

PRIME DOWNTOWN SPACE FOR LEASE

201 S CORTEZ, PRESCOTT ARIZONA 86301



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Property Overview

An exceptional commercial redevelopment opportunity awaits your business in the heart of historic downtown Prescott. This project is creating a dynamic blend of commerce and community right at your doorstep of the Courthouse in Downtown Prescott. This prestigious hotel project offers ground floor retail and restaurant spaces. The restaurant space will offer 5,365 square feet of commercial finished kitchen, while the total retail space will be a 3,043 square feet of shell space. The property will also provide additional 68 parking spots on the property as well as the adjacent 24 spots on the street parking. The location's magnetic charm is further enhanced by its high pedestrian and traffic count. The Courthouse plaza, with its rich history and charm, serves as a focal point for residents and tourists, ensuring a steady stream of traffic for your business to thrive in. These prime spaces provide an ideal opportunity for commercial retail and restaurant success, surrounded by the rich cultural and recreational offerings of Prescott, Arizona.



PROPERTY FEATURES

- **Hard-corner location on Courthouse Square in Downtown Prescott**
- **Ground-floor retail within an approved monumental hotel development**
- **One large retail suite or two smaller suites available**
- **High-visibility storefronts with strong pedestrian exposure**
- **Brand-new Class A construction**
- **Build-to-suit retail space with flexible floor plans**
- **Storefront design integrated with Prescott's historic architectural character**
- **Direct access to Downtown's dining, shopping, and entertainment core**



