

JO-ANN

1260

DOLLAR TREE

RETAIL PROPERTY FOR LEASE

VILLAGE AT THE BOULDERS

Gail Gardner Way & Iron Springs Rd | Prescott, AZ 86303

BRYAN LEDBETTER

602.795.8670

bledbetter@w-retail.com

BRYAN BABITS

602.931.4491

bbabits@w-retail.com

KATIE WEEKS

602.368.1372

kweeks@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200

Phoenix AZ, 85016

602.778.3747 | w-retail.com

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LOCATION DESCRIPTION

Gail Gardner Way & Iron Springs Rd - Prescott

PROPERTY HIGHLIGHTS

- Limited shop space available.
- Dominant Shopping Center in the area which has numerous nationally recognized tenants including Walmart, Starbucks, Tuesday Morning, Big Lots, JoAnn & Verizon.
- Regional Medical Services Core including Yavapai Regional Medical Center, Prescott Surgical Center, Lab Corp, Prescott Medical Imaging and numerous private medical practices.

AREA COTENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,002 - 1,246 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
ANCHOR	WALMART	999 SF	NNN	-
A103	MEXICAN RESTAURANT	2,575 SF	NNN	-
A109	BIG LOTS	34,000 SF	NNN	-
A115	GAMESTOP	1,400 SF	NNN	-
A117	SALONCENTRIC	2,467 SF	NNN	-
A123	V&B NAILS	1,235 SF	NNN	-
A125	Available	1,235 SF	NNN	-
A127	FANTASTIC SAMS	1,235 SF	NNN	-
A129	Available	1,002 SF	NNN	-
A131	ALLIED CASH ADVANCE	1,079 SF	NNN	-
A135	JO-ANN STORES	22,400 SF	NNN	-
A139	DOLLAR TREE	15,000 SF	NNN	-
A143	TUESDAY MORNING	12,039 SF	NNN	-
C101	PACIFIC DENTAL	6,000 SF	NNN	-
D101	LABCORP	2,504 SF	NNN	-

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SUITE	TENANT	SIZE	TYPE	DESCRIPTION
D101	PRESKITT'S PAWS & CLAWS	2,796 SF	NNN	-
D102	Available	1,246 SF	NNN	-
E101	FEDEX KINKO'S	1,800 SF	NNN	-
E102	GO WIRELESS	1,445 SF	NNN	-
E103	STARBUCKS	1,934 SF	NNN	-
F101	DENNY'S	4,603 SF	NNN	-
G101	BURGER KING	2,800 SF	NNN	-

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POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	6,088	37,481	51,542
Total Population in 5 years	6,425	39,634	54,543
Annual Growth Rate	1.08%	1.12%	1.14%
Median Age	55.0	56.3	57.5
INCOME SUMMARY			
Median Household Income	\$41,656	\$50,003	\$51,360
Average Household Income	\$59,375	\$70,868	\$72,956
BUSINESS SUMMARY			
Total Businesses	569	2,197	2,744
Total Employees	6,275	21,761	29,265
Daytime Population	10,277	45,990	63,319
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	12.2%	10.3%	10.2%
Bachelor's Degree	20.8%	22.9%	22.7%
Graduate / Professional Degree	11.0%	16.3%	16.5%
Percent of Population with Degrees	44.0%	49.5%	49.4%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	2,084	13,252	17,486
White Collar	63.7%	65.3%	65.9%
Service Industry	24.7%	20.2%	19.9%
Blue Collar	11.6%	14.4%	14.2%
HOUSEHOLD SUMMARY			
Households	2,823	17,686	24,276
Average Household Size	2.05	2.02	2.03
Average Family Size	2.71	2.59	2.56
Median Home Value	\$293,719	\$338,610	\$343,472

* 2020 Demographic data derived from ESRI

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