

PRIME DOWNTOWN SPACES FOR LEASE

HARD CORNER ON GURLEY STREET AND GRANITE STREET

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PRESCOTT COMMERCIAL
REAL ESTATE



\$24.00 PSF PLUS NNN

VACANT

VACANT

RETAIL SPACE IN DOWNTOWN PRESCOTT, ARIZONA

PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

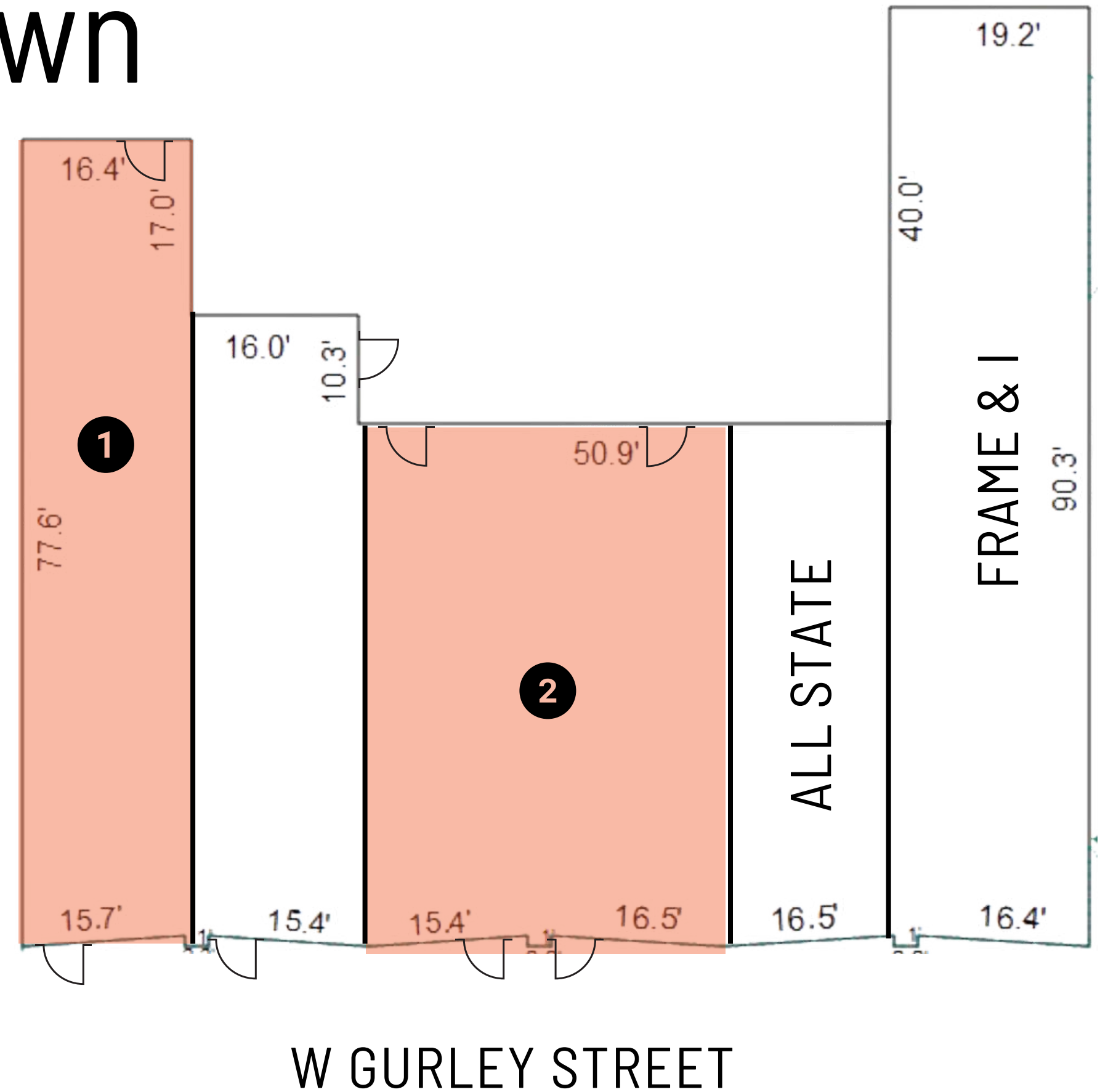
Property Overview

Downtown Property For Lease

An outstanding leasing opportunity is available for your business in the vibrant downtown Prescott area. There are currently three suites on offer, measuring 1,700 SF and 1,250 SF. The allure of this location is amplified by its significant pedestrian and vehicular traffic. The historic Courthouse plaza acts as a central hub for both locals and visitors, guaranteeing a consistent flow of potential customers for your business to prosper. These prime locations are perfect for retail, dining, and various other commercial ventures, all set against the backdrop of Prescott, Arizona's rich cultural and recreational amenities. Base rent is \$24.00 PSF with an estimated \$5.25 NNN plus City of Prescott TPT tax of 2.95%.

