

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

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [17] NOV 19, 2018

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Highway 69 & Sundog Ranch Rd
Prescott Valley, AZ



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
Totals	5,373	12,320	6,818	4,843	5,106

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%
Total Influence Area	131,406	225,998		3.60%

Population estimates from the Arizona Department of Administration (AZDoA)





PARCEL A	
SITE AREA	: 1,190,735 S.F. (27.34 ACRES)
TOTAL BUILDING AREA	: 265,452 S.F.
% COVERAGE	: 22.2%
PARKING PROVIDED	: 1,276 SPACES
PARKING RATIO	: 4.81 / 1,000

PARCEL A LOT 1 (INCL. GARDEN CENTER)	
SITE AREA	: 506,931 S.F. (11.64 ACRES)
TOTAL BUILDING AREA	: 137,627 S.F.
% COVERAGE	: 27.1%
PARKING PROVIDED	: 569 SPACES
PARKING RATIO	: 4.13 / 1,000

PARCEL A LOT 2	
SITE AREA	: 347,454 S.F. (7.98 ACRES)
TOTAL BUILDING AREA	: 78,295 S.F.
% COVERAGE	: 22.5%
PARKING PROVIDED	: 394 SPACES
PARKING RATIO	: 5.03 / 1,000

PARCEL A LOT 3	
SITE AREA	: 149,576 S.F. (3.43 ACRES)
TOTAL BUILDING AREA	: 22,390 S.F.
% COVERAGE	: 15.0%
PARKING PROVIDED	: 146 SPACES
PARKING RATIO	: 6.52 / 1,000

PARCEL A LOT 4	
SITE AREA	: 186,774 S.F. (4.29 ACRES)
TOTAL BUILDING AREA	: 27,140 S.F.
% COVERAGE	: 14.5%
PARKING PROVIDED	: 167 SPACES
PARKING RATIO	: 6.15 / 1,000

PARCEL-B	
SITE AREA	: 849,338 S.F. (19.5 ACRES)

PARCEL-C	
SITE AREA	: 1,865,483 S.F. (42.8 ACRES)
TOTAL BUILDING AREA	: 352,315 S.F.
% COVERAGE	: 18.9%
PARKING PROVIDED	: 2,025 SPACES
PARKING RATIO	: 5.75 / 1,000

PARCEL-C LOT 1	
SITE AREA	: 614,937 S.F. (14.1 ACRES)
TOTAL BUILDING AREA	: 134,723 S.F.
% COVERAGE	: 21.9%
PARKING PROVIDED	: 671 SPACES
PARKING RATIO	: 5.0 / 1,000

PARCEL-C LOT 2	
SITE AREA	: 884,980 S.F. (20.3 ACRES)
TOTAL BUILDING AREA	: 182,100 S.F.
% COVERAGE	: 20.6%
PARKING PROVIDED	: 1,046 SPACES
PARKING RATIO	: 5.7 / 1,000

PARCEL-C LOT 3	
SITE AREA	: 74,728 S.F. (1.7 ACRES)
TOTAL BUILDING AREA	: 4,286 S.F.
% COVERAGE	: 5.7%
PARKING PROVIDED	: 36 SPACES
PARKING RATIO	: 8.4 / 1,000

PARCEL-C LOT 4	
SITE AREA	: 102,596 S.F. (2.4 ACRES)
TOTAL BUILDING AREA	: 10,101 S.F.
% COVERAGE	: 9.8%
PARKING PROVIDED	: 108 SPACES
PARKING RATIO	: 10.7 / 1,000

PARCEL-C LOT 5	
SITE AREA	: 35,681 S.F. (0.8 ACRES)
TOTAL BUILDING AREA	: 6,000 S.F.
% COVERAGE	: 16.8%
PARKING PROVIDED	: 37 SPACES
PARKING RATIO	: 6.2 / 1,000

PARCEL-C LOT 6	
SITE AREA	: 34,864 S.F. (0.8 ACRES)
TOTAL BUILDING AREA	: 4,207 S.F.
% COVERAGE	: 12.1%
PARKING PROVIDED	: 31 SPACES
PARKING RATIO	: 7.4 / 1,000

