

PRIME DOWNTOWN SPACES FOR LEASE

HARD CORNER ON GURLEY STREET AND GRANITE STREET

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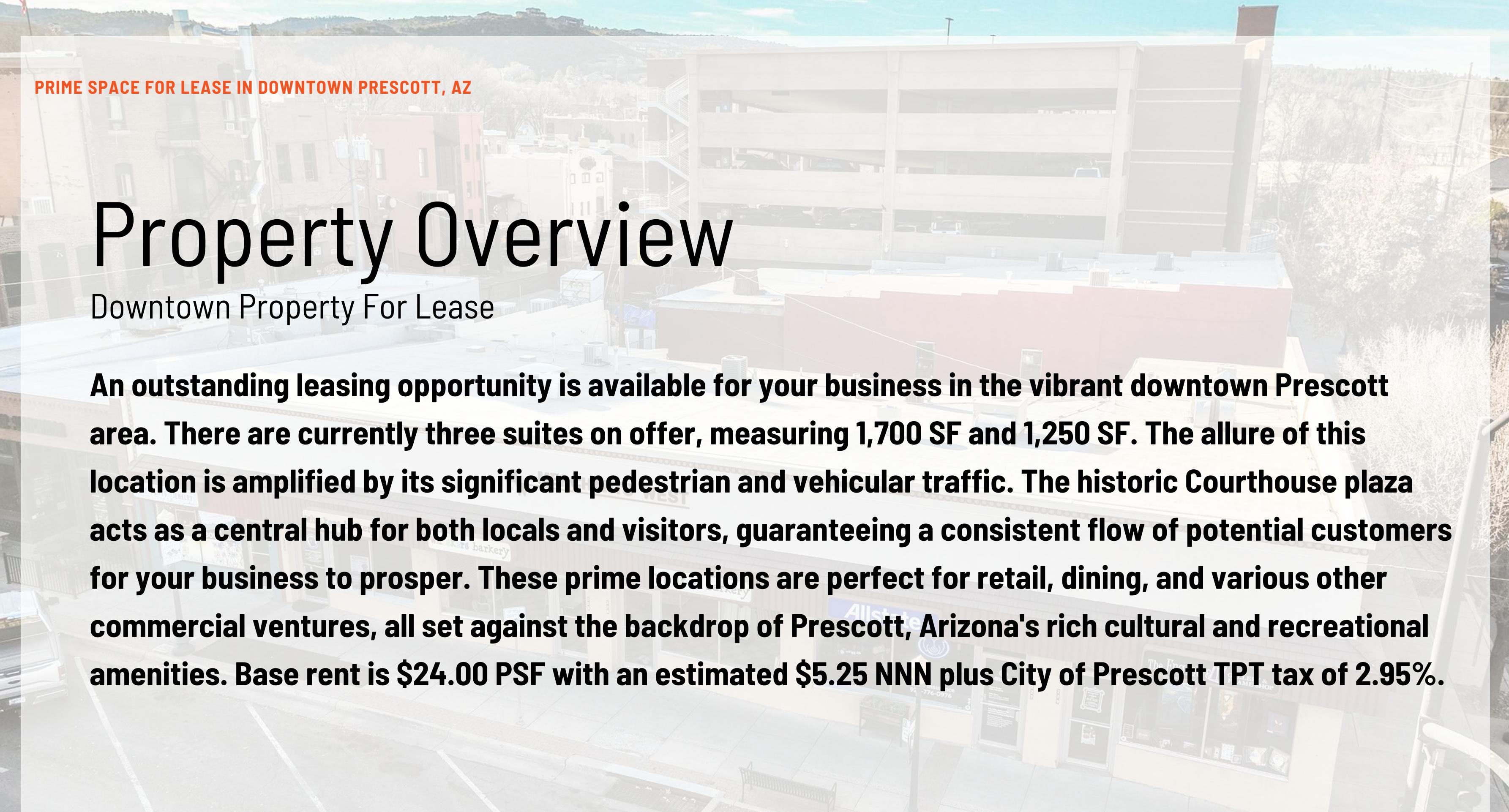