Property Breakdown

- 1** 219 W. Gurley Street
1,250 SF
- 2** 223/225 W. Gurley Street
1,700 SF

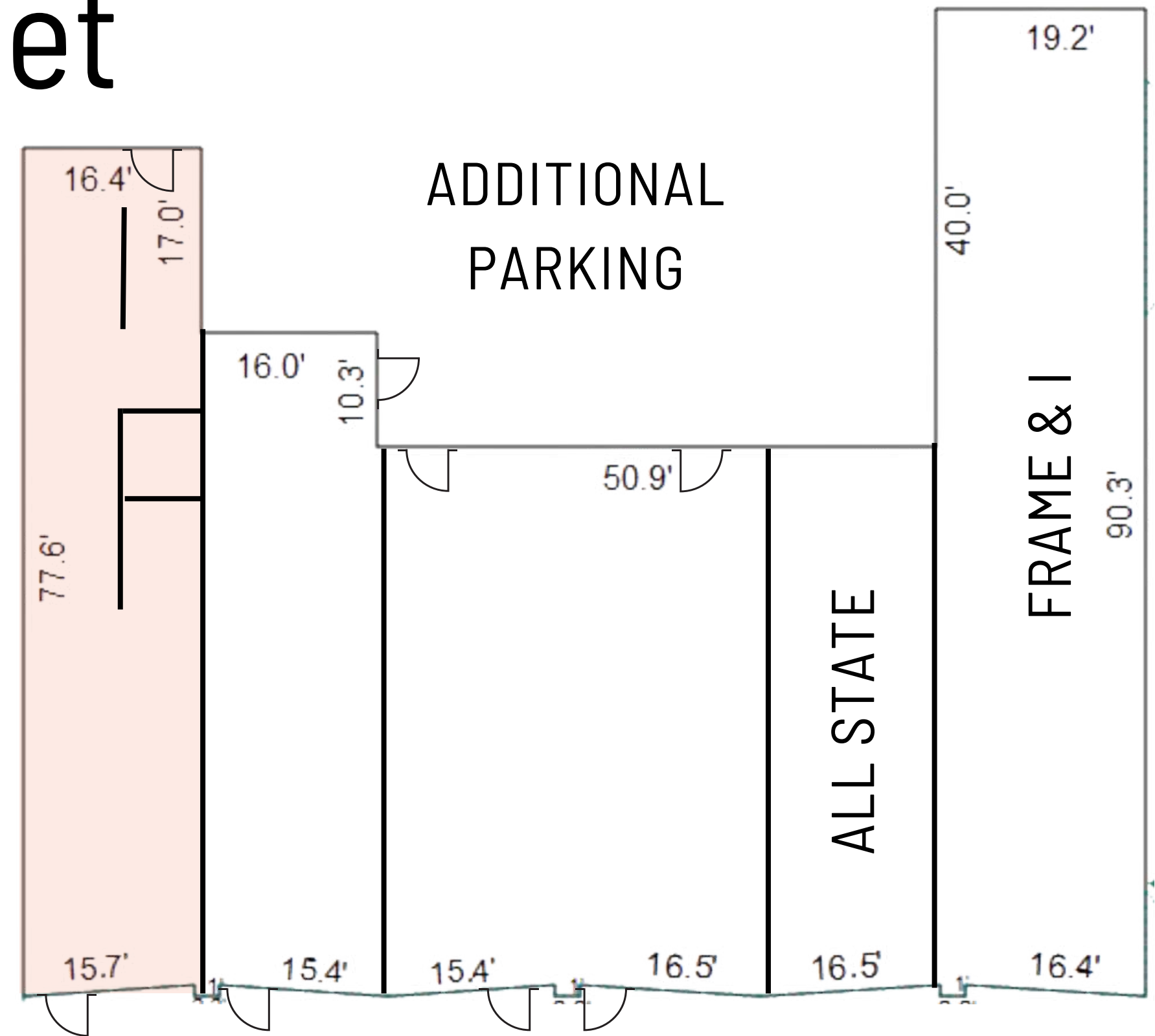


PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

219 W. Gurley Street

1,250 Square Feet of Lease Space

219 W. Gurley Street encompasses 1,250 square feet. The site's appealing characteristics are amplified by its significant pedestrian and vehicular traffic. It is currently well-suited for a clothing or retail establishment. The space includes a restroom, a breakroom with a kitchenette, and a dressing room. Additionally, the unit is equipped with heating and cooling systems, ensuring a comfortable environment for both customers and staff. Parking is accessible at the rear, facilitating easy loading and unloading of materials through the back entrance. Also, signage is prominently displayed at the front of the suite.