PARCEL-C LOT 7, 8 & 9	
SITE AREA	: 117,698 S.F. (2.7 ACRES)
TOTAL BUILDING AREA	: 10,717 S.F.
% COVERAGE	: 9.1%
PARKING PROVIDED	: 96 SPACES
PARKING RATIO	: 8.9 / 1,000

PARCEL-D	
SITE AREA	: 484,459 S.F. (11.12 ACRES)

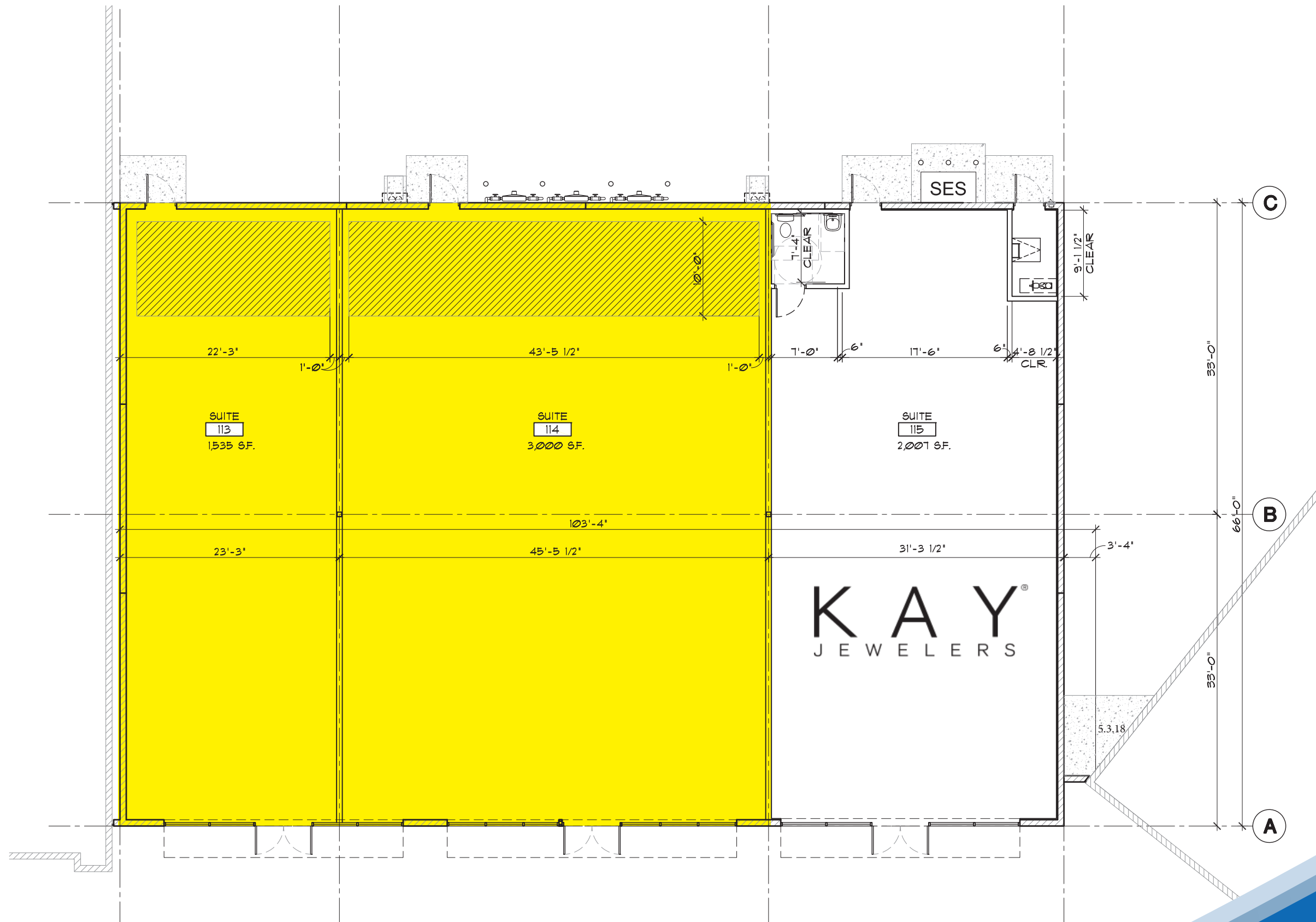
PARCEL-A, B, C, D TOTAL	
TOTAL SITE AREA	: 4,357,580 S.F. (100.04 ACRES)