PREScott COMMERCIAL
REAL ESTATE



\$24.00 PSF PLUS NNN

RETAIL SPACE IN DOWNTOWN PRESCOTT, ARIZONA



PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

Property Overview

Downtown Property For Lease

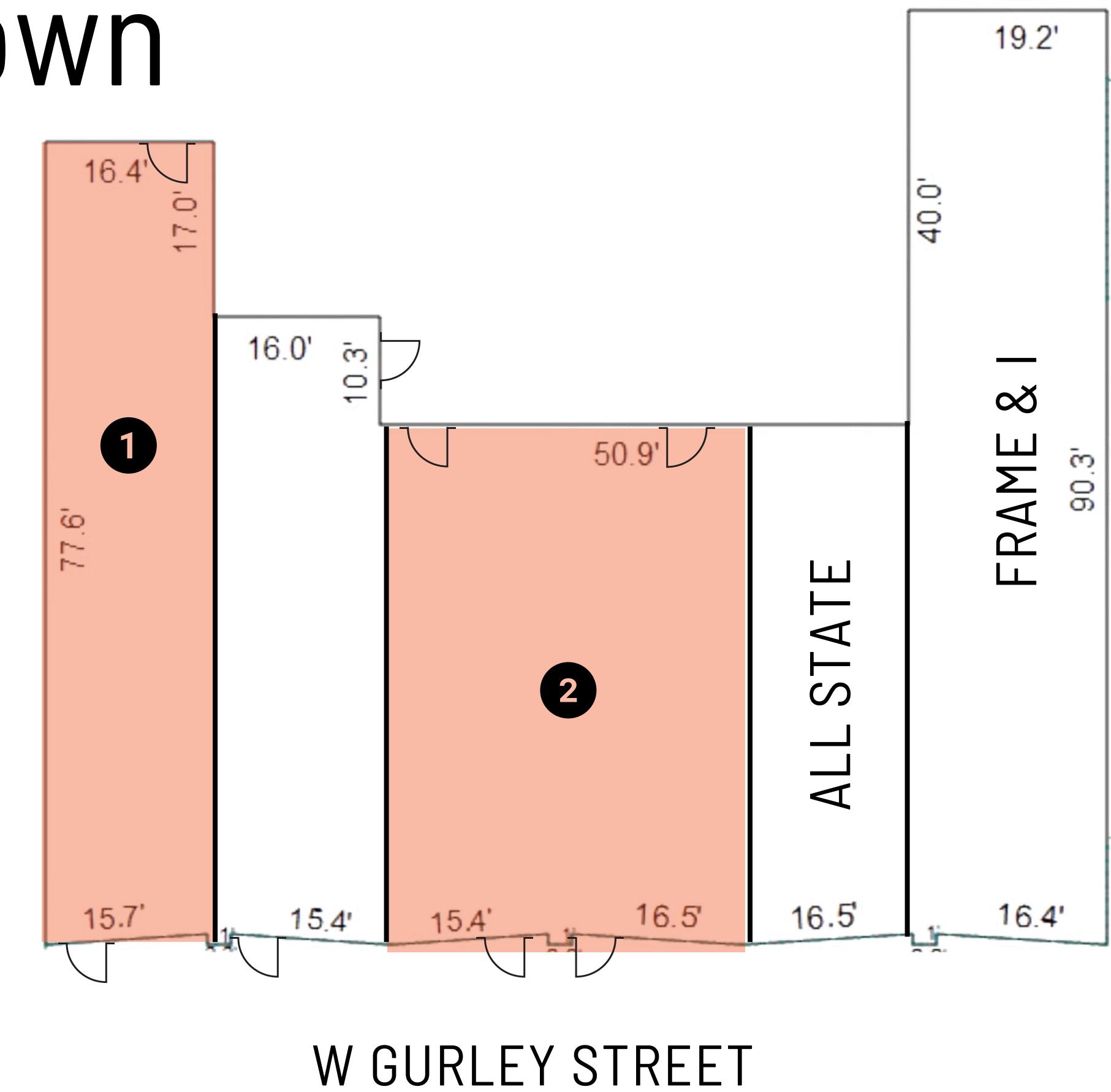
An outstanding leasing opportunity is available for your business in the vibrant downtown Prescott area. There are currently three suites on offer, measuring 1,700 SF and 1,250 SF. The allure of this location is amplified by its significant pedestrian and vehicular traffic. The historic Courthouse plaza 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%.

PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

Property Breakdown

1 219 W. Gurley Street
1,250 SF

2 223/225 W. Gurley Street
1,700 SF

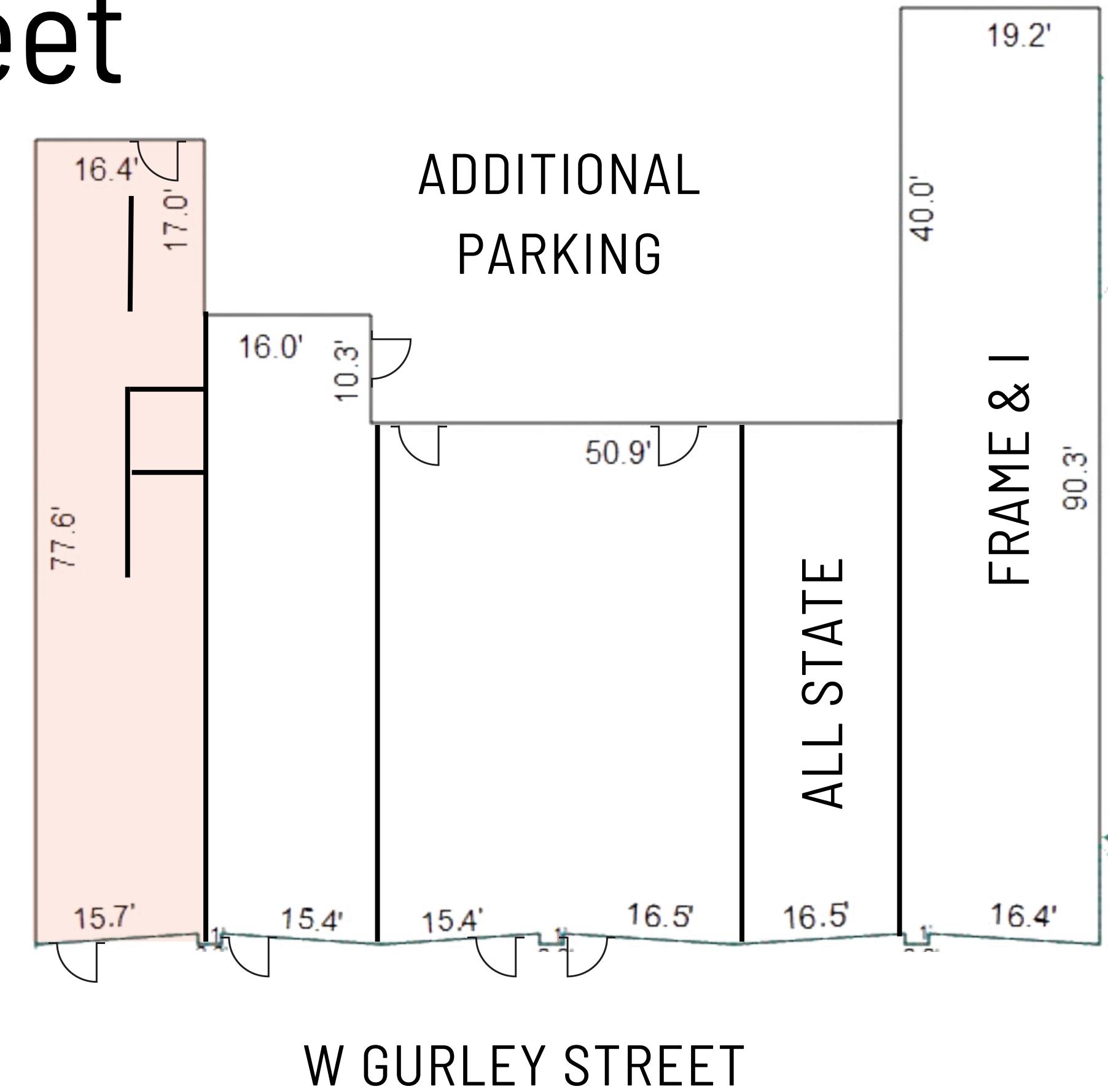


PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

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.