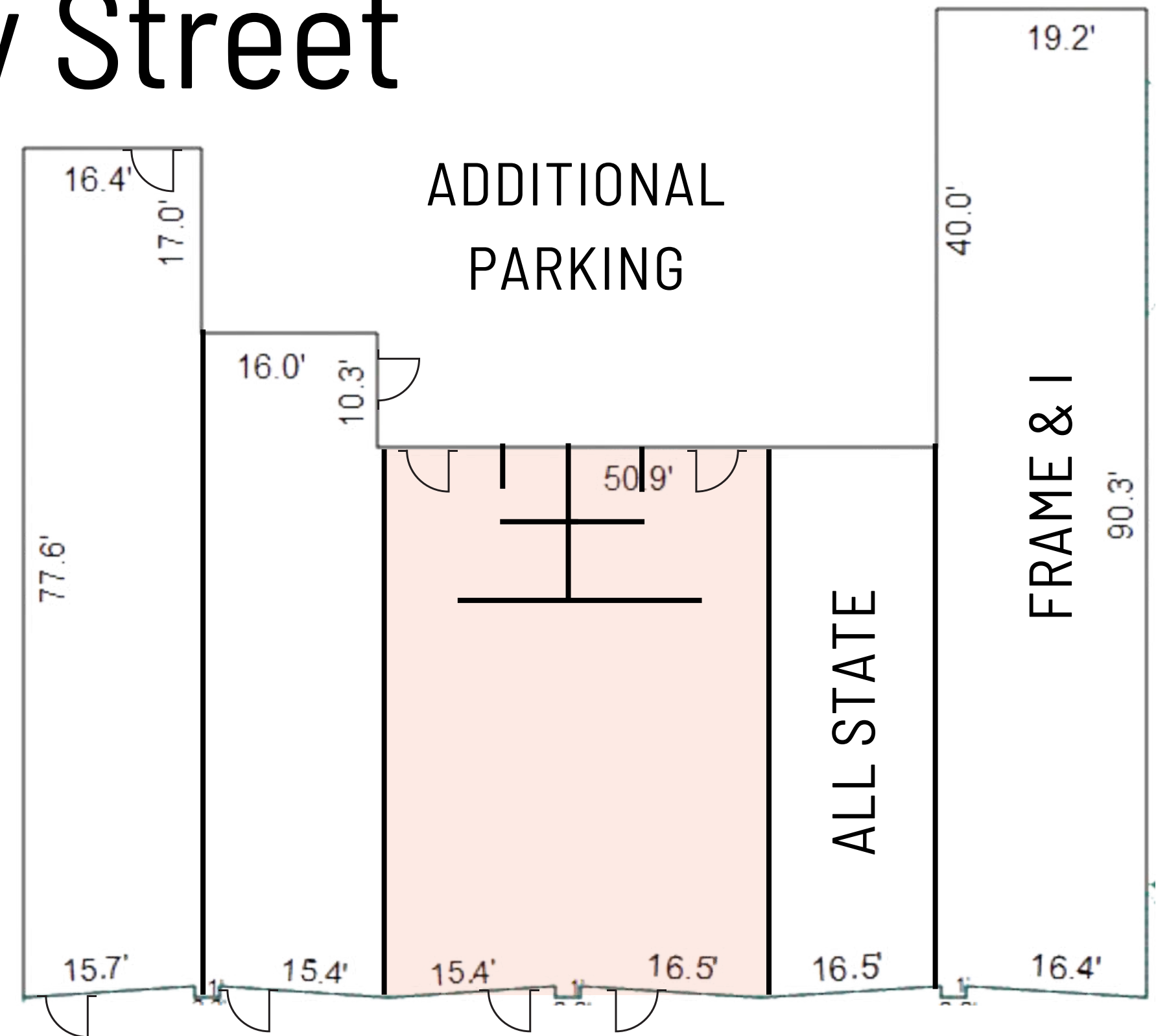
W GURLEY STREET

PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

223/225 W. Gurley Street

1,700 Square Feet of Lease Space

The property located at 223/225 W. Gurley Street encompasses 1,700 square feet and boasts a vibrant atmosphere, bolstered by significant pedestrian and vehicular traffic. It is ideally suited for various business ventures, including restaurants, ice cream shops, and retail establishments. The space can be customized to meet specific business requirements and is equipped with water access throughout, along with two restrooms. Additionally, the unit features heating and cooling systems to ensure a comfortable environment for both customers and staff. Convenient parking is available at the rear, facilitating easy loading and unloading through the back entrance, and there is prominent signage on the front of the suite.



W GURLEY STREET

PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

Interior - 223/225 W. Gurley Street



PRIME NEW DEVELOPMENT IN DOWNTOWN PRESCOTT, AZ

Aerial Location

WHISKEY ROW

DOWNTOWN SQUARE

SUBJECT

DEPOT MARKETPLACE

PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

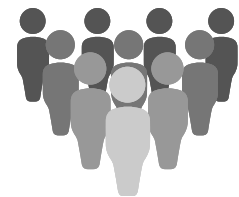
Exterior Gallery



PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

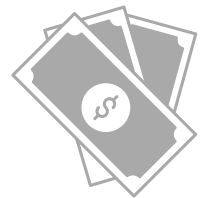
Prescott, Arizona

No matter your industry, the City of Prescott offers a wealth of diverse consumer demographics and financial landscapes to support your business model. With a robust existing workforce spanning more than 15 industry verticals. In Prescott, you'll find a dedicated City Council and Chamber of Commerce that truly want you to succeed and will do whatever it takes to help you grow your business.