11.30.18




 N
 site plan not drawn to scale

Prescott Valley
CROSSROADS
 Highway 69 & Sundog Ranch Rd
 Prescott Valley, AZ



Prescott Valley CROSSROADS

Highway 69 & Sundog Ranch Rd
Prescott Valley, AZ

View From Southwest



PRESCOTT VALLEY

Logos shown on the map include: Subway, SAS, Verizon, Dollar Tree, Hobby Lobby, The Home Depot, Firestone, Men's Wearhouse, Sport Clips, Mattress Firm, Chick-fil-A, Carl's Jr., Chipotle, Dunkin' Donuts, Old Country Store, Huggs, Chase, Maunaces, Ross, Sprouts, TJ-Maxx, Ulta, Dick's Sporting Goods, Walmart, Kohl's, Fry's, Safeway, Family Dollar, Goodwill, CVS, Harkins, and Rue 21.

PRESCOTT

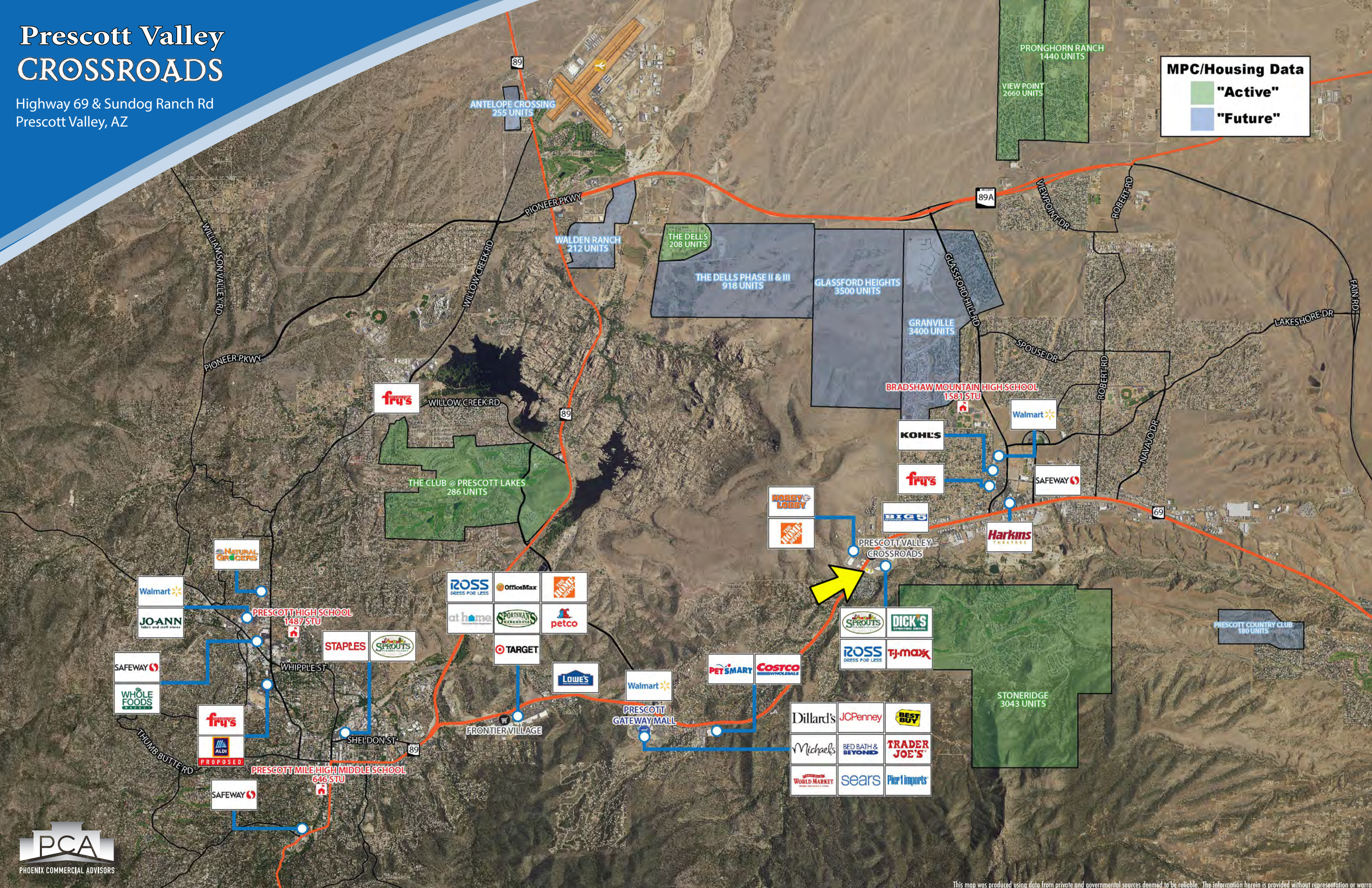


Prescott Valley CROSSROADS

Highway 69 & Sundog Ranch Rd
Prescott Valley, AZ

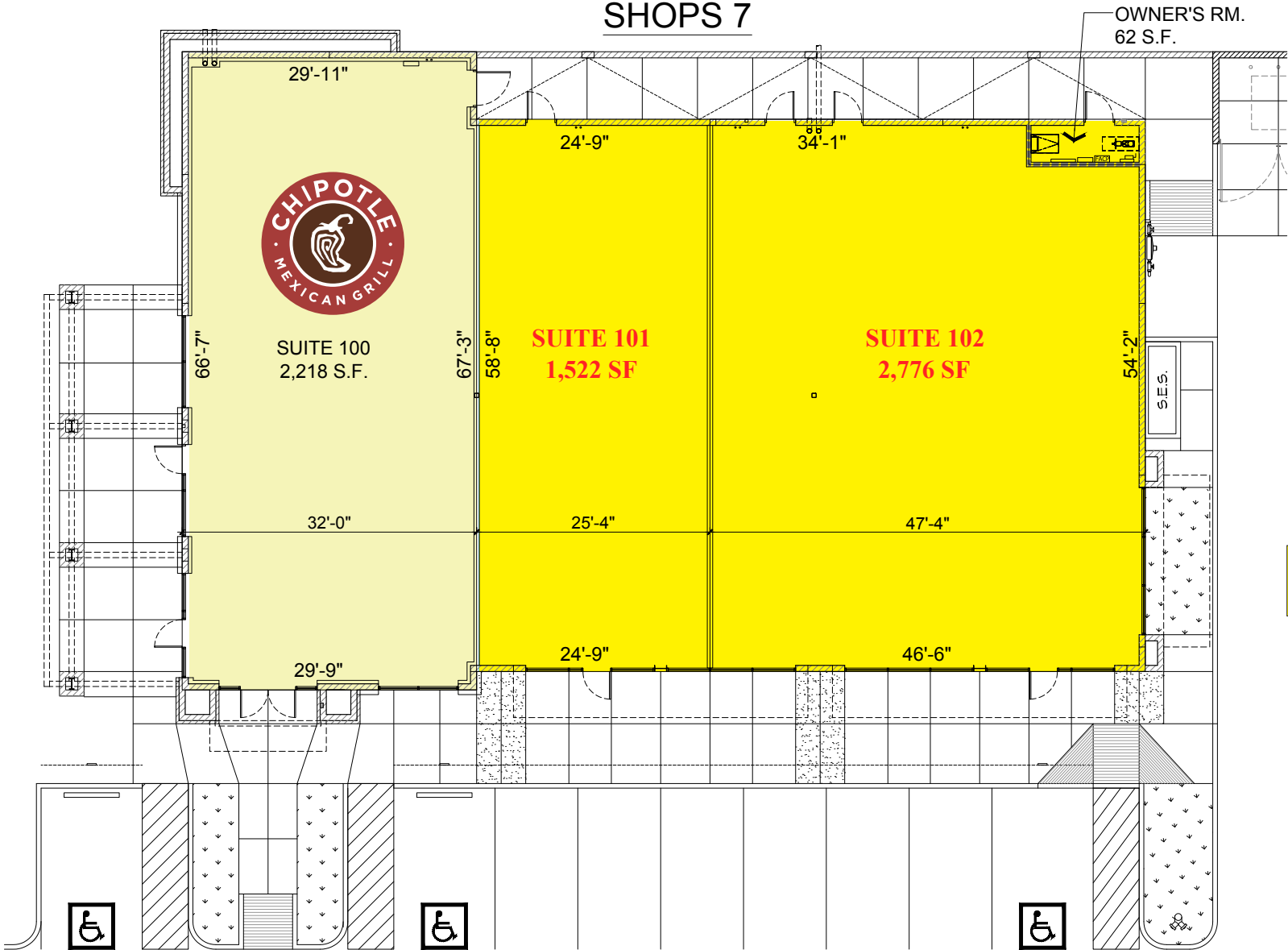
MPC/Housing Data

- "Active"
- "Future"



