

LAKEVIEW PLAZA

SWC Willow Creek Rd & Willow Lake Rd | Prescott, Arizona



UP TO
3.99 ACRES
 FOR SALE OR LEASE

JOIN

CVS 

 **DUTCH BROS**
Coffee

verizon ✓ 

desert FINANCIAL
CREDIT UNION

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JOE HOYE
 Director
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NEARBY RETAIL



EMBRY-RIDDLE
Aeronautical University.
PRESCOTT, ARIZONA
±3,200 Student Enrollment



FUTURE HOME OF
desert FINANCIAL
CREDIT UNION



WILLOW LAKE RD. - 10,720 VPD



WILLOW CREEK RD. - 27,838 VPD

LOT 7
1.04 Acres



LOT 13
1.01 Acres

LOT 12
.70 Acres

LOT 10
.48 Acres

LOT 11
.76 Acres

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TRINITY
CHRISTIAN SCHOOL

9
goodwill

LOTS 10,11,12,13
2.95 Acres AVAILABLE

DUTCH BROS
Office

verizon

OCEAN BLUE
CAR WASH

LOT 7
1.04 Acres
AVAILABLE

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CVS

McDonald's

WILLOW CREEK RD. - 27,838 VPD

WILLOW LAKE RD. - 10,720 VPD

DQ

76

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NEWMARK



SAFeway
goodwill
Walmart Supercenter
Fry's
Kohl's
PRESCOTT VALLEY EVENT CENTER
Harkins THEATRES
CVS
Walgreens
FAMILY DOLLAR

THE HOME DEPOT
HOBBY LOBBY
DOLLAR TREE

Sam's CLUB
SPROUTS FARMERS MARKET
ROSS
TJ-MAXX
ULTA BEAUTY
DICK'S SPORTING GOODS
maurices

COSTCO WHOLESALE

THE HOME DEPOT
TARGET
planet fitness
HARBOR FREIGHT TOOLS
PETCO
ROSS
OfficeMax
SPORTSMAN'S WAREHOUSE
Dillard's
sears
JCPenney
BED BATH & BEYOND
Michaels
BEST BUY

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LAKEVIEW PLAZA

SWC Willow Creek Rd & Willow Lake Rd | Prescott, Arizona

Property Type: PAD-Ready Land

Offering Profile: ±3.99 acres (divisible)

Location: SWC Willow Creek Rd & Willow Lake Rd Prescott, AZ

- ◆ Lakeview Plaza is located at the intersection of Willow Creek Road and Willow Lake Road. It is a 15-acre project with 1,600 feet of frontage
- ◆ Due to its location within the growth corridor, and its proximity to major employment and housing, this region of the community is ripe for additional retailers
- ◆ With up to 7 points of ingress and egress, Lakeview Plaza can accommodate a variety of tenants and building types
- ◆ Over one million square feet of business space within 3 miles
- ◆ Main portal to 54 miles of hiking trails with over 700,000 visitors each year



LAKEVIEW
PLAZA



PRESCOTT is centrally located in the Southwest, just 1.5 hours north of Phoenix and conveniently accessible to Los Angeles, Las Vegas, Albuquerque, and El Paso. It is the Yavapai County Seat and the largest of the Quad Cities.

As part of the Metropolitan Statistical Area (MSA), Prescott is host to and attracts a great number of international businesses and franchises. Prescott finds itself as an attractive community to young families with its focus on outdoor activities as well as recreation opportunities. It is renowned as an appealing community for tourists and retirees.

Prescott is surrounded by National Forest to the South and West, and Prescott Valley on the East forcing growth to extend to the north along Willow Creek Road.

