

AVAILABLE

±25,000 SF ANCHOR



Butterfield Shopping Center

1950 Butterfield Rd | Chino Valley, AZ 86323
SWC Road 3 North & State Route 89



Butterfield Shopping Center

SWC Road 3 North & State Route 89 | Chino Valley, AZ 86323



FOR LEASE

AVAILABLE
± 25,000 SF

GLA
± 68,612 SF

CONTACT

STEPHANIE DAVIS
602.682.6054 | stephanie.davis@srsre.com
ED BEEH
602.682.6040 | ed.beeh@srsre.com

ABOUT THE PROPERTY

- Excellent opportunity for 25,000 SF Grocer or Retailer
- Originally developed as Safeway with rear loading dock
- Join Dollar Tree, Auto Zone and McDonald's
- Serves expansive trade area that draws from surrounding communities
- Chino Valley is a community among the Prescott/Prescott Valley trade area in Northern Arizona, just 17 miles north of Prescott

TRAFFIC COUNTS

SR-89	25,075 VPD
W Rd 3	3,542 VPD

Source: ADOT 2024

NEARBY RETAILERS

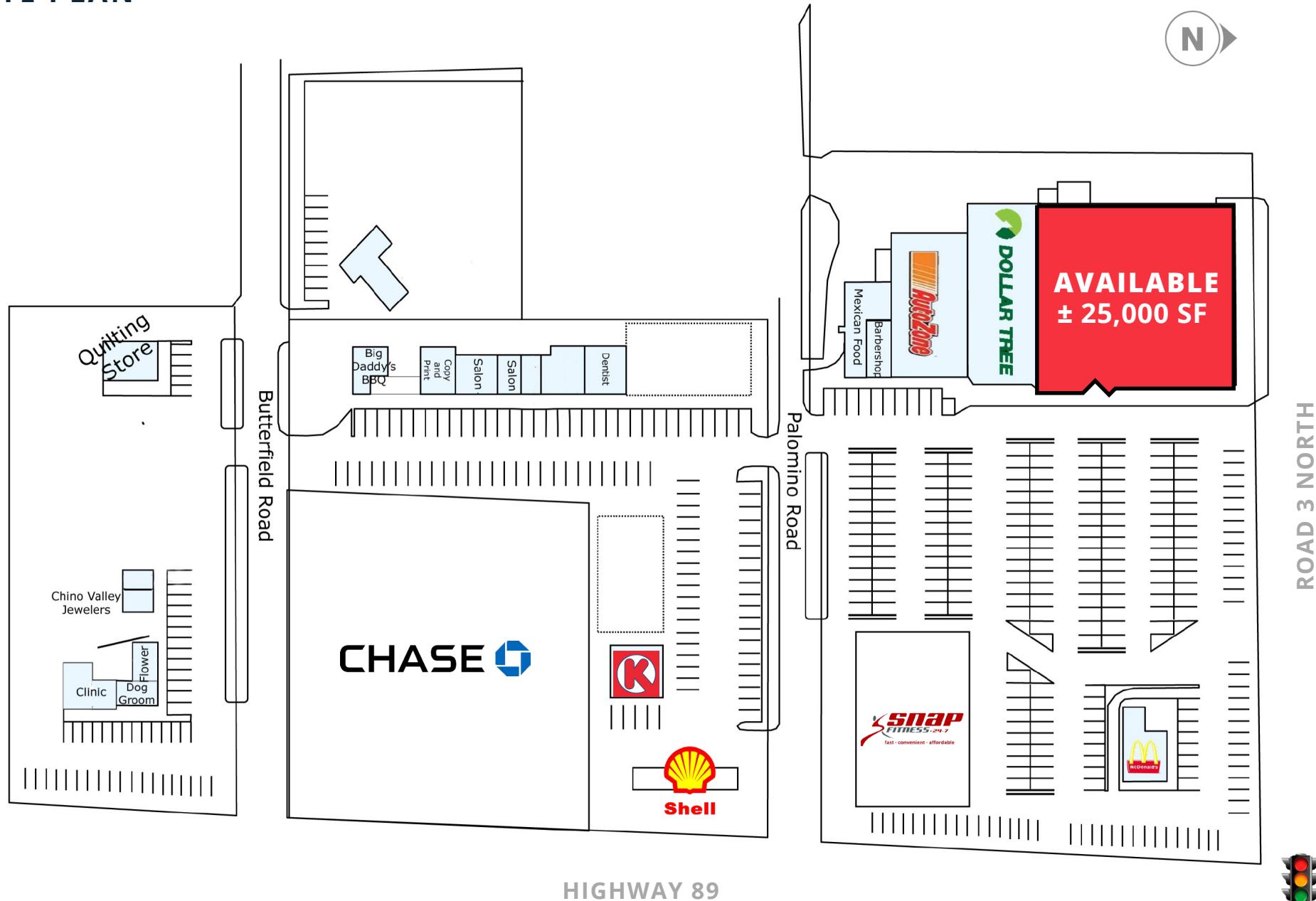


Butterfield Shopping Center

SWC Road 3 North & State Route 89 | Chino Valley, AZ 86323



SITE PLAN



The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

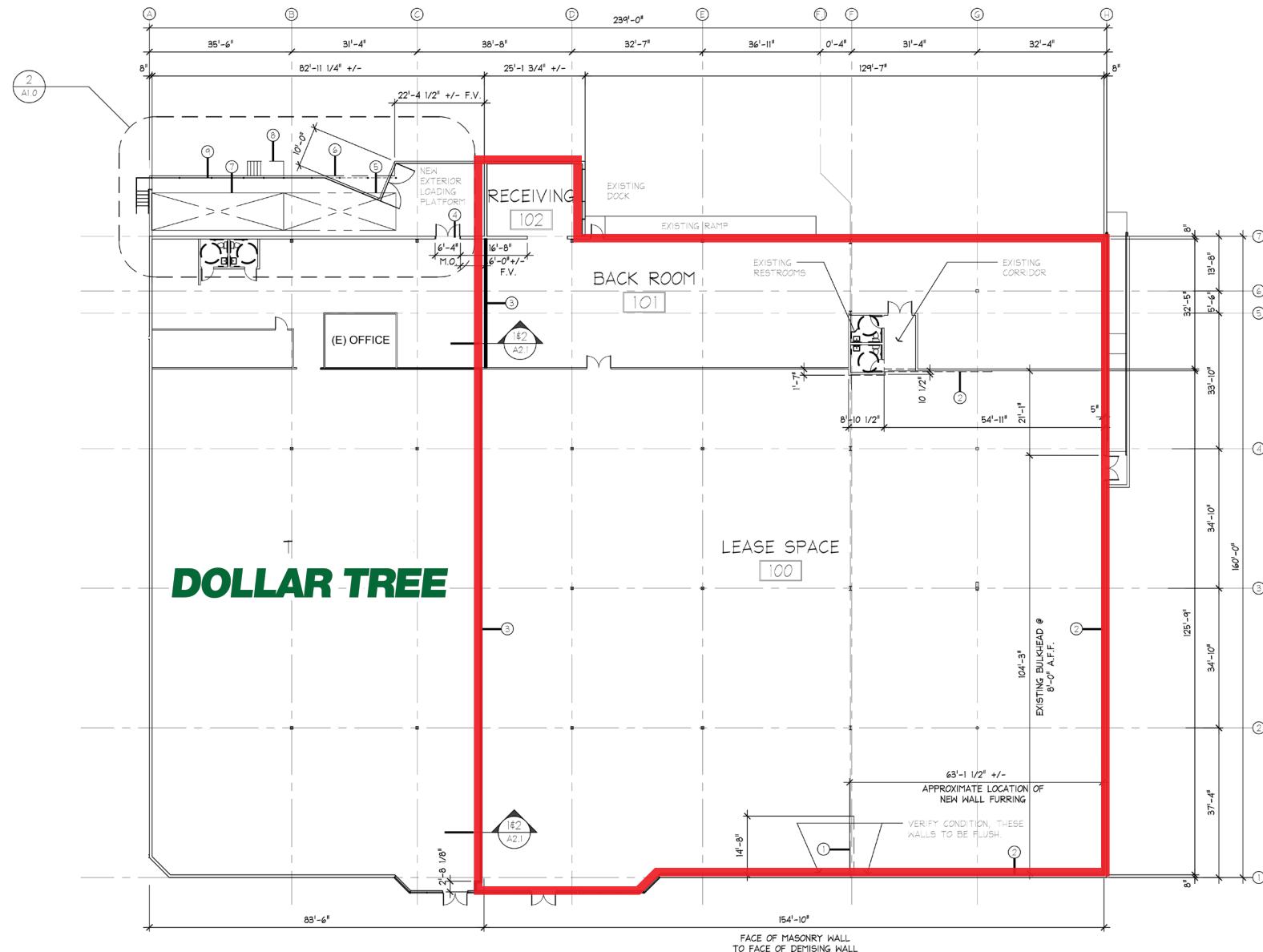
SRSRE.COM

Butterfield Shopping Center

SWC Road 3 North & State Route 89 | Chino Valley, AZ 86323



FLOOR PLAN



① OVERALL FLOOR PLAN

SCALE: 1/16" = 1'-0"