This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

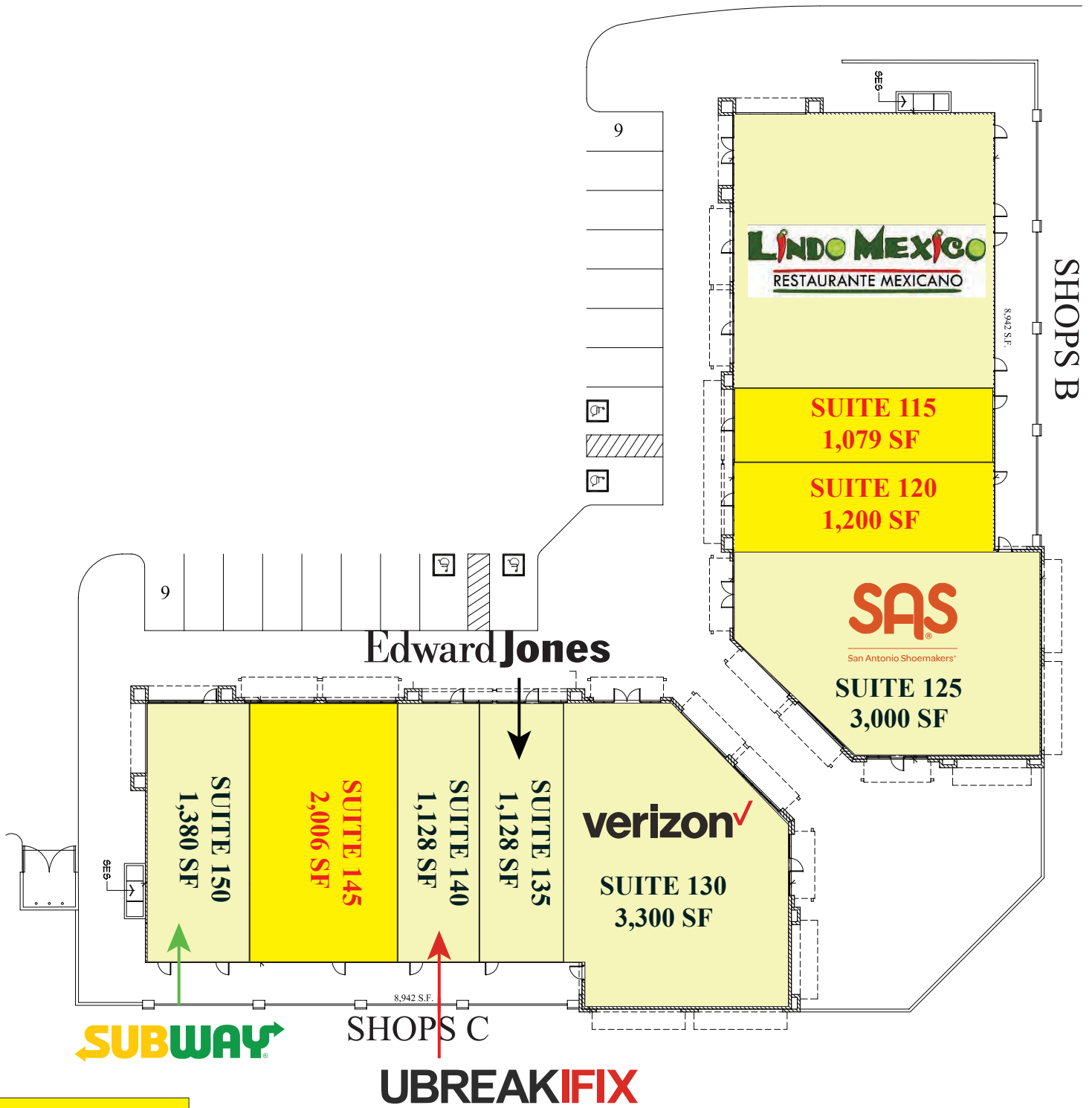
SHOPS 7



AVAILABLE

PRESCOTT VALLEY CROSSROADS
HIGHWAY 69 & SUNDOG RANCH ROAD
PRESCOTT VALLEY, ARIZONA





AVAILABLE

SHOPS 'B & C' LEASE PLAN
SCALE: NONE 8SHOPS B = 6,942 S.F. SHOPS C = 8,942 S.F.



