

669 EAST SHELDON STREET

PRESCOTT, AZ 86301

ABIGAIL CHARTIER

Commercial Agent

928.642.3032

abigail@arizonacre.com

MATTHEW FISH

Associate Broker

480.309.1089

matt@arizonacre.com

ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your concept in a high-exposure corridor at 669 E Sheldon Street in Prescott. This single-tenant, freestanding restaurant building offers ±2,154 SF on ±0.38 acres and is available for lease at \$36.00 PSF + NNN. With strong frontage along Sheldon Street, the property delivers excellent visibility and consistent daily traffic—ideal for attracting both locals and visitors.

Designed for immediate operation, the space is built out for restaurant use and includes a full commercial kitchen, hood system, and existing infrastructure—significantly reducing startup time and costs. Recent site upgrades feature new asphalt and 23 dedicated parking spaces, providing ample on-site parking for customers and staff alike.

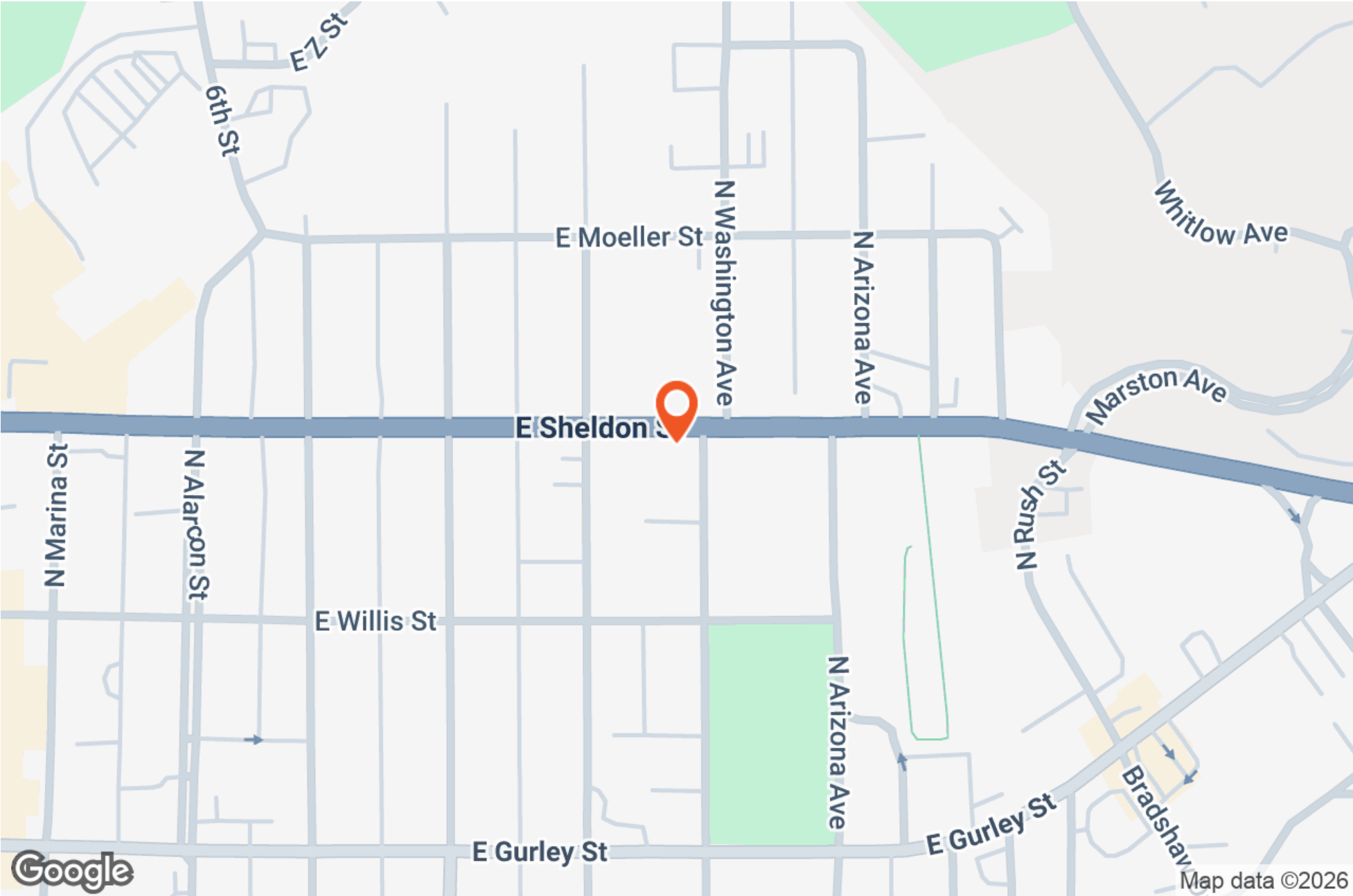
OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (NNN)
Number of Units:	1
Available SF:	2,154 SF
Lot Size:	0.38 Acres
Building Size:	2,154 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,883	24,196	45,118
Total Population	5,919	50,023	99,689
Average HH Income	\$65,304	\$99,897	\$93,714