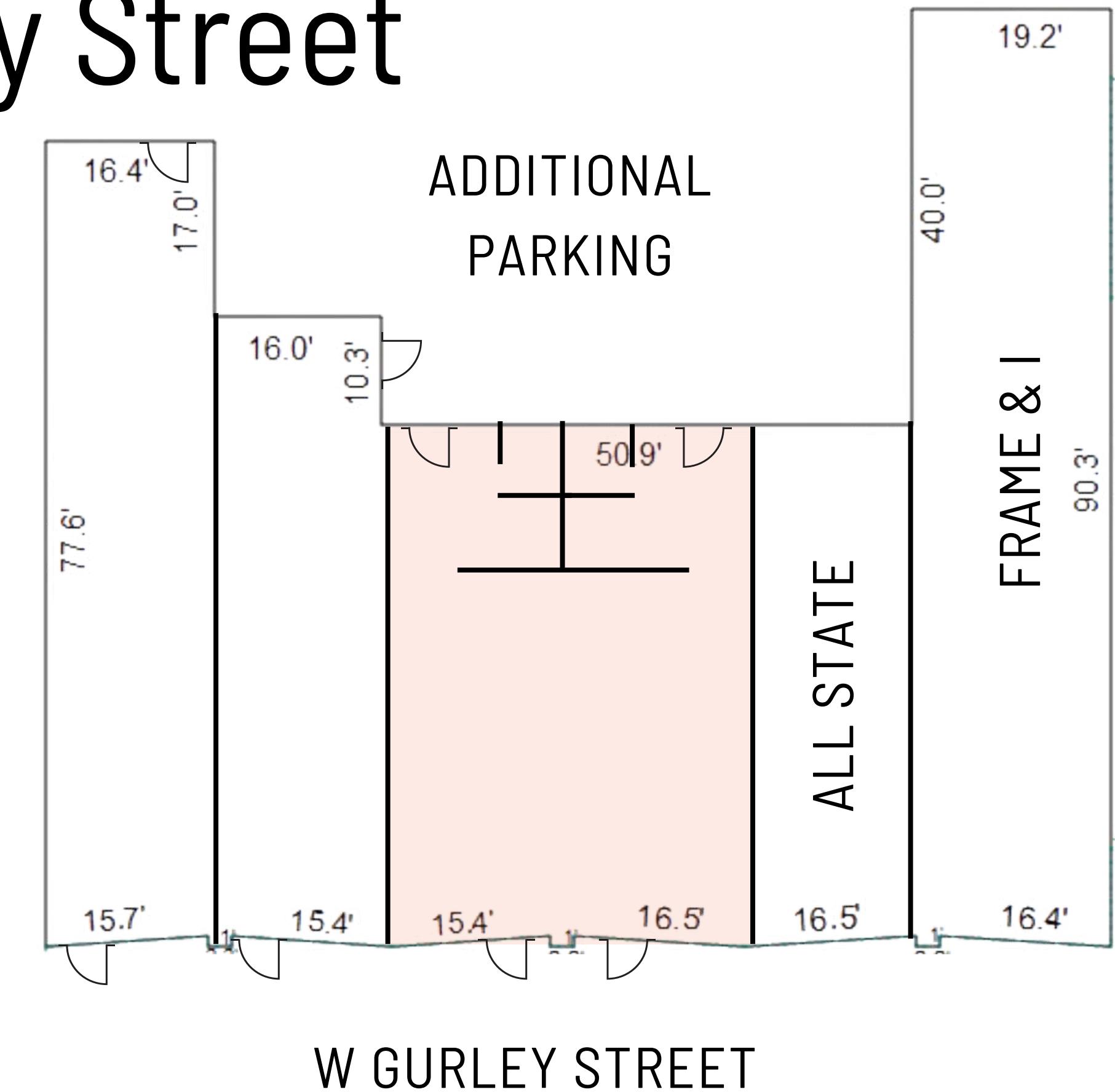


PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

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.