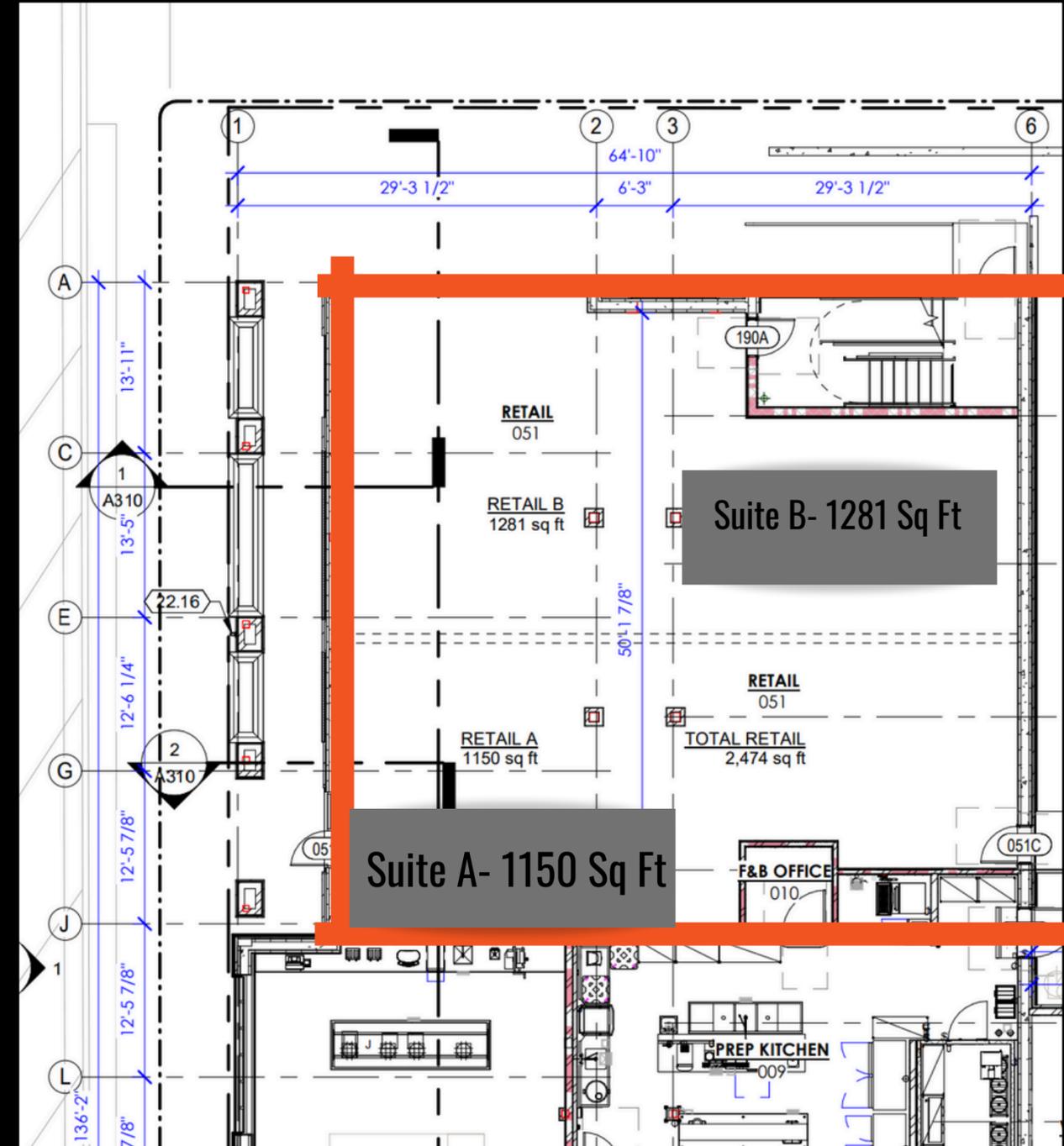