LOCATION MAP



ADDITIONAL PHOTOS

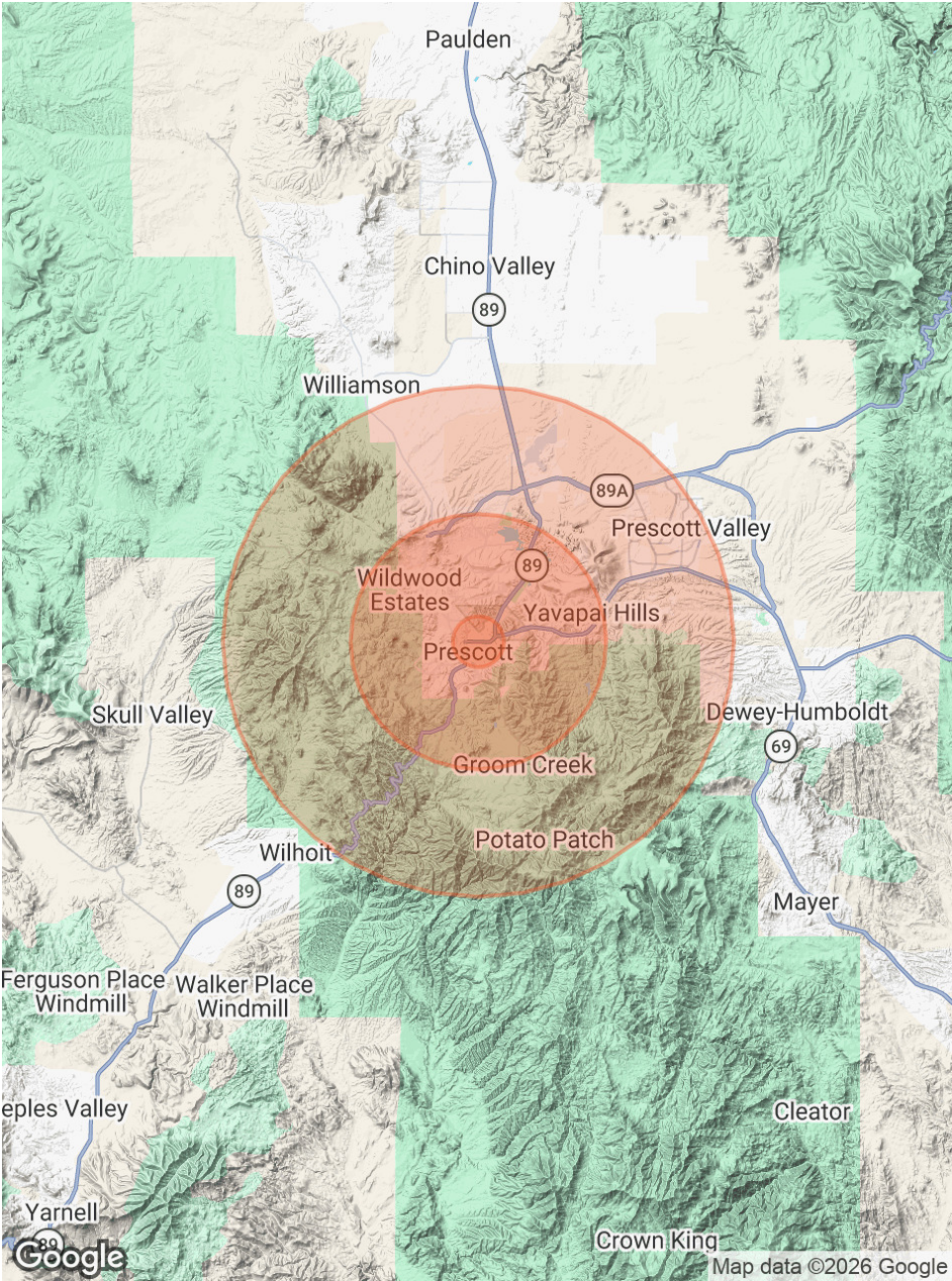


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,919	50,023	99,689
Average Age	43.2	55.4	51.3
Average Age (Male)	43.5	53.8	49.9
Average Age (Female)	44.4	57.5	53.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,883	24,196	45,118
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$65,304	\$99,897	\$93,714
Average House Value	\$467,925	\$524,034	\$478,823

2023 American Community Survey (ACS)



MEET THE TEAM



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