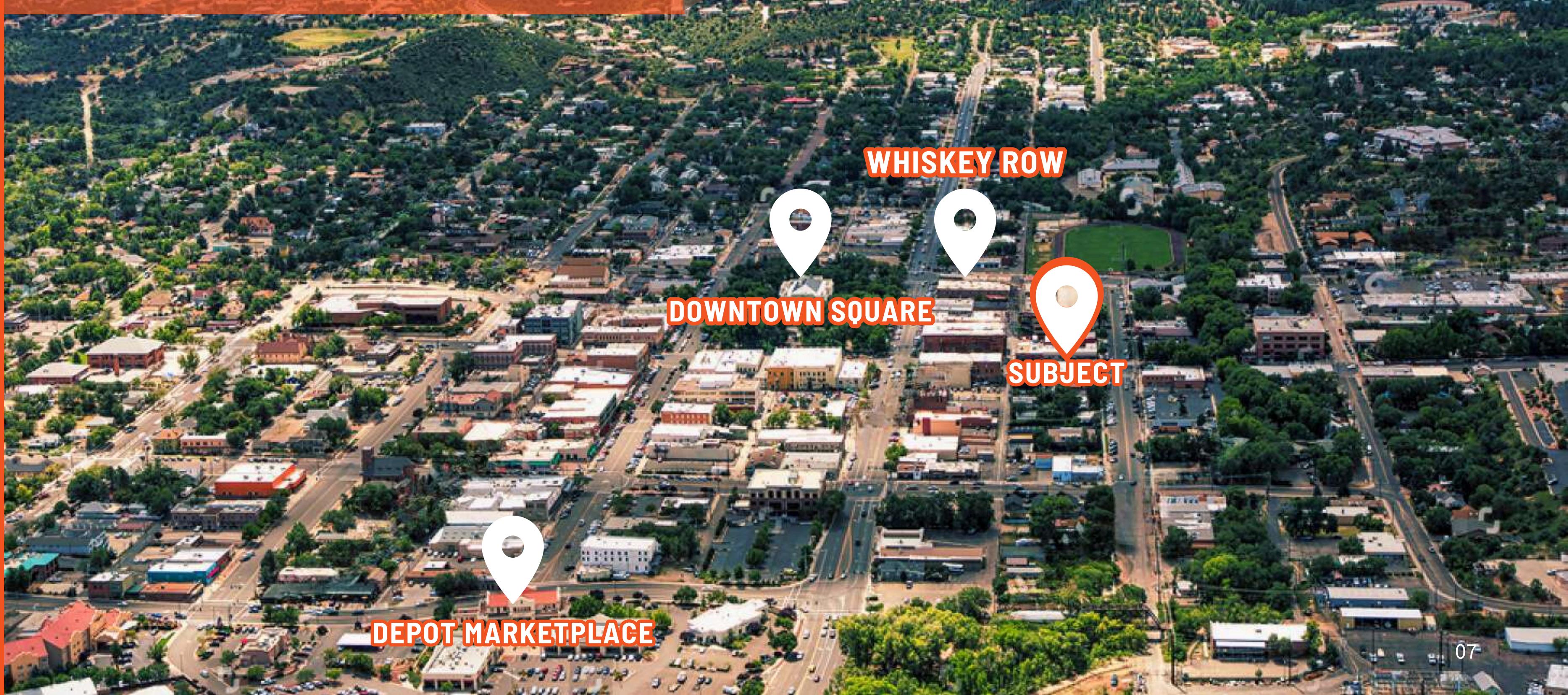
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Interior - 223/225 W. Gurley Street