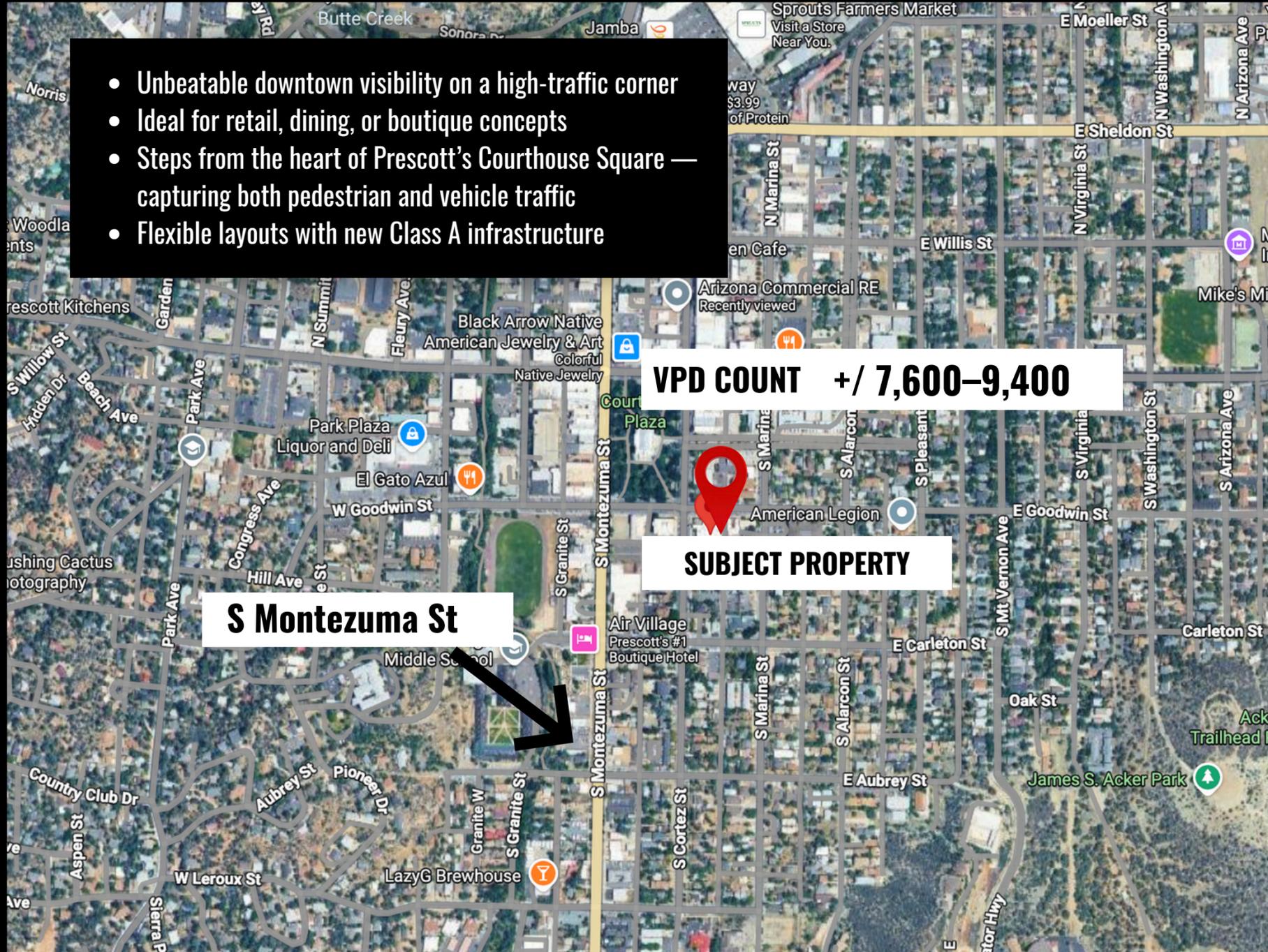
AERIAL OVERVIEW + FLOOR PLAN

