

MEDICAL/OFFICE SUITE FOR LEASE OFF SR-69

3605 RANCH DRIVE,
PRESCOTT, AZ 86301

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ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This versatile 7,618 square foot medical or general office building in Prescott, AZ offers an excellent opportunity for healthcare providers or professional office users. The property features a spacious treatment room, multiple private offices, ample storage areas, and ADA-compliant restrooms. A welcoming waiting and reception area provides a professional and comfortable first impression for clients or patients.

Recent upgrades completed in 2022 include a new roof, updated HVAC systems, and refreshed flooring and interior paint, ensuring a move-in ready and efficient workspace. The exterior is equally impressive, with well-maintained landscaping, 40 parking spaces including four ADA-accessible spots, and convenient access for staff and visitors.

This property combines functionality, comfort, and modern improvements—ideal for medical, dental, therapy, or general office uses in a desirable Prescott location.

PROPERTY HIGHLIGHTS

- Modern architecture with sleek design
- Highly visible location with great street frontage
- Ample parking for customers and employees

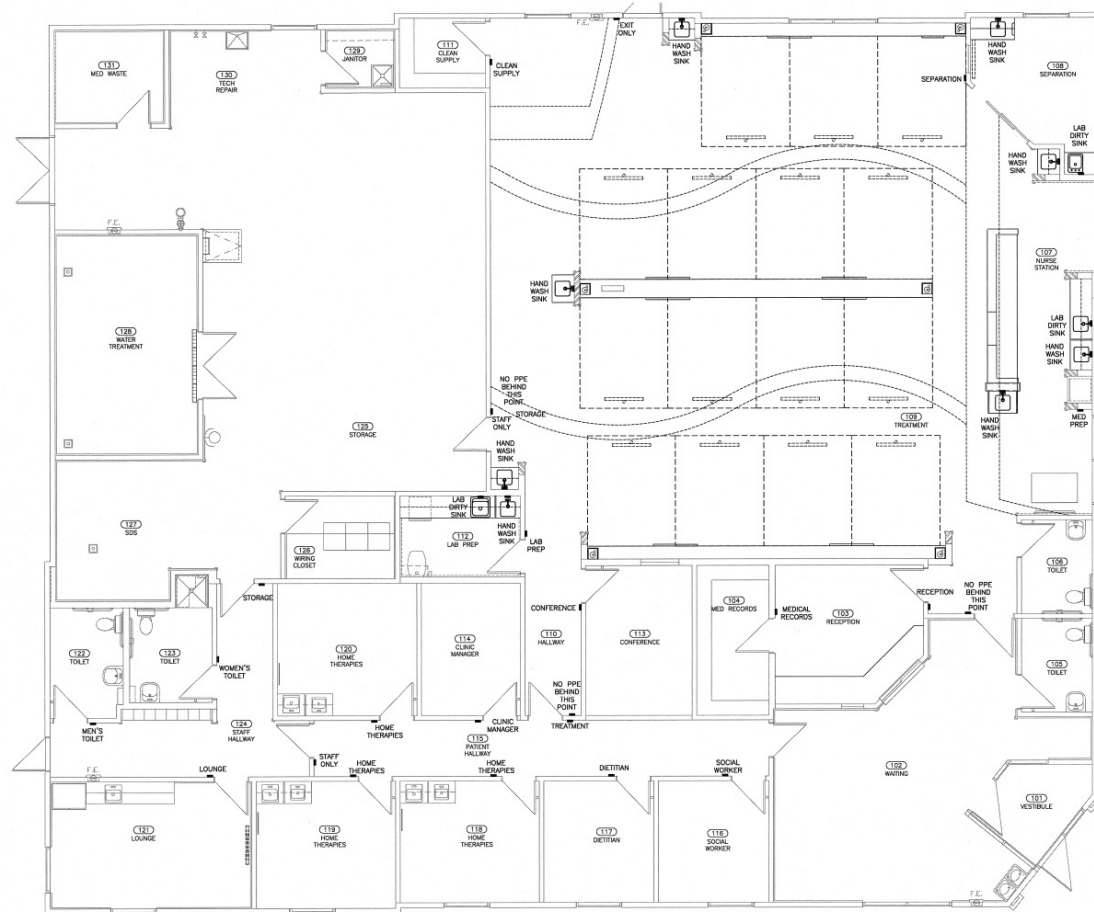
OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$22.00 SF/yr (NNN) |
| Number of Units: | 1 |
| Available SF: | 7,618 SF |
| Lot Size: | 1.1 Acres |
| Building Size: | 7,618 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 748 | 4,662 | 22,948 |
| Total Population | 1,521 | 9,515 | 48,020 |
| Average HH Income | \$86,438 | \$84,999 | \$85,290 |

