

FOR LEASE

## Flagstaff Mall Retail Pads

4650 N US Hwy 89 | Flagstaff, AZ



CYPRESS



SRS



## Overview

## PAD 2 - NEW SHOPS

1,200 - 3,500 SF

## PAD 3

Up to 6,000 SF

## RESTAURANT SPACE

4,500 SF

## Demographics

5 MILE 15 MILE 25 MILE

2020 Est Population	55,698	96,486	99,606
2025 Est Population	58,587	101,388	104,679
Average HH Income	\$88,148	\$89,492	\$89,458
Daytime Population	59,674	96,315	99,585

Year: 2020 | Source: Esri

## Traffic Counts

Highway US 89	27,059 VPD
Country Club Drive	43,323 VPD

Year: 2018 | Source: MPSI

## Contact

## BRIAN POLACHEK

602.682.6045

brian.polachek@srsre.com

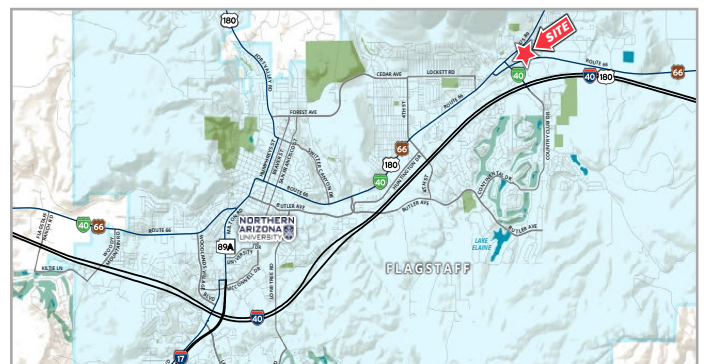
## ED BEEH

602.682.6040

ed.beeh@srsre.com

## Description

- Multi-tenant pad building or potential single tenant opportunities
- Located on Highway 89, directly in front of Flagstaff Mall
- Home to Northern Arizona University (NAU); enrollment of 29,000+ students and 2,571 employees (1,068 academic staff)
- Flagstaff experiences strong demand from international and domestic tourists based on the proximity to the Grand Canyon and other natural wonders
- Located in the central gathering spot for the community, making the mall top-of-mind for shopping, dining and entertainment in northern Arizona
- Zoned HC - Highway Commercial, City of Flagstaff; Owner/Agent