- Unbeatable downtown visibility on a high-traffic corner
- Ideal for retail, dining, or boutique concepts
- Steps from the heart of Prescott's Courthouse Square — capturing both pedestrian and vehicle traffic
- Flexible layouts with new Class A infrastructure

VPD COUNT +/- 7,600-9,400

SUBJECT PROPERTY

S Montezuma St



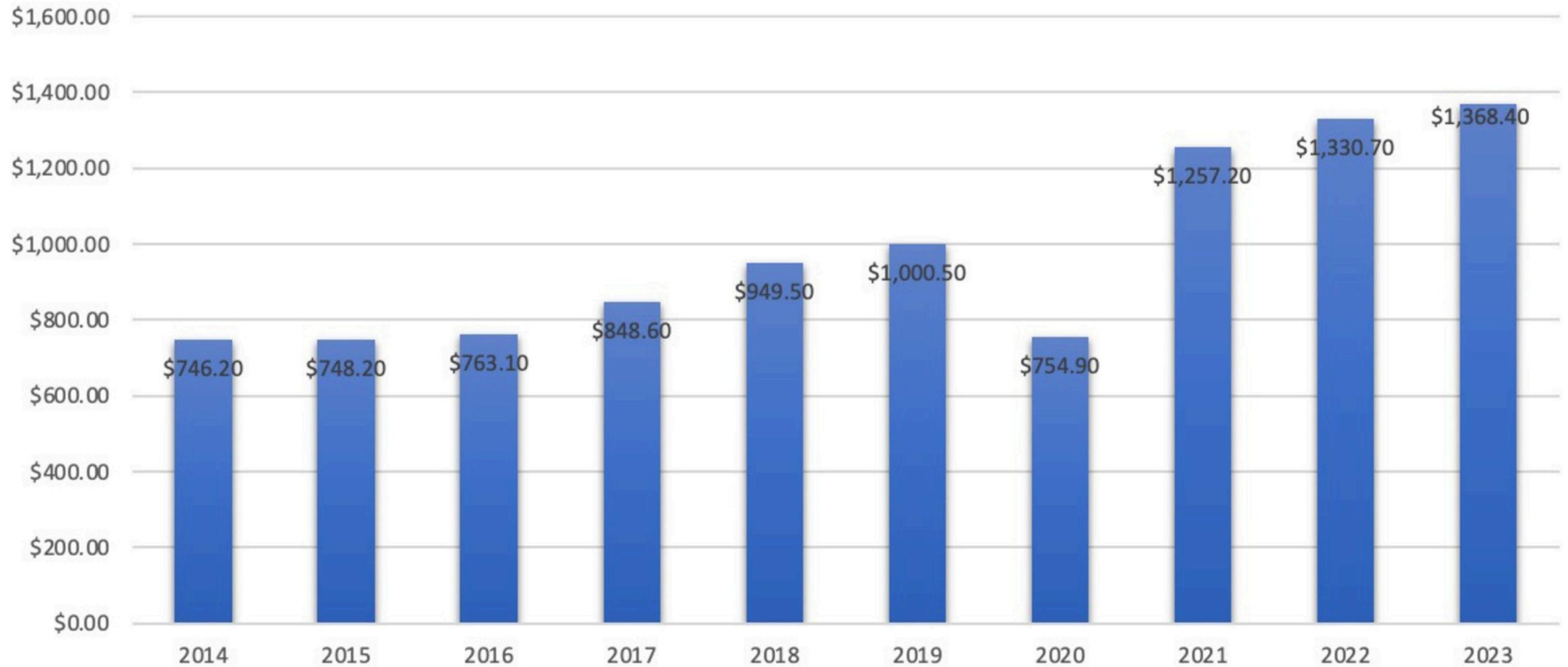
TOURISM REPORT

From 2019 through 2023, expenditures in Yavapai County on retail and food & beverages increased 23.2% and 38.7%, respectively. These expenditures benefit local retail establishments and restaurants with continued sales growth generating an increased need for new businesses and retail development opportunities.