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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Data for all businesses in area	1 mile				3 miles				5 miles			
Total Businesses:	302				915				2,934			
Total Employees:	3,691				11,293				32,809			
Total Residential Population:	5,334				23,394				50,318			
Employee/Residential Population Ratio (per 100 Residents)	69				48				65			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	3.0%	47	1.3%	21	2.3%	134	1.2%	57	1.9%	337	1.0%
Construction	20	6.6%	152	4.1%	62	6.8%	429	3.8%	201	6.9%	1,437	4.4%
Manufacturing	11	3.6%	191	5.2%	31	3.4%	378	3.3%	76	2.6%	883	2.7%
Transportation	4	1.3%	26	0.7%	11	1.2%	68	0.6%	53	1.8%	503	1.5%
Communication	4	1.3%	40	1.1%	10	1.1%	68	0.6%	30	1.0%	210	0.6%
Utility	3	1.0%	14	0.4%	4	0.4%	30	0.3%	11	0.4%	102	0.3%
Wholesale Trade	8	2.6%	66	1.8%	21	2.3%	240	2.1%	71	2.4%	923	2.8%
Retail Trade Summary	48	15.9%	873	23.7%	143	15.6%	2,360	20.9%	603	20.6%	7,936	24.2%
Home Improvement	5	1.7%	26	0.7%	11	1.2%	152	1.3%	39	1.3%	662	2.0%
General Merchandise Stores	2	0.7%	5	0.1%	6	0.7%	151	1.3%	16	0.5%	561	1.7%
Food Stores	3	1.0%	153	4.1%	18	2.0%	378	3.3%	53	1.8%	802	2.4%
Auto Dealers & Gas Stations	7	2.3%	429	11.6%	17	1.9%	748	6.6%	57	1.9%	1,354	4.1%
Apparel & Accessory Stores	3	1.0%	9	0.2%	3	0.3%	13	0.1%	30	1.0%	121	0.4%
Furniture & Home Furnishings	3	1.0%	17	0.5%	10	1.1%	63	0.6%	52	1.8%	442	1.3%
Eating & Drinking Places	12	4.0%	182	4.9%	35	3.8%	546	4.8%	182	6.2%	2,824	8.6%
Miscellaneous Retail	13	4.3%	51	1.4%	43	4.7%	310	2.7%	175	6.0%	1,170	3.6%
Finance, Insurance, Real Estate Summary	34	11.3%	166	4.5%	100	10.9%	539	4.8%	326	11.1%	2,239	6.8%
Banks, Savings & Lending Institutions	7	2.3%	34	0.9%	17	1.9%	94	0.8%	62	2.1%	379	1.2%
Securities Brokers	6	2.0%	23	0.6%	21	2.3%	102	0.9%	52	1.8%	262	0.8%
Insurance Carriers & Agents	6	2.0%	16	0.4%	20	2.2%	59	0.5%	54	1.8%	207	0.6%
Real Estate, Holding, Other Investment Offices	15	5.0%	94	2.5%	41	4.5%	283	2.5%	157	5.4%	1,391	4.2%
Services Summary	130	43.0%	1,657	44.9%	422	46.1%	5,815	51.5%	1,219	41.5%	13,852	42.2%
Hotels & Lodging	1	0.3%	6	0.2%	4	0.4%	71	0.6%	37	1.3%	710	2.2%
Automotive Services	5	1.7%	22	0.6%	18	2.0%	77	0.7%	82	2.8%	305	0.9%
Movies & Amusements	5	1.7%	39	1.1%	18	2.0%	171	1.5%	64	2.2%	449	1.4%
Health Services	56	18.5%	799	21.6%	166	18.1%	2,824	25.0%	277	9.4%	4,677	14.3%
Legal Services	3	1.0%	6	0.2%	6	0.7%	20	0.2%	56	1.9%	255	0.8%
Education Institutions & Libraries	4	1.3%	61	1.7%	20	2.2%	505	4.5%	59	2.0%	2,286	7.0%
Other Services	56	18.5%	725	19.6%	189	20.7%	2,148	19.0%	644	21.9%	5,169	15.8%
Government	16	5.3%	398	10.8%	37	4.0%	997	8.8%	125	4.3%	3,873	11.8%
Unclassified Establishments	14	4.6%	60	1.6%	52	5.7%	234	2.1%	163	5.6%	512	1.6%
Totals	302	100.0%	3,691	100.0%	915	100.0%	11,293	100.0%	2,934	100.0%	32,809	100.0%

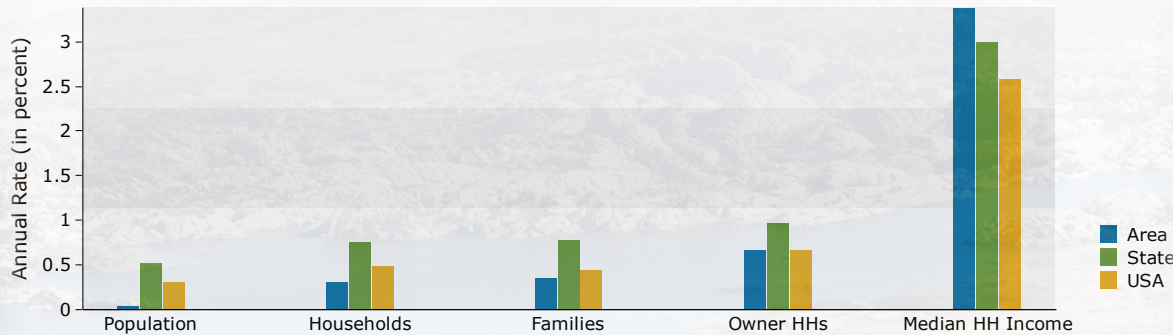
Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

