

OFFICE/RETAIL INVESTMENT PROPERTY

2517 N. GREAT WESTERN
DRIVE, PRESCOTT VALLEY,
AZ 86314

MATTHEW FISH

Associate Broker

480.309.1089

matt@arizonacre.com

DENISE RANEY

Commercial Agent

928.710.2094

denise@arizonacre.com



ARIZONA COMMERCIAL REAL ESTATE

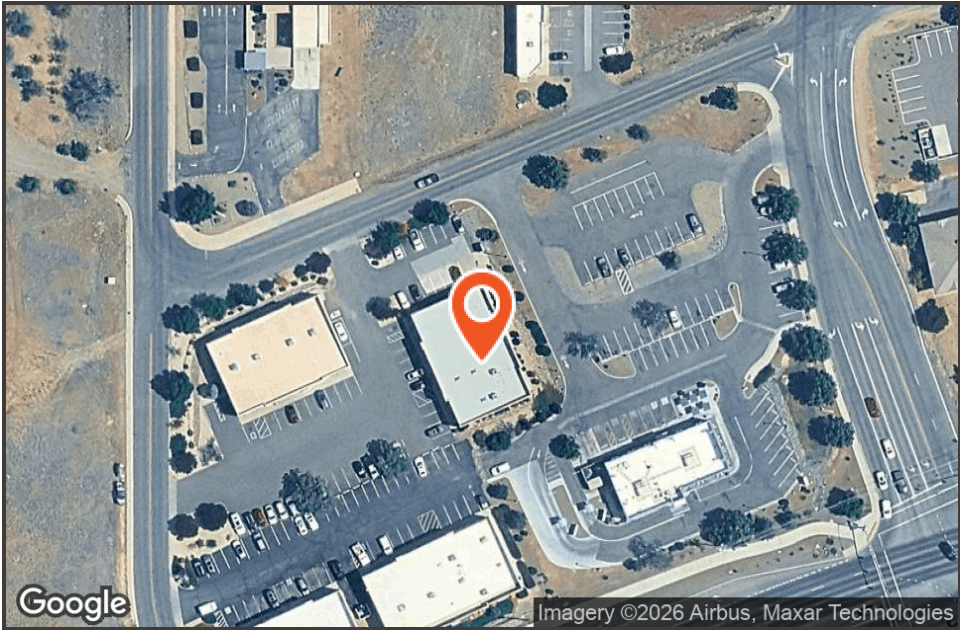
FOR SALE | \$1,365,000

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Positioned just off State Route 69, this four-unit office/retail property presents an attractive investment opportunity in one of Prescott Valley’s established commercial corridors. This fully occupied property offers an approximately 7% cap rate, providing investors with an appealing combination of current income and long-term potential. The property benefits from high visibility, convenient highway access, and a strong surrounding mix of established service-oriented businesses. Its multi-tenant configuration provides flexibility and diversification, while the location offers excellent exposure to the continued growth of the Prescott Valley market. Prescott Valley continues to experience significant population and commercial growth and is projected to remain the largest municipality in Yavapai County. Regional economic activity has also remained strong, with Yavapai County retail sales reaching a reported \$3.11 billion in 2025 and continued growth across the restaurant and hospitality sectors. For investors seeking an income-producing commercial property in a growing Northern Arizona market, this well-located office/retail asset offers an excellent opportunity to establish a presence in the Prescott Valley business community.



PROPERTY HIGHLIGHTS

- 6,345 SF building
- Built in 2000
- Zoned CG PD (Commercial ; general sales and services) (Planned Development)
- Located conveniently off State Route 69

