



RETAIL PROPERTY FOR LEASE

VERDE VILLAGE

452-522 W Finnie Flat Rd Camp Verde, AZ 86322



JASON FESSINGER
602.368.1090
jfessinger@w-retail.com

KALEN RICKARD
602.931.4492
krickard@w-retail.com

JAKE MCCLAUGHRY
602.368.1088
jmclaughry@w-retail.com

JULIE GREEN
602.710.1786
jgreen@w-retail.com

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200
Phoenix, AZ 85016
602.778.3747 | w-retail.com

VERDE VILLAGE

452-522 W Finnie Flat Rd Camp Verde, AZ 86322



LOCATION DESCRIPTION

NWC Finnie Flat Road & Cliffs Pkwy
460-522 W Finnie Flat Rd

PROPERTY HIGHLIGHTS

- INLINE SHOP AND PAD BUILDING SPACES AVAILABLE - 912 SF - 6,205 SF
- Top producing Bashas' in the entire chain
- New 200 home subdivision immediately to the west

AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

VERDE VILLAGE

452-522 W Finnie Flat Rd Camp Verde, AZ 86322



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

VERDE VILLAGE

452-522 W Finnie Flat Rd Camp Verde, AZ 86322



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

VERDE VILLAGE

452-522 W Finnie Flat Rd Camp Verde, AZ 86322



LEGEND

Available

NAP

Unavailable

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

VERDE VILLAGE

452-522 W Finnie Flat Rd Camp Verde, AZ 86322

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	912 - 4,489 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

TENANT	SIZE	TYPE	RATE	DESCRIPTION
BASHAS'	0 SF	NNN	-	-
CVS	14,700 SF	NNN	-	-
CRUSTY'S PIZZA	1,800 SF	NNN	-	-
BAAN BAAN THAI EXPRESS	1,266 SF	NNN	-	-
HANNA'S NAILS	900 SF	NNN	-	-
Available	912 SF	NNN	CALL FOR PRICING	-
UPS	900 SF	NNN	-	-
NAPA	4,173 SF	NNN	-	-
EDWARD JONES	900 SF	NNN	-	-
VERDE VALLEY DENTAL	1,847 SF	NNN	-	-
Available	1,408 SF	NNN	CALL FOR PRICING	-
CAMP VERDE EYE CARE	2,088 SF	NNN	-	-
STEIGMAN EMBROIDERY	1,716 SF	NNN	-	-
DOMINO'S PIZZA	1,232 SF	NNN	-	-
FARMER'S INSURANCE	1,232 SF	NNN	-	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