PHOTO GALLERY





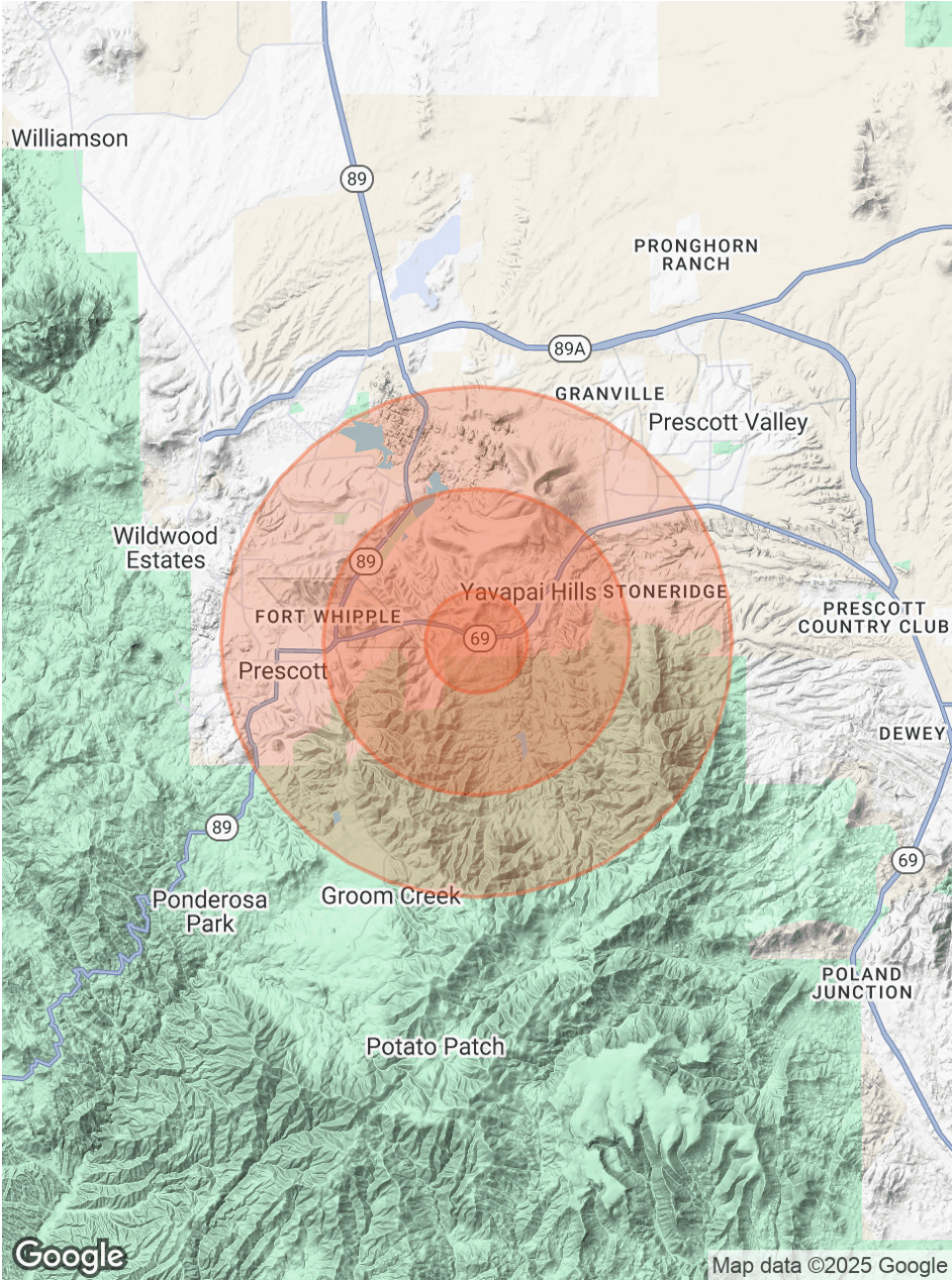
Interior Signage Plan
1/4" = 1'-0"