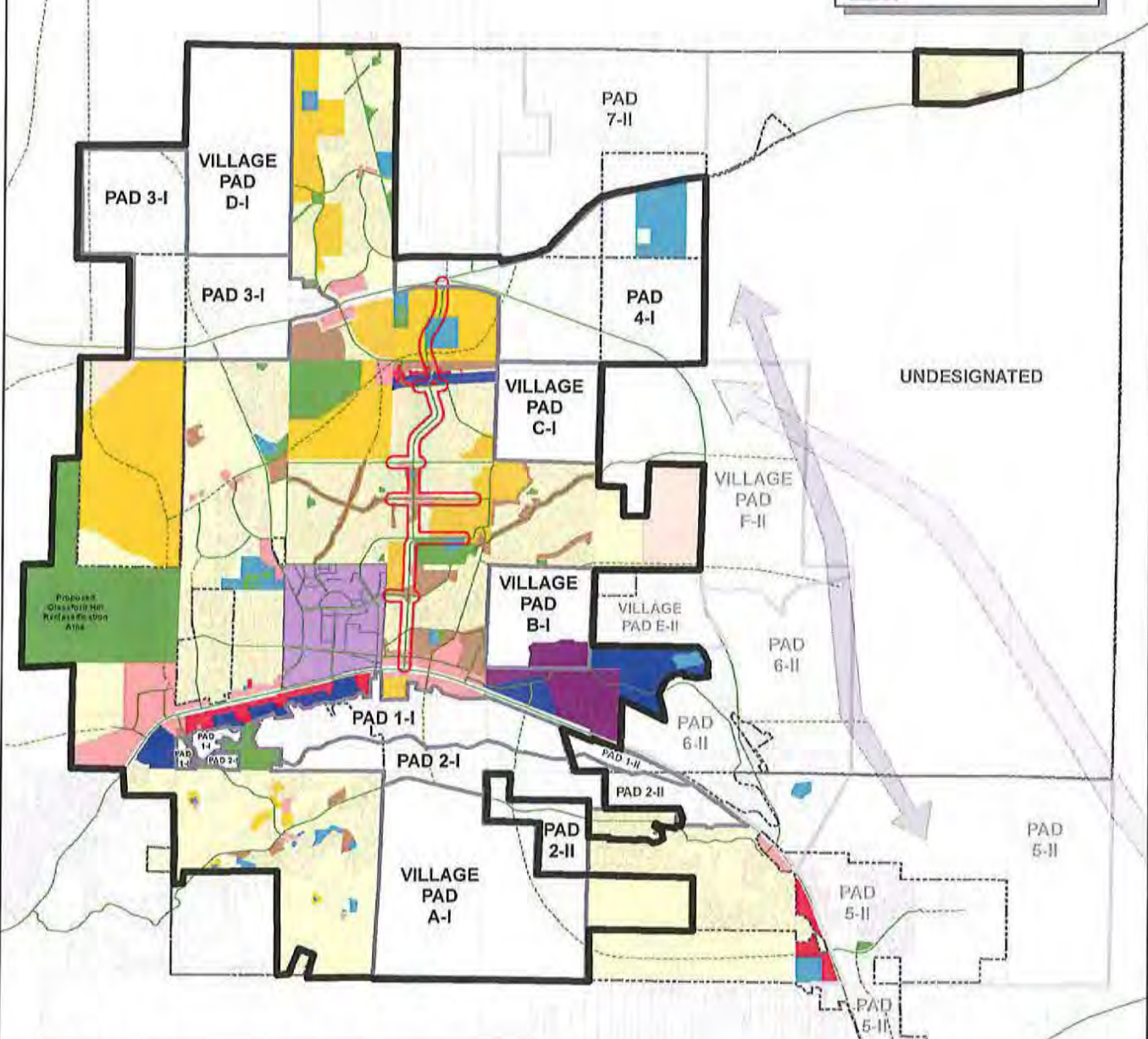
DATE: 11.09.11

JOB NUMBER: 4117
 4117.LEASEPLAN-5



PRESCOTT VALLEY CROSSROADS
 HIGHWAY 69 & SUNDG RANCH ROAD
 PRESCOTT VALEEY, ARIZONA


Butler Design Group
 Architects & Planners
 6555 East Van Buren St.
 Suite 216
 Phoenix, Arizona 85008
 phone 602-967-1800
 fax 602-967-7722



