

# Prescott Valley CROSSROADS

Highway 69 & Sundog Ranch Rd  
Prescott Valley, AZ

Majors, Pads & Shops Available



N  
View From Northeast

# Listing Team

Teale Bloom  
602-288-3476  
tbloom@pcaemail.com

Cameron Warren  
602-288-3471  
cwarren@pcaemail.com

Greg Laing  
602-734-7207  
glaing@pcaemail.com



3131 East Camelback Road, Suite 340  
Phoenix, Arizona 85016  
P 602-957-9800 F 602-957-0889  
www.phoenixcommercialadvisors.com



# Property Details

## Type of Product

Regional Retail Power Center

## Available Spaces

Majors, Pads, Shops

## Proposed Development Size

±1,300,000 SF / ±100 AC

## Traffic Counts

N: ±38,491 VPD (NB & SB)  
S: ±40,610 VPD (NB & SB)  
E: N/A  
W: ±6,120 VPD (EB & WB)

\*ADOT 2017, Prescott Valley 2017

## College Student Population

±11,788 students  
(Yavapai College, Prescott College, NAU Prescott Campus & Embry Riddle University)

## Property Highlights

- Caters to greater Verde Valley trade area
- PADS available for ground lease and build-to-suit
- New retail center located at the intersection of Highway 69 & Sundog Ranch Road (Approximately 1,300,000 SF on 100 Acres)
- First major retail development located on Highway 69, traveling west into Prescott
- Excellent visibility from Highway 69
- Explosive population growth with 205% increase from 1990 to 2003. AZ Dept. of Economic Security & U.S. Census Bureau
- Projected five year market growth is planned at 6.2% within a 30 mile radius and 15.8% for a 50 mile radius. 2003 Market Insite Group
- Have signalized access on Highway 69

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## Community Details

### Housing Developments

Community	Acres	Approved Units	Platted Units	Developed Lots	Developed Lots
				7/30/12	12/17/13
StoneRidge	1,880	3,043	1,279	928	968
Pronghorn Ranch	640	1,440	990	698	739
Granville	1,243	3,400	1,496	1,178	1,306
Mingus West	297	466	222	103	103
Prescott Country Club - 6	137	180	180	80	80
Viewpoint	636	2,600	1,460	1,240	1,247
Quailwood Meadows	540	1,191	1,191	616	663
<b>Totals</b>	<b>5,373</b>	<b>12,320</b>	<b>6,818</b>	<b>4,843</b>	<b>5,106</b>

### Area Population Estimates

	2010 Census	2030 CYMPO	2030 AZDoA	Growth Rate
Prescott	39,843	62,245	68,099	2.81%
Prescott Valley	38,822	64,703	70,739	3.33%
Dewey-Humboldt	3,894	5,161	4,295	1.63%
Chino Valley	10,817	19,038	30,286	3.80%
Williamson CDP	5,438	9,640	9,814	3.36%
CYMPO Planning Area	121,783	205,935		3.45%
<b>Total Influence Area</b>	<b>131,406</b>	<b>225,998</b>		<b>3.60%</b>

Population estimates from the Arizona Department of Administration (AZDoA)





PARCEL A		PARCEL - C LOT 2	
SITE AREA	: 1,190,735 S.F. (27.34 ACRES)	SITE AREA	: 884,980 S.F. (20.3 ACRES)
TOTAL BUILDING AREA	: 265,452 S.F.	TOTAL BUILDING AREA	: 182,100 S.F.
% COVERAGE	: 22.2%	% COVERAGE	: 20.6%
PARKING PROVIDED	: 1,276 SPACES	PARKING PROVIDED	: 1,046 SPACES
PARKING RATIO	: 4.81 / 1,000	PARKING RATIO	: 5.7 / 1,000
PARCEL A LOT 1 (INCL. GARDEN CENTER)		PARCEL - C LOT 3	
SITE AREA	: 506,931 S.F. (11.64 ACRES)	SITE AREA	: 74,728 S.F. (1.7 ACRES)
TOTAL BUILDING AREA	: 137,627 S.F.	TOTAL BUILDING AREA	: 4,286 S.F.
% COVERAGE	: 27.1%	% COVERAGE	: 5.7%
PARKING PROVIDED	: 569 SPACES	PARKING PROVIDED	: 36 SPACES
PARKING RATIO	: 4.13 / 1,000	PARKING RATIO	: 8.4 / 1,000
PARCEL A LOT 2		PARCEL - C LOT 4	
SITE AREA	: 347,454 S.F. (7.98 ACRES)	SITE AREA	: 102,596 S.F. (2.4 ACRES)
TOTAL BUILDING AREA	: 78,295 S.F.	TOTAL BUILDING AREA	: 10,101 S.F.
% COVERAGE	: 22.5%	% COVERAGE	: 9.8%
PARKING PROVIDED	: 394 SPACES	PARKING PROVIDED	: 108 SPACES
PARKING RATIO	: 5.03 / 1,000	PARKING RATIO	: 10.7 / 1,000
PARCEL A LOT 3		PARCEL - C LOT 5	
SITE AREA	: 149,576 S.F. (3.43 ACRES)	SITE AREA	: 35,681 S.F. (0.8 ACRES)
TOTAL BUILDING AREA	: 22,390 S.F.	TOTAL BUILDING AREA	: 6,000 S.F.
% COVERAGE	: 15.0%	% COVERAGE	: 16.8%
PARKING PROVIDED	: 146 SPACES	PARKING PROVIDED	: 37 SPACES
PARKING RATIO	: 6.52 / 1,000	PARKING RATIO	: 6.2 / 1,000
PARCEL A LOT 4		PARCEL - C LOT 6	
SITE AREA	: 186,774 S.F. (4.29 ACRES)	SITE AREA	: 34,864 S.F. (0.8 ACRES)
TOTAL BUILDING AREA	: 27,140 S.F.	TOTAL BUILDING AREA	: 4,207 S.F.
% COVERAGE	: 14.5%	% COVERAGE	: 12.1%
PARKING PROVIDED	: 167 SPACES	PARKING PROVIDED	: 31 SPACES
PARKING RATIO	: 6.15 / 1,000	PARKING RATIO	: 7.4 / 1,000
PARCEL - B		PARCEL - C LOT 7, 8 & 9	
SITE AREA	: 849,338 S.F. (19.5 ACRES)	SITE AREA	: 117,698 S.F. (2.7 ACRES)
TOTAL BUILDING AREA	: 1,865,483 S.F. (42.8 ACRES)	TOTAL BUILDING AREA	: 10,717 S.F.
% COVERAGE	: 18.9%	% COVERAGE	: 9.1%
PARKING PROVIDED	: 2,025 SPACES	PARKING PROVIDED	: 96 SPACES
PARKING RATIO	: 5.75 / 1,000	PARKING RATIO	: 8.9 / 1,000
PARCEL - C LOT 1		PARCEL - A, B, C, D TOTAL	
SITE AREA	: 614,937 S.F. (14.1 ACRES)	SITE AREA	: 4,357,580 S.F. (100.04 ACRES)
TOTAL BUILDING AREA	: 134,723 S.F.	TOTAL BUILDING AREA	
% COVERAGE	: 21.9%		
PARKING PROVIDED	: 671 SPACES		
PARKING RATIO	: 5.0 / 1,000		

11.30.18



  
 site plan not drawn to scale

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