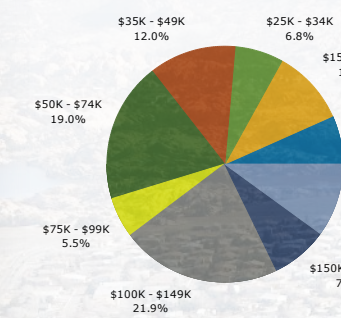
1 MILE RADIUS

- ◆ Population: 5,334
- ◆ Households: 2,637
- ◆ Average Household Income: \$106,146
- ◆ Median Age: 60.1

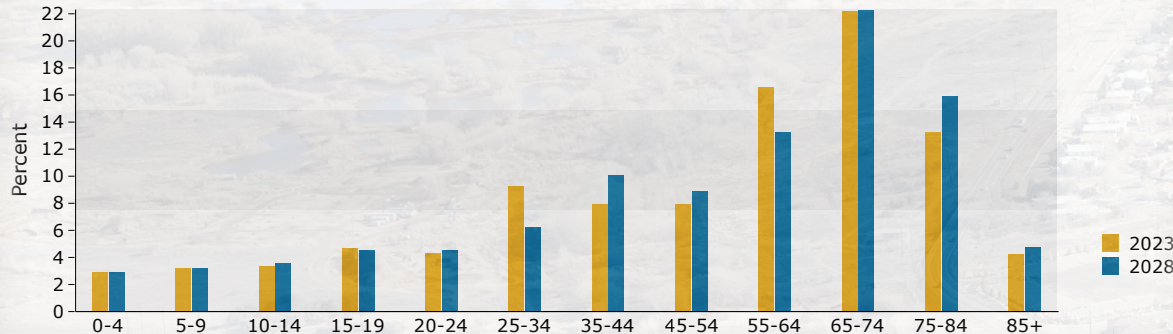
Trends 2023-2028



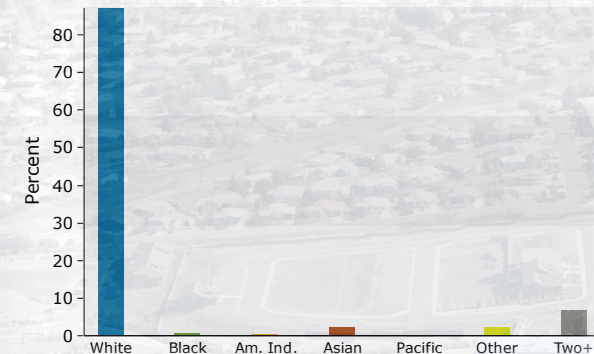
2023 Household Income



Population by Age



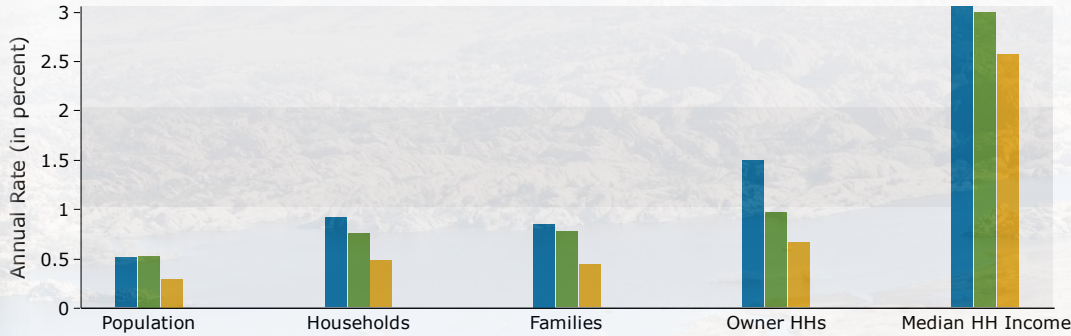
2023 Population by Race



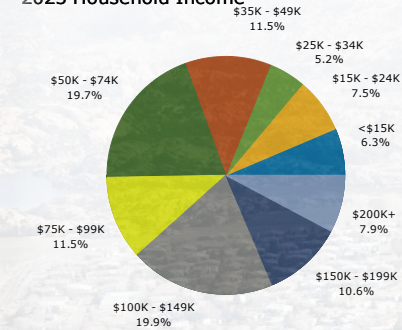
3 MILE RADIUS

- ◆ Population: 23,394
- ◆ Households: 10,663
- ◆ Average Household Income: \$105,797
- ◆ Median Age: 58.4