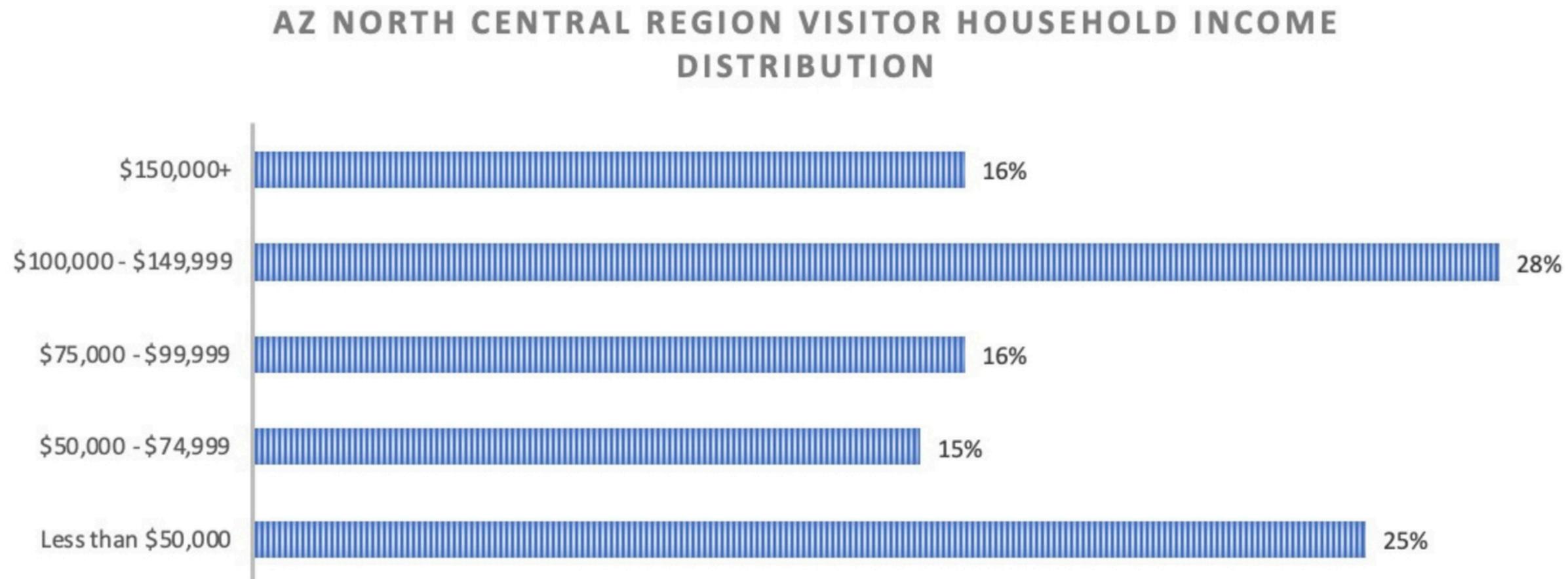
	2019	2020	2021	2022	2023	% 2022-23	Change 2019-23
Lodging	\$273.7	\$250.8	\$425.6	\$152.6	\$464.2	2.6%	69.6%
Food & Beverages	\$202.2	\$139.6	\$252.2	\$261.2	\$280.5	7.4%	38.7%
Food Stores	\$55.4	\$41.1	\$72.7	\$77.7	\$80.7	3.9%	45.7%
Local Transportation	\$80.2	\$45.9	\$94.1	\$111.4	\$104.4	-6.2%	30.2%
Arts, Enter & Recreation	\$217.1	\$164.6	\$223.4	\$230.9	\$244.6	5.9%	12.6%
Retail	\$100.3	\$71.8	\$124.7	\$123.4	\$123.6	0.1%	23.2%
Air Transsportation	\$2.3	\$1.2	\$2.1	\$2.7	\$2.6	-5.9%	13.3%

