

THE TRAX | CLASS-A COMMUNITY SHOPPING CENTER with Immediate Development Potential

SWC 4TH ST & RTE 66 | FLAGSTAFF, AZ



PROPERTY DETAILS

Available: +0.85 to +2.17 acres of Land
(PAD, Shop Space Opportunities)

PROPERTY OVERVIEW

The Trax at 4th is a new retail development located at the busiest intersection east of downtown Flagstaff.

The site is situated between both Route 66 and Interstate 40. I-40 is a major transportation route through Arizona, connecting more eastern states such as New Mexico with California, specifically the Los Angeles Metro Area.

The City of Flagstaff has a population of 79,530 (2023 ESRI) people.

Northern Arizona University is located in the city and has an enrollment of ±21,550 (Fall 2021) students at the Flagstaff Campus.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Total Population	11,195	49,523	79,530
2029 Total Population	11,507	50,250	81,258
2024 Avg HH Income	\$82,634	\$90,602	\$92,494

ESRI 2024 Estimates

TRAFFIC COUNTS

- N:** ±19,625 VPD (NB & SB)
- S:** ±22,495 VPD (NB & SB)
- E:** ±23,149 VPD (EB & WB)
- W:** ±23,261 VPD (EB & WB)

ADOT 2023

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[10/23/24]



SAN FRANCISCO PEAKS

MOUNT ELDEN

SAFEWAY

KILLIP ELEMENTARY SCHOOL

Highlands Floor & Window Coverings

FLAGSTAFF FARMERS MARKET

AZNORTH Realty

FB&F

Eat n' Run

ROUTE 66

±23,261 VPD

ROUTE 66

AVAILABLE PAD, SHOP SPACE OPPORTUNITIES
+0.85 TO +2.17 ACRES OF LAND

Coconino Community College
4TH STREET CAMPUS

BIG LOTS!

CAL RANCH STORES

FRATELLI PIZZA

Habitat for Humanity of Northern Arizona

H&R BLOCK

Summit Gymnastics Academy

Walgreens

Dominos

USPS

NATIONAL BANK OF ARIZONA

IHOP

Hurst TIRE AND AUTO REPAIR

FUTURE RETAIL AND HOTEL DEVELOPMENT

FOURTH ST ±22,495 VPD

Chick-fil-A

Dutch Bros Coffee

GORE
3RD LARGEST EMPLOYER IN FLAGSTAFF
THE FLAGSTAFF AQUAPLEX

SPORTSMAN'S WAREHOUSE





FLAGSTAFF RECEIVES OVER
±5 MILLION VISITORS
PER YEAR



2024 POPULATION
263,013
WITHIN THE TRADE AREA



One Page Summary

4th St & Route 66, Flagstaff
 N 4th St, Flagstaff, Arizona, 86004
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.20620
 Longitude: -111.61301

	1 mile	3 miles	5 miles
Population Summary			
2024 Total Population	11,195	49,523	79,530
2024 Group Quarters	420	7,395	9,894
2029 Total Population	11,507	50,250	81,258
2024-2029 Annual Rate	0.55%	0.29%	0.43%
2024 Total Daytime Population	14,366	56,333	81,503
Workers	9,565	33,844	46,224
Residents	4,801	22,489	35,279
Household Summary			
2024 Households	4,212	17,393	28,842
2024 Average Household Size	2.56	2.42	2.41
2029 Households	4,481	18,209	30,401
2029 Average Household Size	2.47	2.35	2.35
2024-2029 Annual Rate	1.25%	0.92%	1.06%
Housing Unit Summary			
2024 Housing Units	4,498	20,536	33,721
Owner Occupied Housing Units	43.6%	39.9%	42.0%
Renter Occupied Housing Units	50.0%	44.8%	43.5%
Vacant Housing Units	6.4%	15.3%	14.5%
Home Value			
2024 Median Home Value	\$408,786	\$554,209	\$564,293
Household Income			
2024 Median Household Income	\$63,345	\$66,000	\$66,717
2024 Average Household Income	\$82,634	\$90,602	\$92,494
2024 Per Capita Income	\$31,533	\$32,614	\$33,924
Median Age			
2024 Median Age	33.0	28.1	28.0
2024 Population by Race/Ethnicity			
Total	11,195	49,523	79,530
White Alone	48.4%	62.9%	65.0%
Black Alone	1.3%	2.1%	1.9%
American Indian Alone	21.1%	12.6%	11.6%
Asian Alone	1.6%	2.4%	2.7%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	13.4%	8.3%	7.3%
Two or More Races	14.1%	11.4%	11.2%
Hispanic Origin	31.0%	22.3%	20.7%
Diversity Index	81.8	71.7	69.4
2024 Population 25+ by Educational Attainment			
Total	7,320	27,495	44,395
Less than 9th Grade	3.7%	2.1%	1.8%
9th - 12th Grade, No Diploma	1.7%	2.3%	2.0%
High School Graduate	15.4%	14.9%	13.2%
GED/Alternative Credential	4.3%	2.9%	2.2%
Some College, No Degree	18.6%	17.9%	17.1%
Associate Degree	9.4%	7.3%	8.4%
Bachelor's Degree	34.2%	31.9%	33.6%
Graduate/Professional Degree	12.8%	20.5%	21.7%
Business Summary			
Total Businesses	809	2,650	3,464
Total Employees	9,975	34,518	46,642
Top 3 Tapestry Segments			
1.	Metro Fusion (11C)	College Towns (14B)	College Towns (14B)
2.	Bright Young Professionals (8C)	Emerald City (8B)	Emerald City (8B)
3.	In Style (5B)	Metro Fusion (11C)	Bright Young Professionals

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri, Esri-Data Axle