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

Butterfield Shopping Center

SWC Road 3 North & State Route 89 | Chino Valley, AZ 86323



EXTERIOR BUILDING FRONT



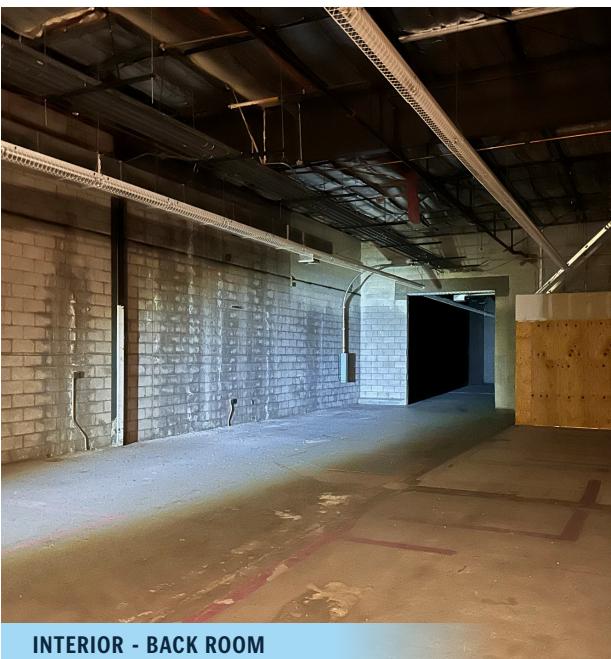
INTERIOR



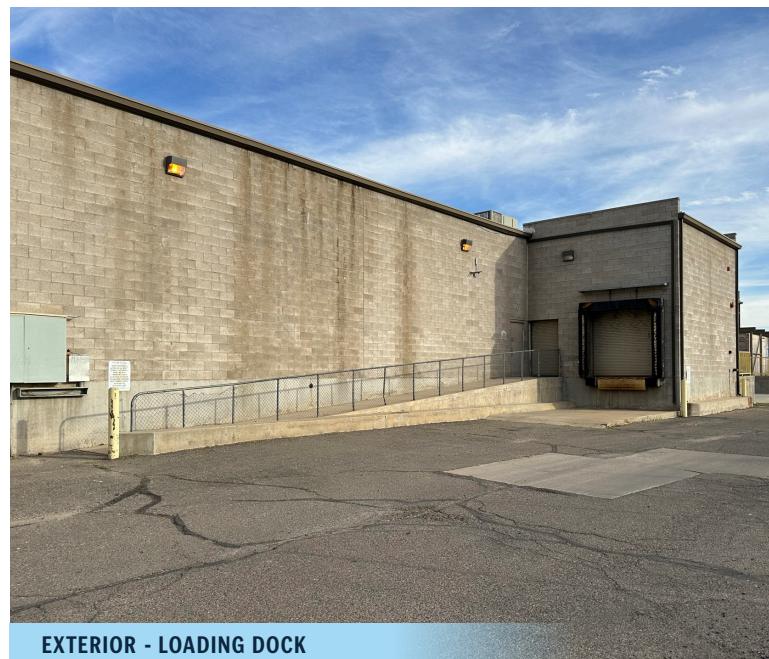
INTERIOR



ROLL UP DOORS



INTERIOR - BACK ROOM



EXTERIOR - LOADING DOCK

Butterfield Shopping Center

SWC Road 3 North & State Route 89 | Chino Valley, AZ 86323



SURROUNDING TRADE AREA DEMOGRAPHIC HIGHLIGHTS (2025)