DEMOGRAPHICS MAP & REPORT

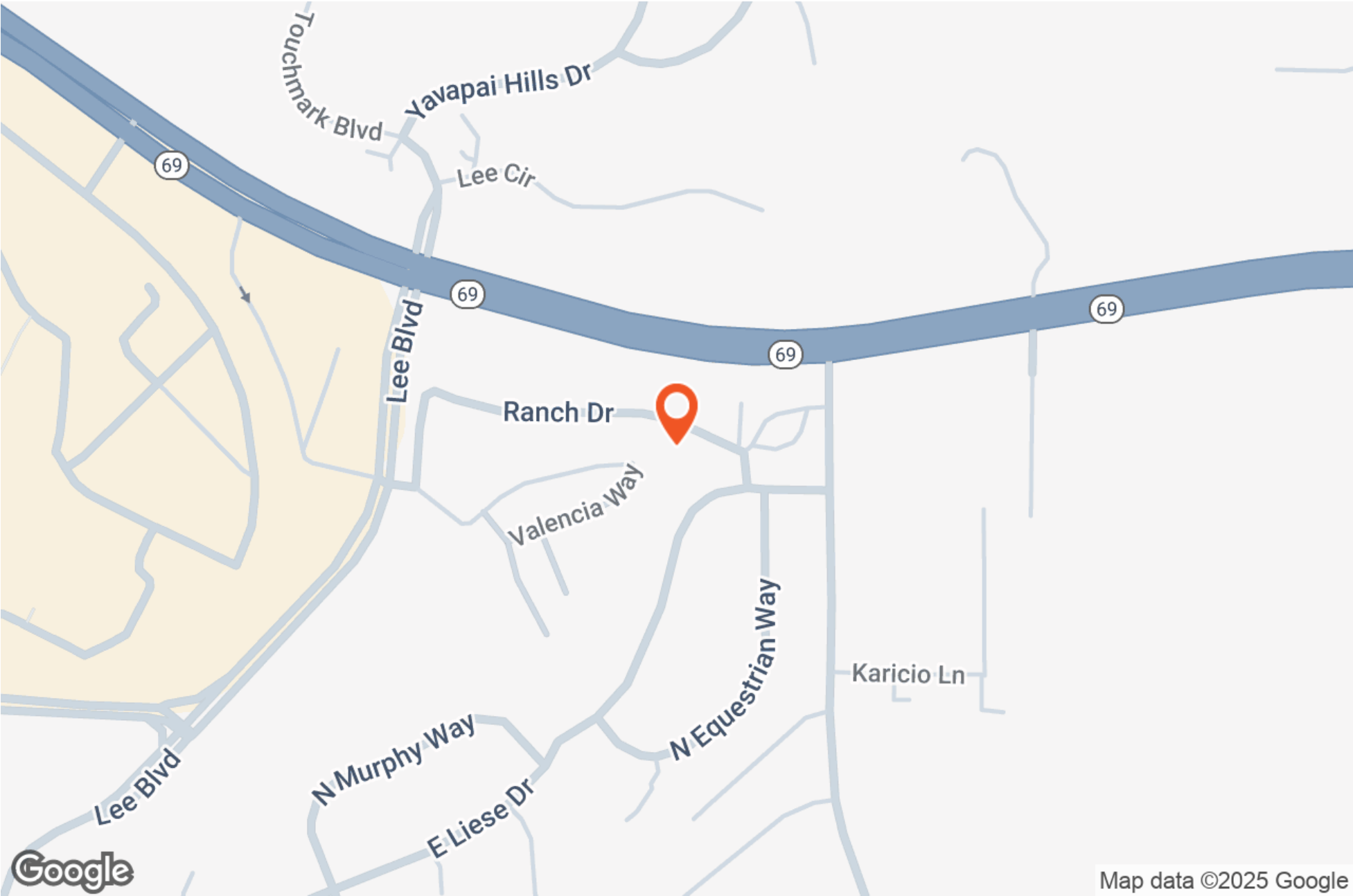
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,521 | 9,515 | 48,020 |
| Average Age | 63 | 56 | 52 |
| Average Age (Male) | 63 | 56 | 51 |
| Average Age (Female) | 62 | 57 | 53 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 748 | 4,662 | 22,948 |
| # of Persons per HH | 2 | 2 | 2.1 |
| Average HH Income | \$86,438 | \$84,999 | \$85,290 |
| Average House Value | \$545,636 | \$552,194 | \$497,582 |

Demographics data derived from AlphaMap



LOCATION MAP



MEET DENISE RANEY



DENISE RANEY

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PROFESSIONAL BACKGROUND

Denise specializes in Commercial and Residential Real Estate markets throughout Northern Arizona. She provides her clients with unparalleled service and professionalism while utilizing her business, technology and real estate experience to benefit her clients in all aspects of their transactions. When she launched her career in Real Estate in 2005 her focus and passion was commercial income properties; she commenced her extensive work with commercial landlords, national and local Tenants, and other clients to facilitate smooth transactions. She consistently earns her client's praise for her unparalleled integrity. Prior to becoming a Commercial Real Estate specialist, Denise spent 10 +years as a Chemist for Milpitas Fire Department. She resides in Prescott.

EDUCATION

BS Environmental Chemistry San Jose State University

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