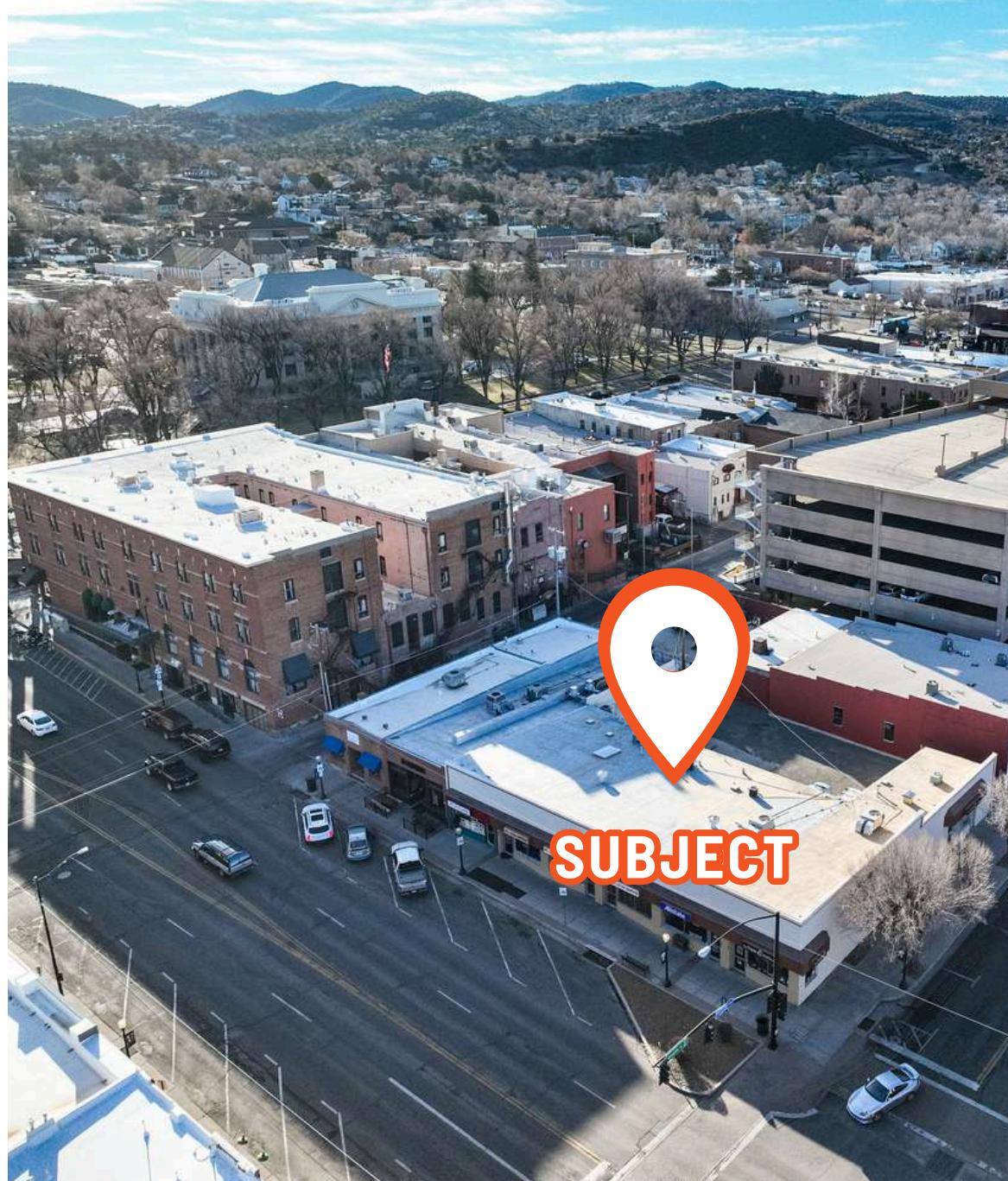
PRIME NEW DEVELOPMENT IN DOWNTOWN PRESCOTT, AZ

Aerial Location



PRIME SPACE FOR LEASE IN DOWNTOWN PRESCOTT, AZ