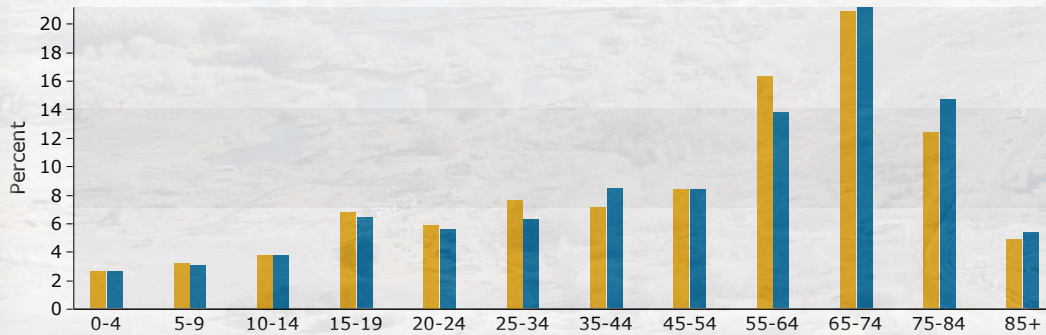
Trends 2023-2028



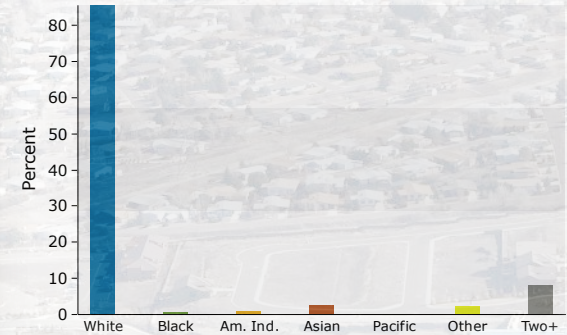
2023 Household Income



Population by Age



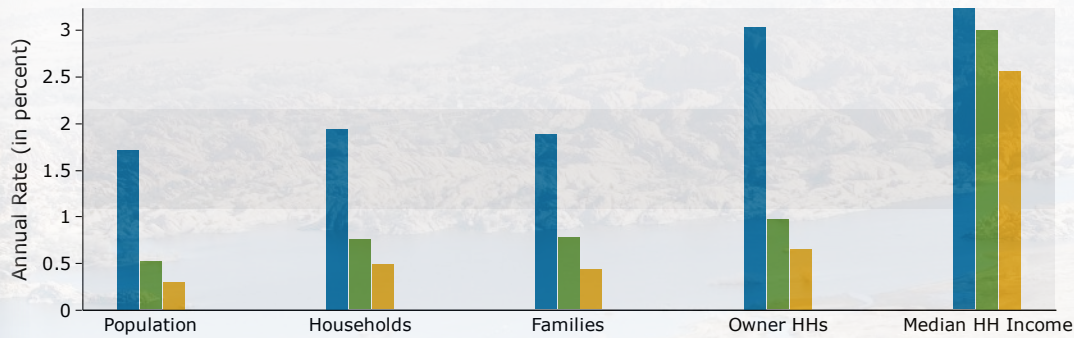
2023 Population by Race



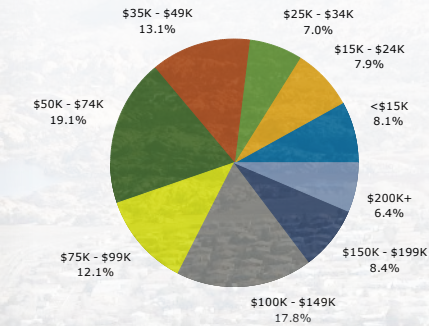
5 MILE RADIUS

- ◆ Population: 50,318
- ◆ Households: 23,953
- ◆ Average Household Income: \$95,536
- ◆ Median Age: 57.5

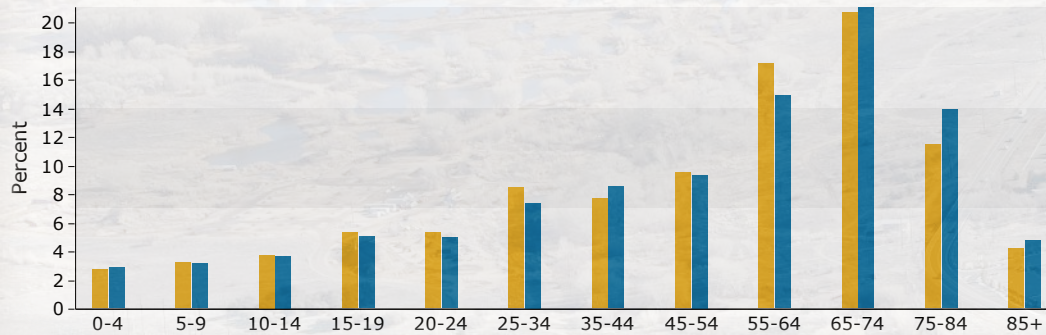
Trends 2023-2028



2023 Household Income



Population by Age



2023 Population by Race