OFFERING SUMMARY

Sale Price:	\$1,365,000
Building Size:	6,345 SF
NOI:	\$94,717.00
Cap Rate:	6.94%

GALLERY PHOTOS



AERIAL MAP OVERVIEW



LOCATION OVERVIEW

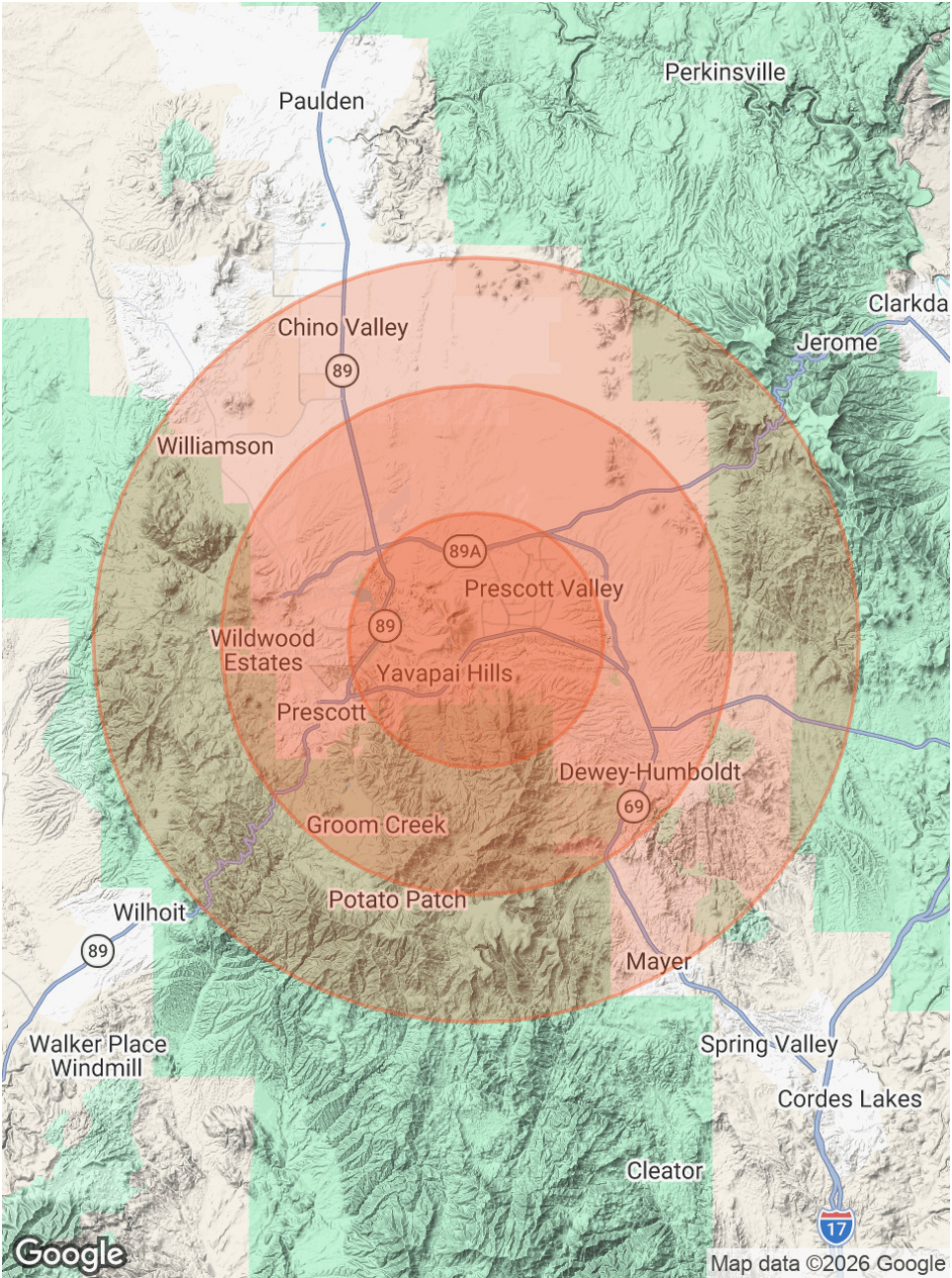
Prescott Valley, Arizona is a fast-growing market with strong business fundamentals. With a 2026 population of approximately 53,674 and annual growth of around 2.1%, the town has expanded 14% since the 2020 Census. A median household income of \$74,569 and a median age of 49.2 years — with over 14,600 seniors — point to a mature, spending-capable consumer base with demand across healthcare, financial services, and lifestyle sectors. The broader Prescott-Prescott Valley MSA exceeds 252,000 residents, widening the potential customer and workforce pool significantly. The area is also in the midst of a development boom, with a 62% jump in single-family building permits in 2024 and nearly 300,000 square feet of commercial space under development, making now an ideal time to establish a presence before the market matures further.

DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	55,931	117,289	138,902
Average Age	47.5	50.9	51.6
Average Age (Male)	46.0	49.6	50.5
Average Age (Female)	49.3	52.9	53.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	23,660	52,363	62,160
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$86,187	\$93,072	\$92,040
Average House Value	\$413,054	\$458,643	\$455,369

2023 American Community Survey (ACS)





MATTHEW FISH

Associate Broker

Direct: 480.309.1089
matt@arizonacre.com



DENISE RANEY

Commercial Agent

Direct: 928.710.2094
denise@arizonacre.com

WHO WE ARE

ARIZONA COMMERCIAL REAL ESTATE

Commercial real estate and business transactions can be complex, but our team is here to make the process clear, strategic, and successful. Originally established in 1976, the firm entered an exciting new era in 2025 when Prescott Commercial Real Estate merged with Arizona Commercial Real Estate. Forming northern Arizona’s largest commercial firm.

Our team brings decades of combined experience across all facets of commercial real estate. We guide clients through every step of acquiring, leasing, selling, or repositioning commercial assets. With a commitment to open communication, and creative problem-solving, we deliver tailored strategies that help clients maximize opportunity.

We proudly serve clients across Arizona, including Prescott, Flagstaff, Sedona, Phoenix, Payson and Tucson—bringing regional knowledge and market insight to every transaction.

From investors to business owners, we’re uniquely equipped to support a wide range of commercial pursuits throughout Arizona. At our core, our mission remains simple: helping clients secure the right property or business to move their vision forward.

ABOUT US



COMMITTED TO EXCELLENCE

Matthew Fish, MBA
Associate Broker/Owner