Exterior Gallery



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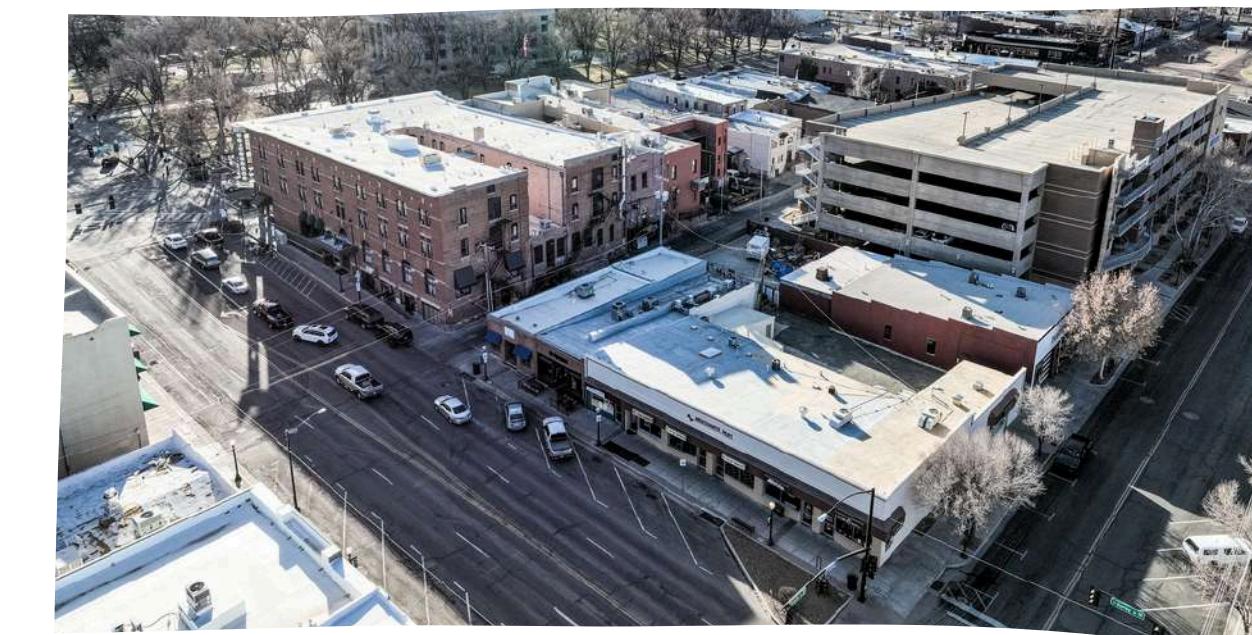
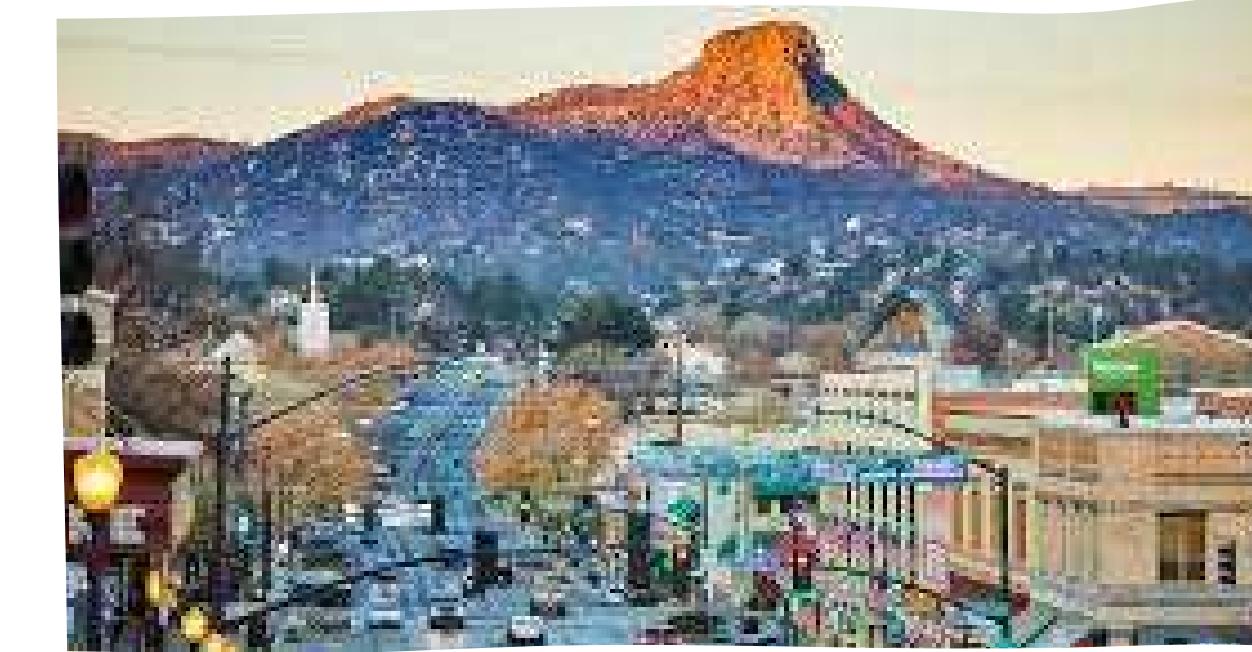
Prescott, Arizona