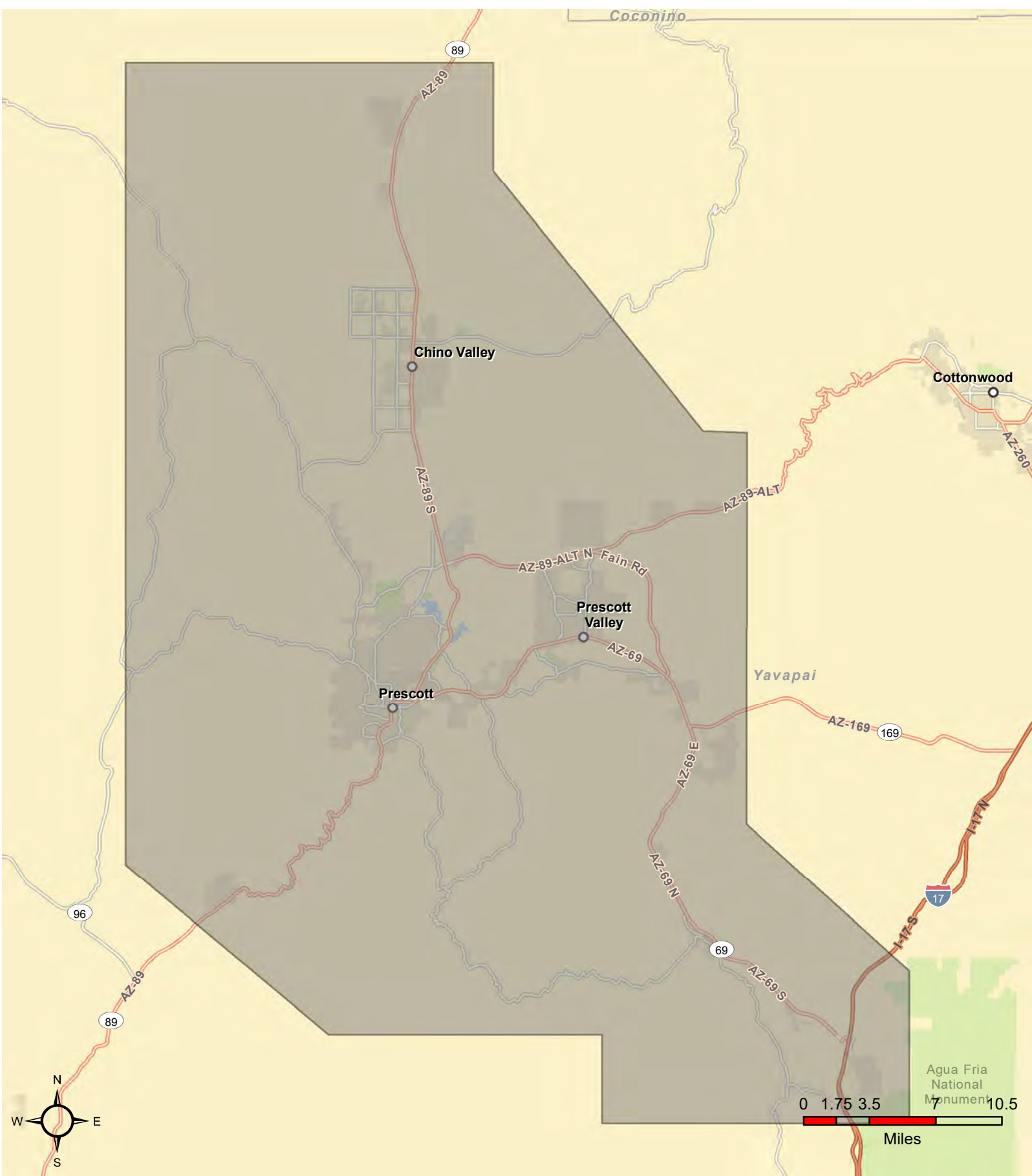
LEGEND

Land Use	Area Plans
Low Density	Robert Road Area Plan - Sec. 4.2.4.6
Medium Density	Town Center Plan - Sec. 4.3.2.2
Medium-High Density	
Mixed Use	Boundaries
Regional Commercial	Growth and Development Tier I
Community Commercial	PAD Boundaries
Business Park	Town Limits
Industrial	Roads
Public/Quasi	Major Roadways
Open Space	Future Roads
Planned Area Development (PAD) 1, 2, 3, 4, 5, and 6	
Village Planned Area Development (Village PAD) A, B, C, D, E and F	

0 0.5 1 Miles



Growth and Development Tier I
Exhibit GA-2



Custom Trade Area

Prescott-Prescott Valley, AZ



One Page Summary

Prescott-Prescott Valley, AZ (Trade Area)
Custom Trade Area

Prepared By Business Analyst Desktop

Custom Trade Area

Population Summary

2000 Total Population	149,861
2010 Total Population	191,948
2018 Total Population	214,102
2018 Group Quarters	3,964
2023 Total Population	237,170
2018-2023 Annual Rate	2.07%
2018 Total Daytime Population	207,520
Workers	78,528
Residents	128,992

Household Summary

2000 Households	61,857
2000 Average Household Size	2.36
2010 Households	81,559
2010 Average Household Size	2.31
2018 Households	91,115
2018 Average Household Size	2.31
2023 Households	101,296
2023 Average Household Size	2.30
2018-2023 Annual Rate	2.14%
2010 Families	52,335
2010 Average Family Size	2.81
2018 Families	57,987
2018 Average Family Size	2.84
2023 Families	64,266
2023 Average Family Size	2.85
2018-2023 Annual Rate	2.08%

Housing Unit Summary

2018 Housing Units	109,770
Owner Occupied Housing Units	61.6%
Renter Occupied Housing Units	21.4%
Vacant Housing Units	17.0%

Median Household Income

2018	\$48,379
2023	\$54,547

Median Home Value

2018	\$235,899
2023	\$288,006

Average Income Value

Average Household Income	\$64,098
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Per Capita Income

2018	\$27,823
2023	\$33,241

Median Age

2018	50.9
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2018 Population 25+ by Educational Attainment

Total	160,774
Less than 9th Grade	3.0%
9th - 12th Grade, No Diploma	6.6%
High School Graduate	21.3%
GED/Alternative Credential	4.3%
Some College, No Degree	29.9%
Associate Degree	9.3%
Bachelor's Degree	15.6%
Graduate/Professional Degree	10.0%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

November 08, 2018