YAVAPAI VISITOR EXPENDITURES (\$Millions)

Yavapai County Visitor Expenditures (\$ Millions)



Visitors to Arizona's North Central Region are well educated and possess household incomes exceeding the national average. 44% of visitors to North Central Region are high-income households with incomes of \$100,000 or more while 71% are college graduates or post-graduates, both significantly exceeding statewide norms. Visitors also tend to be young with an average age of 41.9 years and 55% between the ages of 25 and 44 years. These favorable visitor demographics bode well for the North Central Region's ability to capture above average visitor expenditures on such activities as outdoor adventures, entertainment, shopping, and dining.

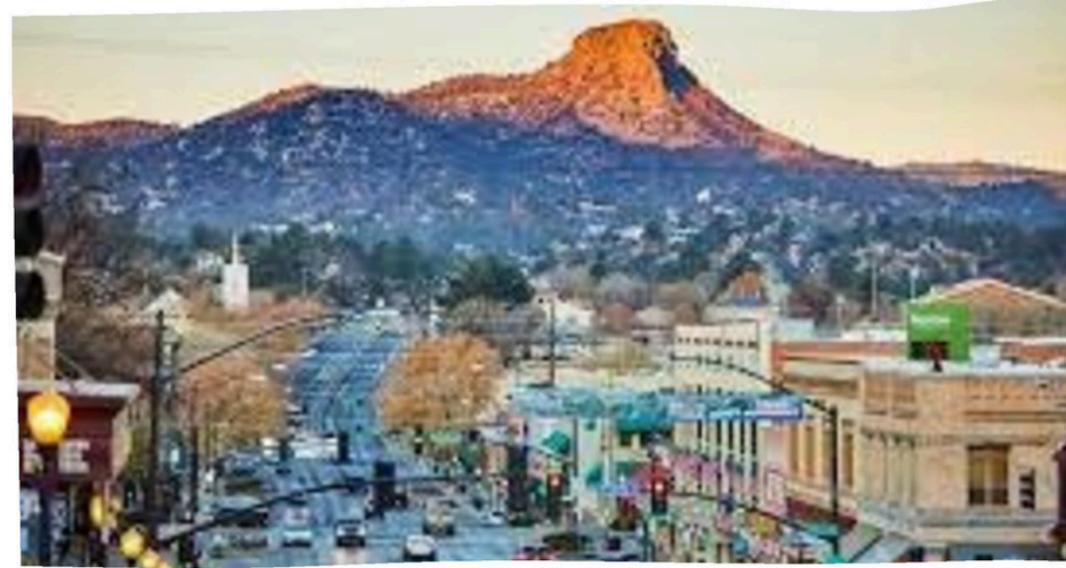


To conclude, Yavapai County's tourism industry has recovered from the COVID-19 pandemic, with spending, earnings, and tax revenues all exceeding pre-pandemic levels. Tourism's strong recovery bodes well for the future of tourism in the region and the opportunity to support continued growth in visitation and visitor expenditures. Visitors are well educated, high-income earners and active, which bodes well for growing such tourism-related industries as outdoor adventures, entertainment and cultural events, and food service. Visitors also support Prescott's retail market through expenditures on shopping, dining, entertainment and recreation.

PRIME NEW DEVELOPMENT IN DOWNTOWN PRESCOTT, AZ

Prescott, Arizona

The City of Prescott offers a diverse and resilient consumer base, supported by a strong financial landscape well-suited to a wide range of business models. With an established workforce spanning more than 15 industry verticals, Prescott provides the talent and infrastructure needed for sustainable growth. Business owners also benefit from a highly engaged city council and an active Chamber of Commerce—both committed partners dedicated to helping businesses succeed and scale.



RESIDENT POPULATION IN PRESCOTT, AZ - MSA

242,253 people



AVERAGE INCOME

\$77,000 - \$100,000



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

-Wall Street Journal

Demographics

From personal quality of life to thriving economics, business development and more, the City of Prescott is a wonderful place to work, live, and play.

Prescott is currently growing at a rate of 2.19% annually and its population has increased by 19.07% since 2010.

Prescott has become a mecca for business vitality, quality of life and offers a diverse community with economic opportunity for all.

BASIC INFORMATION

Founded:	1864	Incorporated:	1883
Elevation:	5,410 ft.	Location:	Yavapai County

Distance to major cities:

Phoenix:	102 miles	San Diego:	373 miles
Tucson:	213 miles	Los Angeles:	379 miles
Las Vegas:	252 miles		

POPULATION

	2010	2021 (est.)
Prescott	39,771	44,311
Yavapai County	210,899	235,099
State of Arizona	6,401,569	7,520,103

Office of Economic Opportunity

PROPERTY TAX

	2010	2019
Elementary / High School	2.64	3.09
City / Fire District	2.05	3.05
Yavapai County	3.47	4.95
Totals (Yavapai County)	8.16	11.09

Arizona Dept. of Revenue & Arizona Tax Research Foundation

SALES TAX / TRANSACTION PRIVILEGE TAX

Prescott	2.75%
Yavapai County	0.75%
State	5.60%

Arizona Dept. of Revenue & Arizona Tax Research Foundation

* azcommerce.com

LABOR FORCE

	2010	2021
Civilian Labor Force	93,223	102,861
Unemployed	9,302	6,026
Unemployment Rate	10.1%	5.5%

Office of Economic Opportunity

WORKFORCE EDUCATION ATTAINMENT

	Count	Share
Less than high school	1,882	5.9%
High school or equivalent, no college	5,354	16.7%
Some college or Associate degree	12,387	38.5%
Bachelor's degree or advanced degree	12,519	38.9%

American Community Survey

INDUSTRY (RATED BY EMPLOYMENT)

	Count	Share
Education, health care & social assistance	4,537	31.2%
Arts, entertainment, food & recreation services	1,893	13.0%
Professional, scientific, & administrative services	1,751	12.1%
Retail trade	1,592	11.0%
Public administration	916	6.3%
Finance, insurance & real estate	739	5.1%
Construction	721	5.0%
Other services, except public administration	712	4.9%
Transportation, warehousing, & utilities	653	4.5%
Manufacturing	552	3.8%
Information	203	1.4%
Wholesale trade	200	1.4%
Agriculture, forestry, fishing, hunting, & mining	53	0.4%

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