

# RESTAURANT AVAILABLE FOR LEASE LOCATED IN THE HEART OF PRESCOTT VALLEY

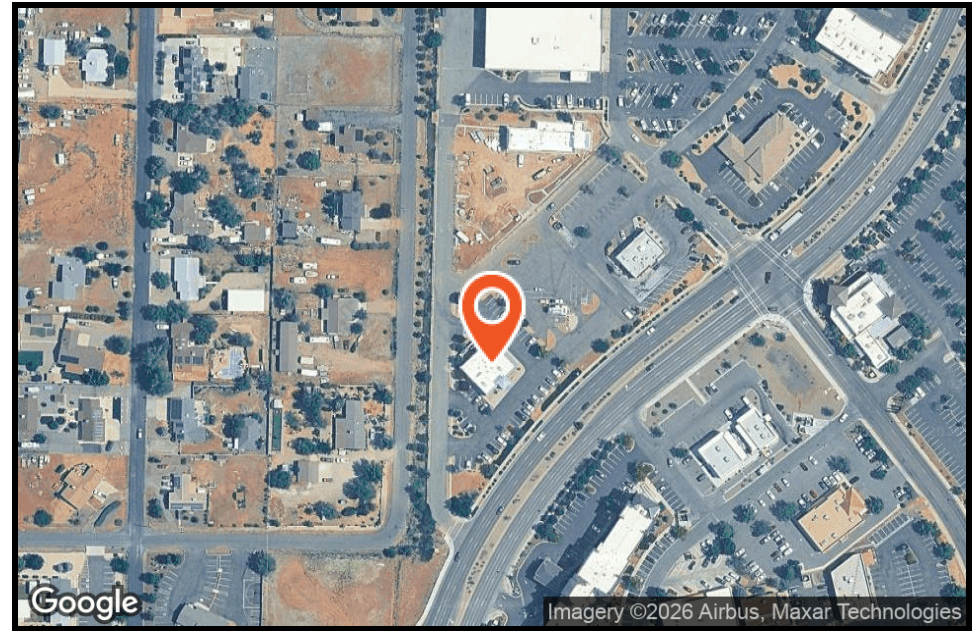
3000 NORTH GLASSFORD  
HILL ROAD,  
PRESCOTT VALLEY, AZ  
86314

---

MATTHEW FISH  
Associate Broker  
480.309.1089  
matt@arizonacre.com



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Located in the center of Prescott Valley's busiest shopping, dining, and entertainment corridor, this space is as well-positioned as it gets. This single-tenant building offers a turnkey full-service restaurant space in a high-visibility, high-traffic location surrounded by built-in demand. Situated directly across from one of the area's few full-service hotels, the property benefits from a steady stream of overnight visitors, local residents, and shoppers. The adjacent Talking Glass Apartment Complex and the upcoming luxury Legado Apartments add a growing, captive residential audience right at your doorstep. Constructed in 2006 and meticulously maintained, the building is move-in ready and well-suited for an operator looking to hit the ground running. Prescott Valley's dining scene has a clear and recognized gap and the market is actively calling for a quality steakhouse or upscale sports bar concept, making this an exceptional opportunity for the right brand or independent operator to fill this unmet need.

## OFFERING SUMMARY

Lease Rate:	\$42.00 SF/yr (NNN)
Available SF:	4,380 SF
Lot Size:	0.97 Acres
Building Size:	4,380 SF

## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	22,811	51,170	61,924
Total Population	54,529	115,044	138,297
Average HH Income	\$84,393	\$92,120	\$91,892

# AERIAL OVERVIEW



# GALLERY PHOTOS



# AERIAL MAP

## Key Demand Drivers to Highlight:

National Retail Anchors: Walmart, Fry's, Kohl's

Hospitality: Hampton Inn & Suites, TownePlace Suites by Marriott

Entertainment & Traffic Generators: Findlay Toyota Center, Homestead Talking Glass

Residential Density: Legado Apartments

National Dining Presence: Starbucks, Buffalo Wild Wings, Chili's, Panda Express, MOD Pizza, Dunkin', Jimmy John's, Wendy's, Papa Murphy's, Nothing Bundt Cakes

Local & Regional Favorites: Rosa's, Ciao Bella, Tailgaters & Il Primo, Robeks

Financial Services: Foothills Bank



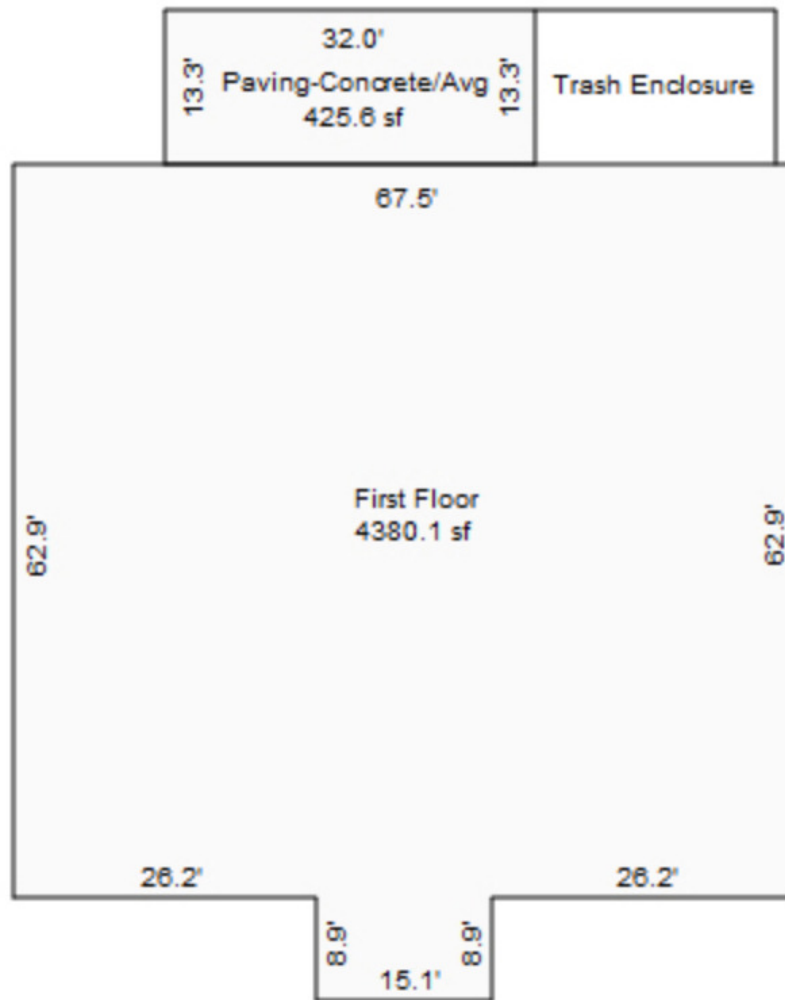
Google

Imagery ©2026 Airbus,  
Maxar Technologies

# FLOOR PLAN

12' Wall Height (Avg.)  
Original Age 2006

103-02-762F  
Improvement #1  
Restaurant, Sit Down







**MATTHEW FISH**

Associate Broker

Direct: 480.309.1089  
matt@arizonacre.com