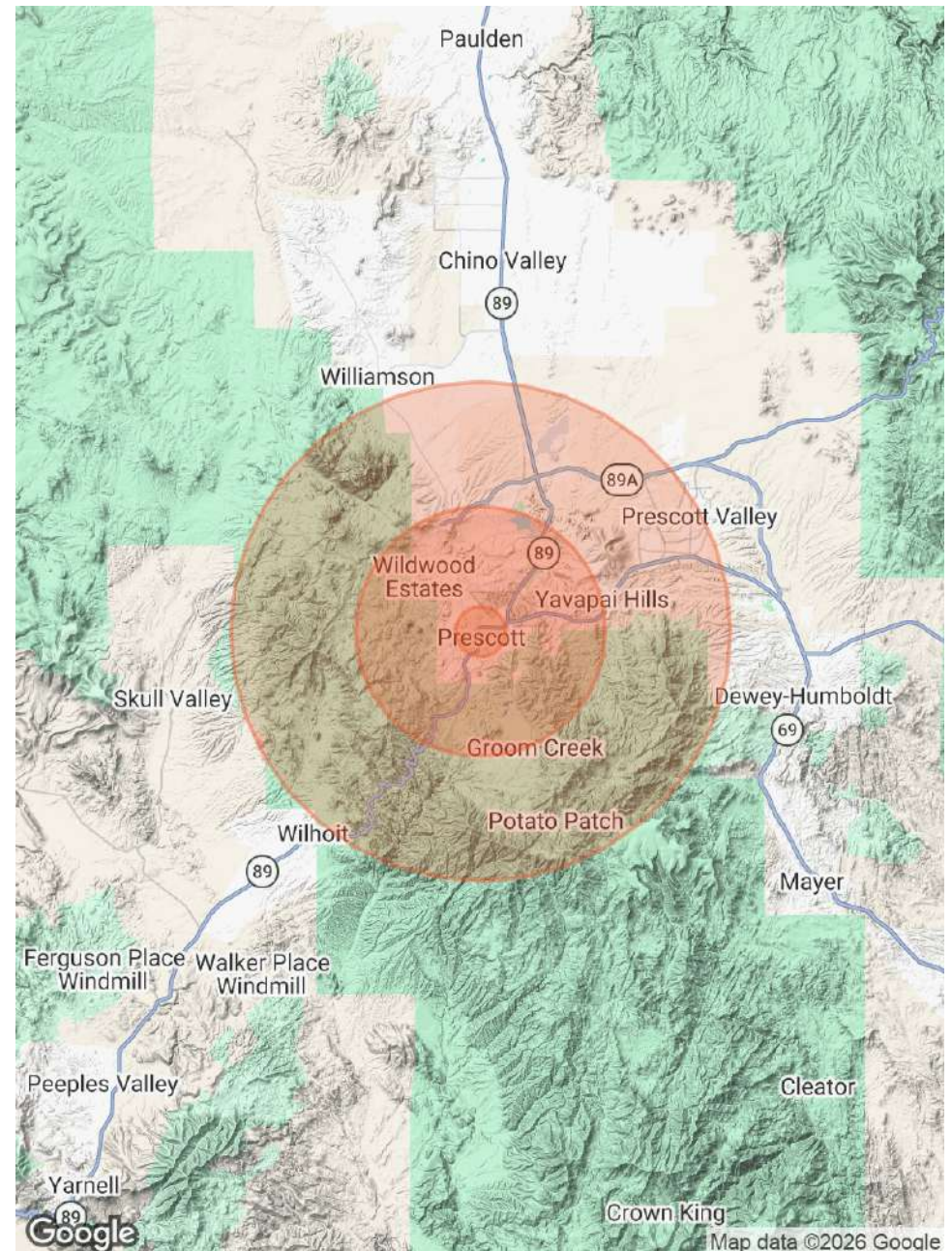
# DEMOGRAPHICS MAP & REPORT

| <b>POPULATION</b>    | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 7,813         | 49,386         | 93,975          |
| Average Age          | 46.4          | 55.7           | 51.9            |
| Average Age (Male)   | 46.1          | 54.1           | 50.5            |
| Average Age (Female) | 47.6          | 57.5           | 54.3            |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Households               | 3,889         | 23,961         | 42,989          |
| # of Persons per HH            | 2.0           | 2.1            | 2.2             |
| Average HH Income              | \$72,422      | \$100,098      | \$94,023        |
| Average House Value            | \$430,223     | \$524,591      | \$485,809       |

2023 American Community Survey (ACS)



# MEET THE TEAM



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