RESIDENT POPULATION IN PRESCOTT, AZ - MSA

242,253 people



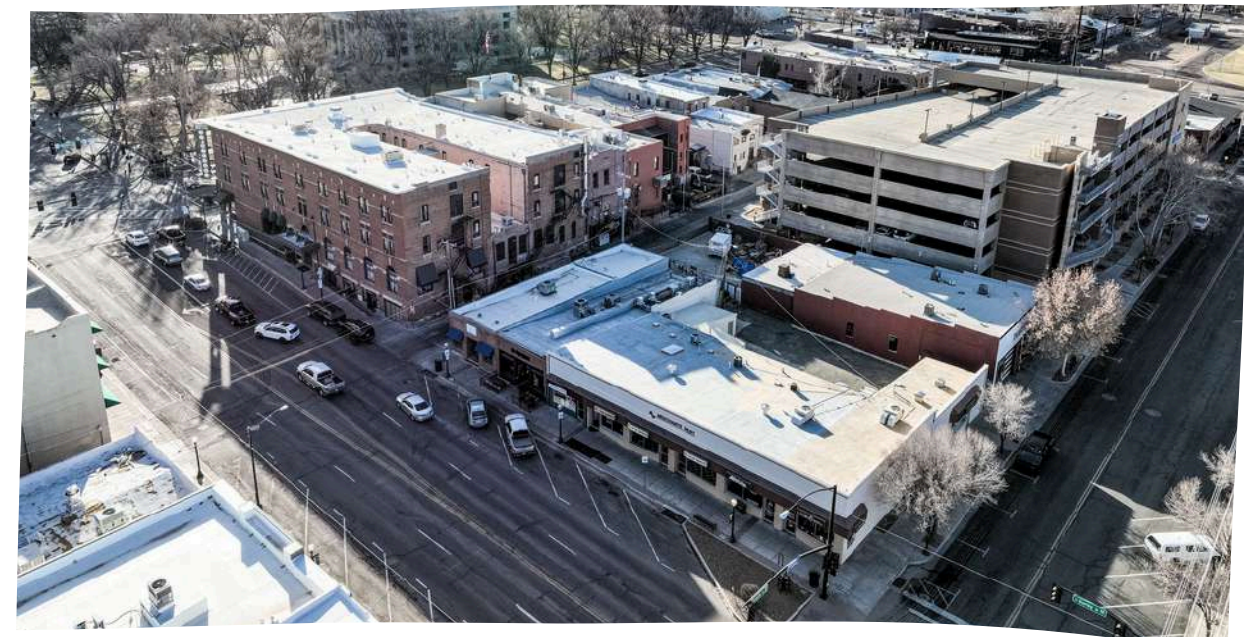
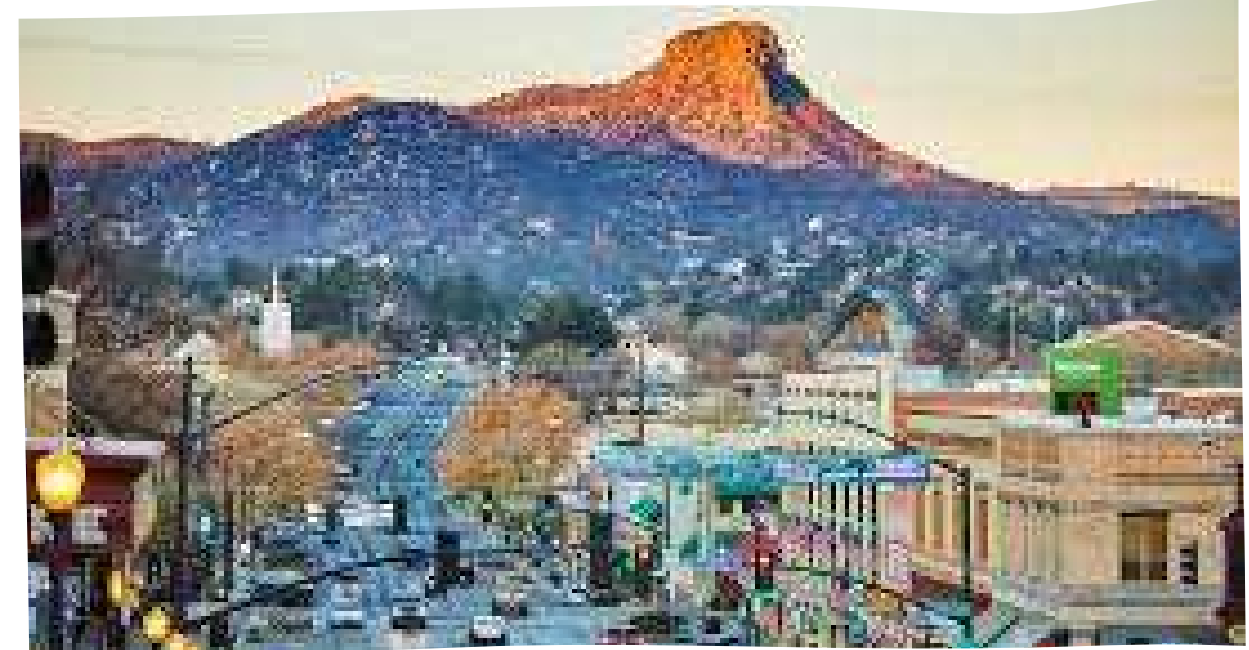
AVERAGE INCOME

\$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			

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 (RANTED 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%

* azcommerce.com

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Contact information

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