



RETAIL PROPERTY FOR LEASE

# THE SHOPS AT PRESCOTT GATEWAY

SWC SR 69 & Lee Blvd | Prescott, AZ 86303

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## LOCATION DESCRIPTION

SWC SR 69 & Lee Blvd - Prescott

## PROPERTY HIGHLIGHTS

- Shop Space Available in front of Prescott Gateway Mall
- 2nd Generation Restaurant Space with Patio Available
- Prominent Exposure & Monument Signage Available Along State Route 69
- Join Trader Joe's, Five Guys, Mattress Firm & AT & T
- Captures both Prescott & Prescott Valley Trade Areas

## AREA COTENANTS

**TRADER JOE'S**

**FIVE GUYS®**  
BURGERS and FRIES

**MATTRESS FIRM®**



Great Clips®



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
100	Available	3,000 SF	DIVISIBLE
102	Available	3,000 SF	RESTAURANT W/PATIO
104	MATTRESS FIRM	4,500 SF	-
110	FIVE GUYS	2,500 SF	-
112	VERIZON	1,379 SF	-
114	ALFONSO'S MEXICAN FOOD	1,499 SF	-
116	SAS SHOES	2,500 SF	-
118	TRADER JOE'S	12,006 SF	-
124	GREAT CLIPS	1,003 SF	-
126	NAIL SALON	1,000 SF	-
128	FAST FIX JEWELRY & WATCH REPAIRS	987 SF	-
130	AT & T	1,300 SF	-

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	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<b>POPULATION SUMMARY</b>			
2020 Total Population	1,224	9,957	48,153
2025 Total Population	1,302	10,668	51,587
2015-2020 Annual Growth Rate	1.24%	1.39%	1.39%
2020 Median Age	63.0	58.4	54.5
<b>INCOME SUMMARY</b>			
Median Household Income	\$52,391	\$50,518	\$47,383
Average Household Income	\$65,097	\$64,473	\$65,697
<b>BUSINESS DATA</b>			
Total Businesses	143	469	3,024
Total Employees	2,203	7,021	34,161
Daytime Population	3,114	13,998	66,044
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	15.9%	13.1%	10.6%
Bachelor's Degree	21.5%	22.0%	20.4%
Graduate/Professional Degree	14.1%	15.7%	14.4%
Percent of Population with Degrees	51.54%	50.72%	45.38%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total Employees	314	2,980	16,269
White Collar	60.7%	57.9%	62.4%
Services	22.7%	22.6%	21.7%
Blue Collar	16.9%	19.5%	15.9%
<b>HOUSEHOLD SUMMARY</b>			
2020 Households	601	4,514	22,306
2020 Average Household Size	2.03	2.14	2.08
2020 Average Family Size	2.39	2.57	2.65
2020 Median Home Value	\$363,780	\$329,733	\$297,901

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