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			LABOR FORCE	
Founded:	1864	Incorporated:	1883	2010 2021
Elevation:	5,410 ft.	Location:	Yavapai County	Civilian Labor Force 93,223 102,861 Unemployed 9,302 6,026 Unemployment Rate 10.1% 5.5% <i>Office of Economic Opportunity</i>
Distance to major cities:			WORKFORCE EDUCATION ATTAINMENT	
Phoenix:	102 miles	San Diego:	373 miles	Count Share
Tucson:	213 miles	Los Angeles:	379 miles	Less than high school 1,882 5.9%
Las Vegas:	252 miles			High school or equivalent, no college 5,354 16.7%
POPULATION				Some college or Associate degree 12,387 38.5%
			2010 2021 (est.)	Bachelor's degree or advanced degree 12,519 38.9%
Prescott		39,771	44,311	<i>American Community Survey</i>
Yavapai County		210,899	235,099	
State of Arizona		6,401,569	7,520,103	
PROPERTY TAX			INDUSTRY (RANTEED BY EMPLOYMENT)	
			Count Share	
Elementary / High School		2.64	3.09	Education, health care & social assistance 4,537 31.2%
City / Fire District		2.05	3.05	Arts, entertainment, food & recreation services 1,893 13.0%
Yavapai County		3.47	4.95	Professional, scientific, & administrative services 1,751 12.1%
Totals (Yavapai County)		8.16	11.09	Retail trade 1,592 11.0%
<i>Arizona Dept. of Revenue & Arizona Tax Research Foundation</i>				Public administration 916 6.3%
SALES TAX / TRANSACTION PRIVILEGE TAX				Finance, insurance & real estate 739 5.1%
Prescott		2.75%		Construction 721 5.0%
Yavapai County		0.75%		Other services, except public administration 712 4.9%
State		5.60%		Transportation, warehousing, & utilities 653 4.5%
<i>Arizona Dept. of Revenue & Arizona Tax Research Foundation</i>				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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