THE MARKETPLACE | PADS AVAILABLE

E/SEC US-89 & Marketplace Dr | Flagstaff, AZ

For more information, please contact:

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PHOENIX COMMERCIAL ADVISORS
A MEMBER OF CHAINLINKS RETAIL ADVISORS
PHOENIXCOMMERCIALADVISORS.COM
3131 E CAMELBACK RD, #340 | PHOENIX, AZ 85016 | 602.957.9800

[05/13/20]

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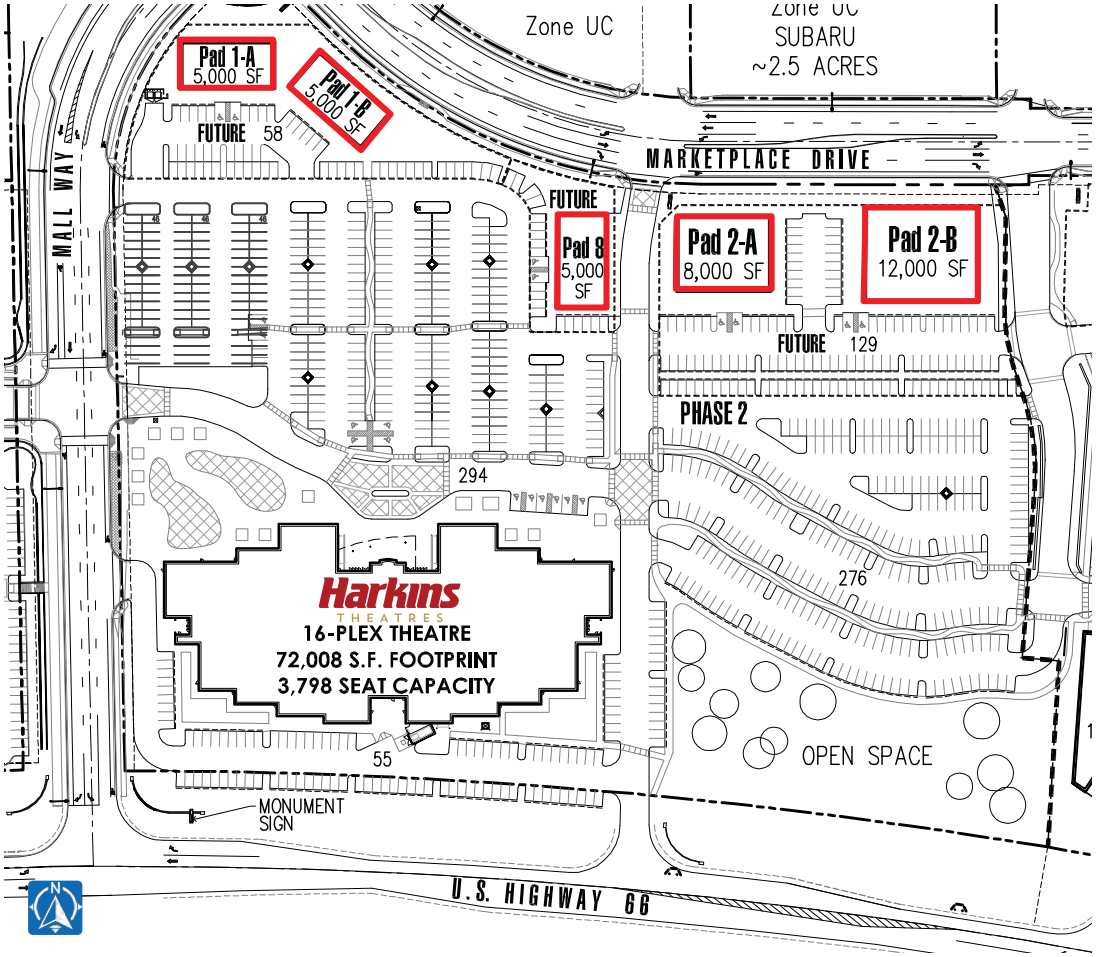

PROPERTY DETAILS

- Pads available for ground lease and build-to-suit
- Opportunity to join high-traffic and high-volume newly developed Harkins 16-screen theater
- Pad locations have excellent visibility fronting Marketplace Drive
- Strategically located at Flagstaff Mall and benefit from additional traffic from the nearby auto dealerships
- Ideal location on the east side of Flagstaff offering opportunities for a 2-store market

LOCATED IN FRONT OF HARKINS

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.