VERDE VILLAGE

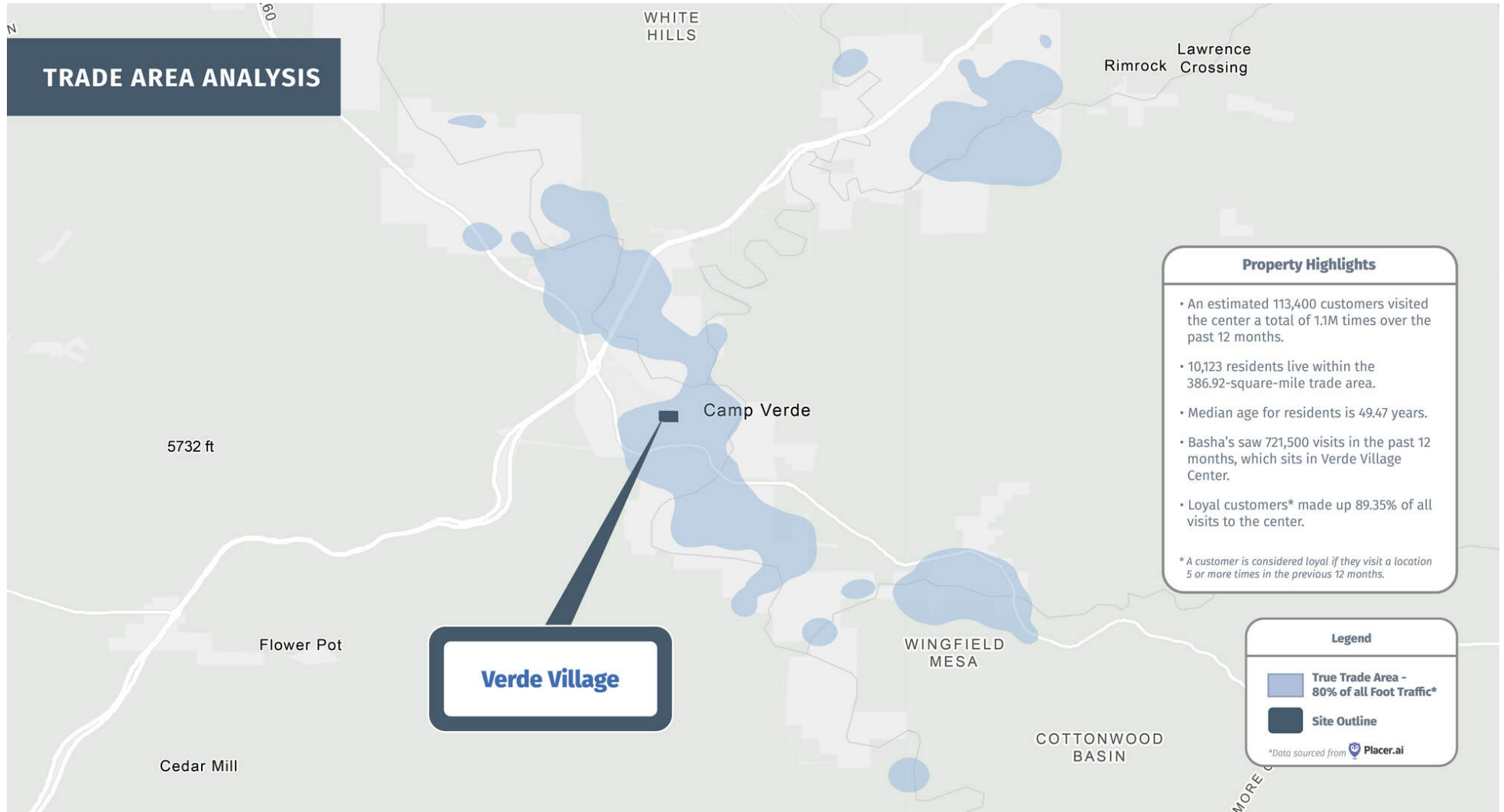
452-522 W Finnie Flat Rd Camp Verde, AZ 86322

TENANT	SIZE	TYPE	RATE	DESCRIPTION
H&R BLOCK	1,232 SF	NNN	-	-
ALFONSO'S MEXICAN	1,224 SF	NNN	-	-
STEIGMAN EMBROIDERY	854 SF	NNN	-	-
BODYWORKS MASSAGE	688 SF	NNN	-	-
Available	4,489 SF	NNN	CALL FOR PRICING	CAN BE COMBINED
Available	1,716 SF	NNN	CALL FOR PRICING	CAN BE COMBINED

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

VERDE VILLAGE

452-522 W Finnie Flat Rd Camp Verde, AZ 86322



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

VERDE VILLAGE

452-522 W Finnie Flat Rd Camp Verde, AZ 86322



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	3,280	7,214	10,291
Median Age	46.7	52.4	49.8



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$45,172	\$49,848	\$49,051
Average	\$69,272	\$74,693	\$74,525



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	204	347	389
Employees	2,046	3,192	3,758
Daytime Population	1,637	3,190	3,728



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	38.3%	35.8%	31.8%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	43.7%	48.3%	46.6%
Services	36.3%	29.5%	31.2%
Blue Collar	19.8%	22.2%	22.2%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,429	3,018	4,104
Median Home Value	\$328,161	\$333,012	\$320,096

* 2023 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.