Central Arizona’s Regional Retail Center ∙ Prescott, Arizona

PROPERTY LOCATION & FEATURES

Prescott, is central Arizona’s premiere community. This is an exceptional development opportunity for a national, regional and local business in the hear of Prescott’s superior trade area. Exceptional visibility.

Now offered for sale, this property is positioned along the primary corridor connecting Prescott, Arizona’s downtown square and the famous Whiskey Row with major retail, medical, office complexes. Prescott is frequented by ±1,000,000 tourists annually. Location traffic count is 24,000 vehicles per day.

Approximately 90% of all Prescott, AZ residents pass this location multiple times annually.

PRIME COMMERCIAL OPPORTUNITY - DOWNTOWN

- Parcels: 7 Contiguous Parcels at Lighted 4-way Intersection
- Zoning: Neighborhood Oriented Business
- Location: Montezuma & Merritt Streets, Prescott, AZ
- Proximity: North of Prescott Downtown Square, Whisky Row, Country Courthouse, Retail, Hospital, Medical
- Traffic: ±24,000 Vehicles Per Day (high resident traffic)
- Population: 5 Mi = 48k; 7 Mi = 85k; 10 Mi = 100k

PURCHASE OPPORTUNITY SUMMARY

Seven ready to build lots in the heart of Prescott, Arizona. Owner will consider all reasonable structures. Call for details.

Donald Teel (928) 777-8100

$859,000

JT Purvis (928) 533-1344

PROPERTY ±1 ACRE

±1 Acre Development
Downtown Prescott, AZ

Yavapai Regional Medical Center
Prescott High School
Walmart
Sprouts · Walgreens
Courthouse Square
VA Hospital
Yavapai College
Prescott Resort

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LOCAL AND SEASON TRAFFIC COUNT EXCEPTIONAL – EAST GURLEY STREET

Recent traffic counts clearly elevate this location to a position of superiority. The property sits on the edge of both Montezuma Street and Merritt Street, one of the most highly travelled corridors.

This is the primary north-south and east-west traffic corridor servicing greater Prescott, Arizona and the top service route for area residents. Estimated traffic count is ±24,000 vehicles per day with an seasonal increase to approximately ±35,000 vehicles per day. Projected traffic growth ±40,000 by 2025.

Prescott’s Whiskey Row street parties, numerous annual parades, holiday events and the famous Frontier Days Rodeo deliver exception traffic conversion opportunities.

CALL DONALD TEEL FOR DETAILS (928) 777-8100 · dt@cp-na.com
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ACQUISITION CONSIDERATIONS

- Cash Out/Cash to New Loan
- Owner will Consider Seller Finance
- 7 Parcels, Rolling Option Development
- Owner will Consider Partnership, JV
- Office, Medical, Retail, Mixed Use

$859,000

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MARKET SERVICE AREA (TRADE) OVERVIEW

With an MSA of more than 20 miles and a population and trade area population of 212,000 people, the Subject Property is centrally located on the highly traveled artery, Montezuma Street, just 2 minutes from downtown Prescott. The trade area includes major employers such as Yavapai Regional Medical Center, Embry-Riddle Aeronautical University, Yavapai County, City of Prescott, Sturm Ruger, Yavapai College and the regional ACE Hardware enterprise.

The economic strength of Prescott continues to be higher than Arizona’s average with an influx of individuals, families and businesses, creating a robust and growing market.

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ECONOMIC DIVERSITY SUSTAINS MSA

The Prescott, Arizona MSA is diverse, strengthening all layers of the local and regional economy.

An affordable housing market has attracted individuals and families from all walks of life. Education, government, small businesses, health care and enterprise continue to fuel a sustained growth with employment and wages increasing.

Although the market downturn of 2006-2012 impacted the market, the rebound has been on pace for the recovery of housing, retail, employment opportunities and wages.
Contact CPNA for More Information

Commercial Properties Northern Arizona

This property is offered for sale by Commercial Properties Northern Arizona under the direction of CPNA’s Principal Partner, Donald Teel. Please contact Donald for updates to acquisition information.

**CONTACT**

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