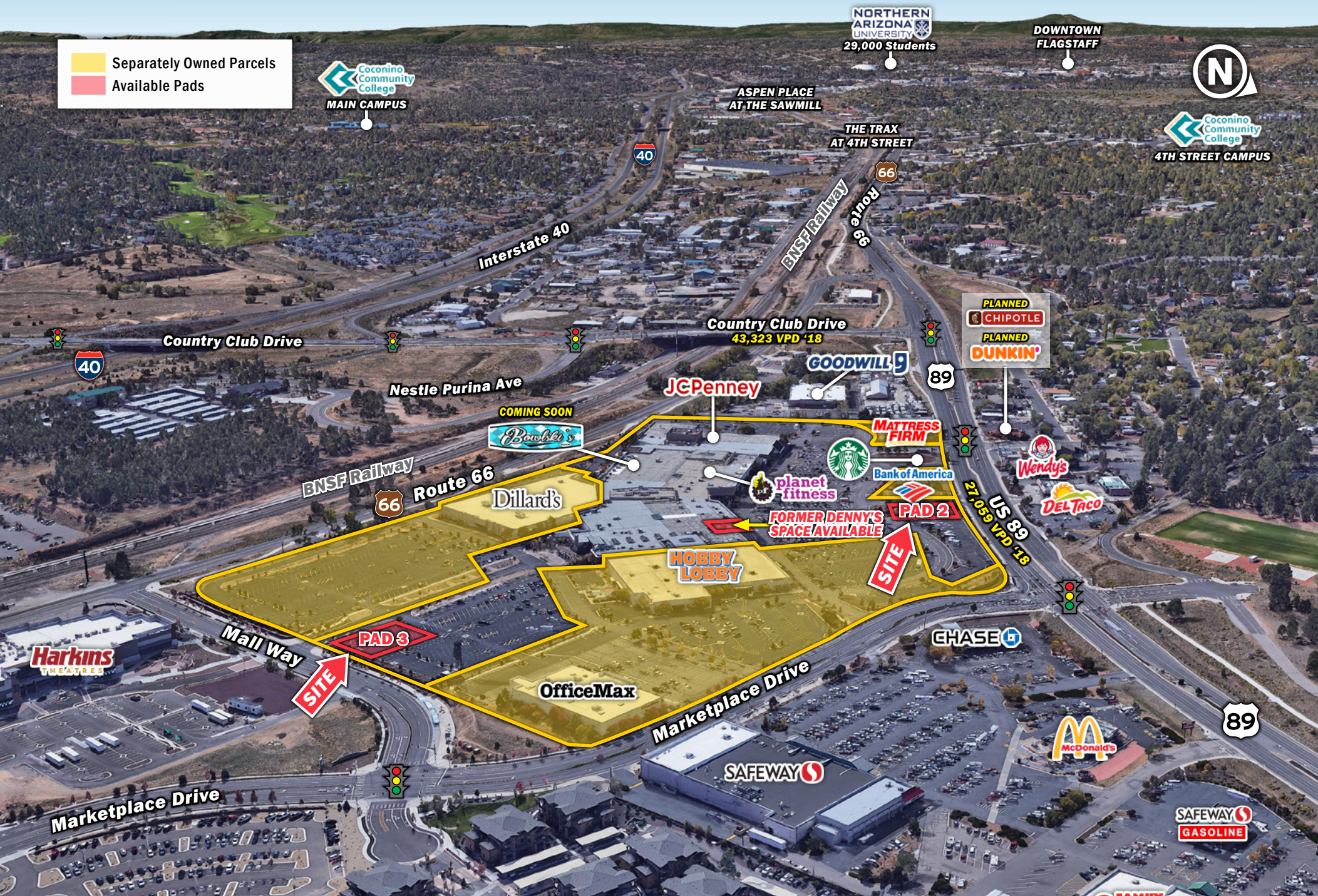


SRS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

This information contained herein was obtained from sources deemed to be reliable; however SRS makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM







# PAD OPPORTUNITIES

4650 N US Highway 89  
Flagstaff, AZ 86004

NOW  
OPEN!

PAD 2  
AVAILABLE  
1,100 - 3,500 SF

Restaurant  
Space  
Available

4,500 SF

HOBBY  
LOBBY

PAD 3  
FOR SALE/  
GROUND LEASE

UP TO  
6,000 SF

EXISTING TENANTS

Dillard's  
The Style of Your Life

E. ROUTE 66

N. HIGHWAY 89

jcpenny

planet  
fitness

Bowling's  
COMING SOON

KAY  
3,500 SF  
PACIFIC



## PAD 2 PHOTOS

4650 N US Highway 89  
Flagstaff, AZ 86004







**FLAGSTAFF MALL**

Dillard's  
JCPenney

HOBBY LOBBY  
OfficeMax

planet fitness

SAVERS  
FAMILY DOLLAR  
SAFEWAY

**FLAGSTAFF MARKETPLACE**

BEST BUY  
Harkins THEATRES  
WORLD MARKET  
Marshall's  
petco  
bealls OUTLET  
OLD NAVY

DOLLAR TREE  
SAFEWAY

BIG LOTS!  
C-A-L RANCH STORES

CVS pharmacy  
FAMILY DOLLAR

goodwill

Coconino Community College

**THE TRAX AT 4TH**

HYATT house  
SPORTSMAN'S WAREHOUSE  
GIANT  
TEXAS ROADHOUSE

TRACTOR SUPPLY CO.

Walmart Supercenter

Bookmans  
Michael's  
JO-ANN  
Pier 1 Imports  
SPROUTS  
TARGET

NATURAL GROCERS

BARNES & NOBLE

**ASPEN PLACE AT THE SAWMILL**

KREI  
WHOLE FOODS MARKET

Sam's CLUB

NORTHERN ARIZONA UNIVERSITY

Walmart Supercenter  
Bashas'

WELCOME TO  
**FLAGSTAFF MALL**  
Flagstaff, AZ

Located at Arizona Highway 89 and Historic Route 66 just north of Interstate 40,

More than 4 million visitors come to Flagstaff every year to enjoy a variety of outdoor destinations and events.

The redevelopment plan for Flagstaff Mall is designed to reposition Flagstaff Mall as the region's central gathering spot for the community, making the mall top-of-mind for shopping, dining and entertainment in northern Arizona.