POPULATION

TRADE AREA

2025 Total Population	166,714
2030 Total Population	177,354



HOUSEHOLDS

2025 Households	74,441
2030 Households	79,933



2025 INCOMES

Average HH Income	\$102,872
Median HH Income	\$74,880
Per Capita Income	\$45,958



2025 HOUSING UNITS

Housing Units	84,103
Owner Occupied	78%
Renter Occupied	22%
Vacant	11%

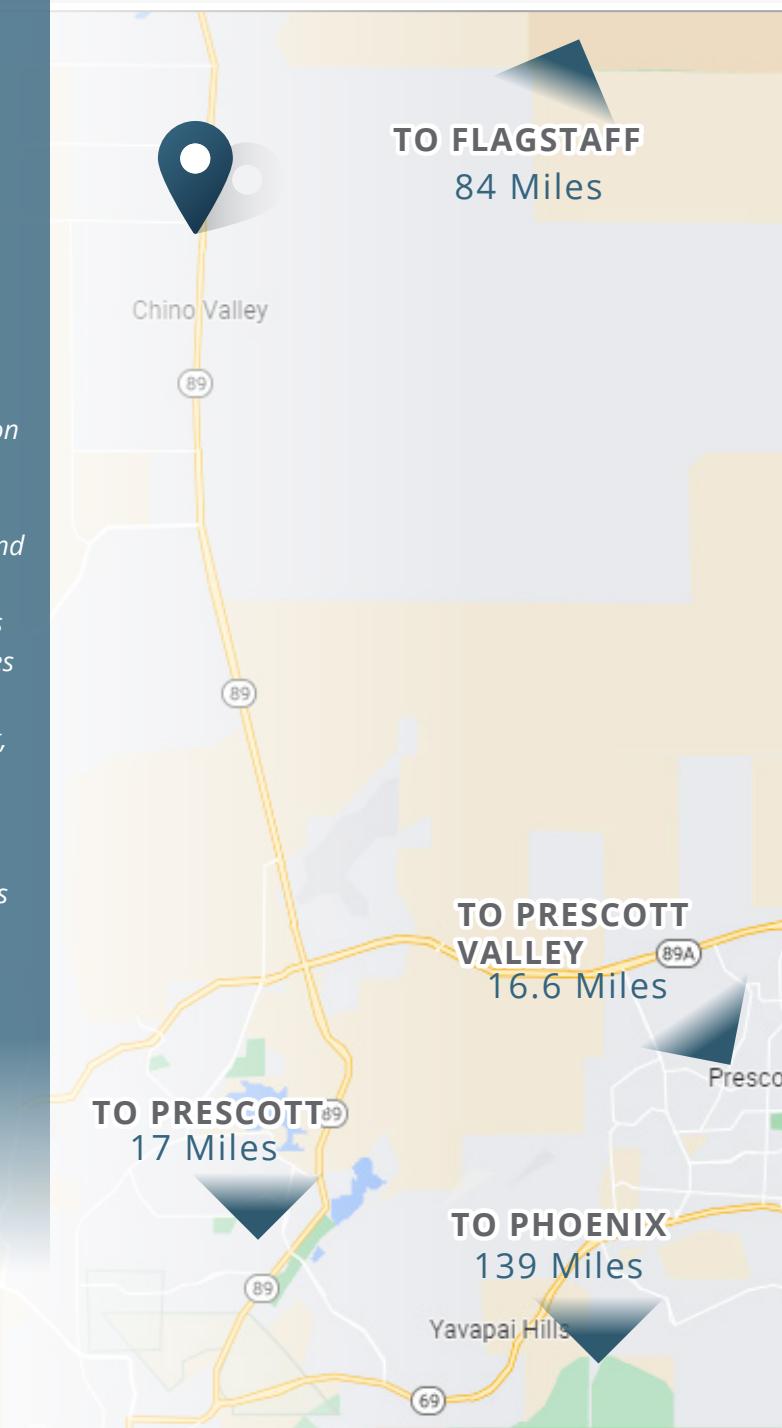


2025 DAYTIME POPULATION

Total Daytime Population	163,148
Workers	61,975
Residents	101,173

CHINO VALLEY

Butterfield Shopping Center serves as a key community destination in the heart of Chino Valley, offering a convenient mix of retail, dining, and everyday services for local residents and visitors. With its established presence and easy accessibility along the town's main thoroughfare, the center provides a comfortable and familiar shopping experience that reflects the welcoming, small-town character of Chino Valley. Butterfield Shopping Center continues to be a trusted gathering place for the community—supporting local business and meeting the daily needs of this growing area.



SOURCE

Trade Area: Chino Valley, Paulden, Wilhoit, Prescott, Prescott Valley, Dewey-Humboldt, Mayer, Cordes Junction, and Arcosanti

Butterfield Shopping Center

SWC Road 3 North & State Route 89 | Chino Valley, AZ 86323





SRS
3131 E Camelback Road, Suite 110
Phoenix, AZ 85016
602.682.6000

STEPHANIE DAVIS
602.682.6054
stephanie.davis@srsre.com

ED BEEH
602.682.6040
ed.beeh@srsre.com

SRSRE.COM

© SRS

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.