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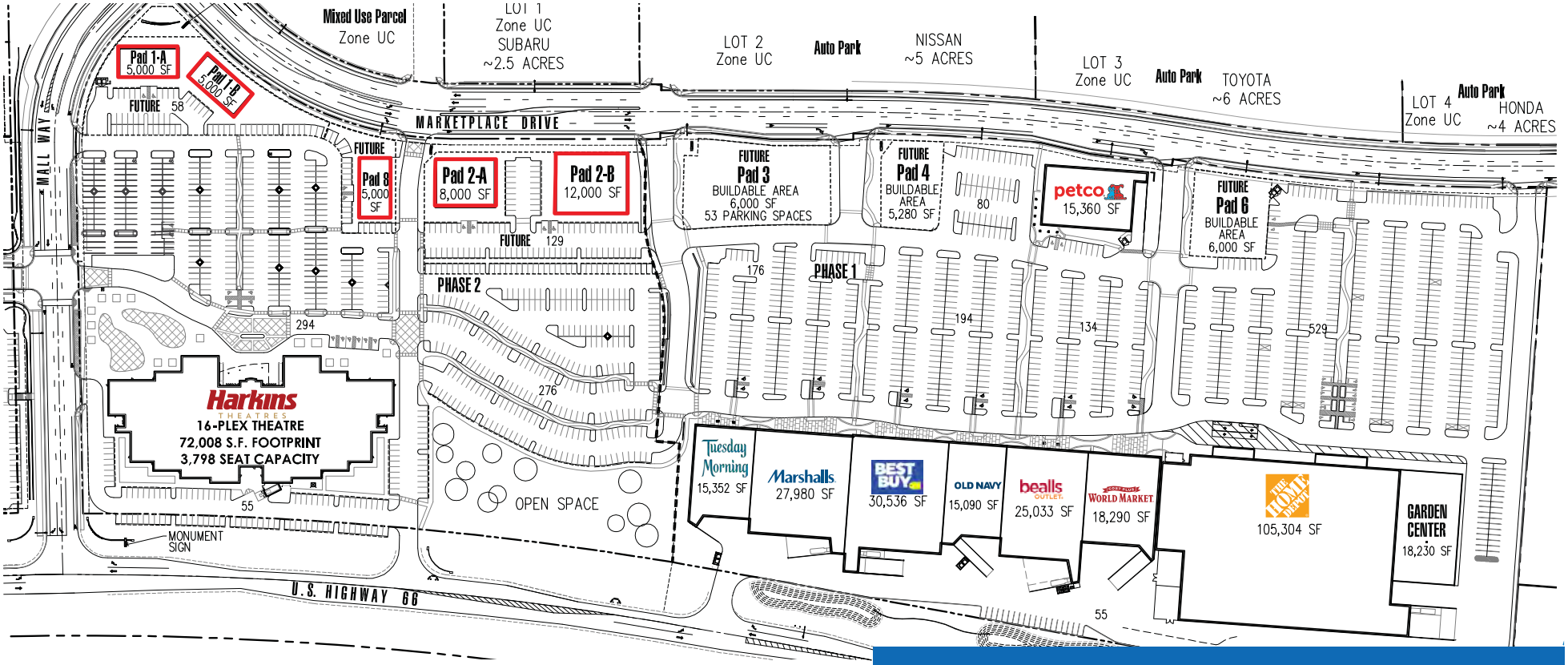

TRAFFIC COUNTS

N: ± 30,369 VPD (NB & SB)
S: ± 40,861 VPD (NB & SB)
E: ± 10,583 VPD (EB & WB)
W: N/A
*ADOT 2017

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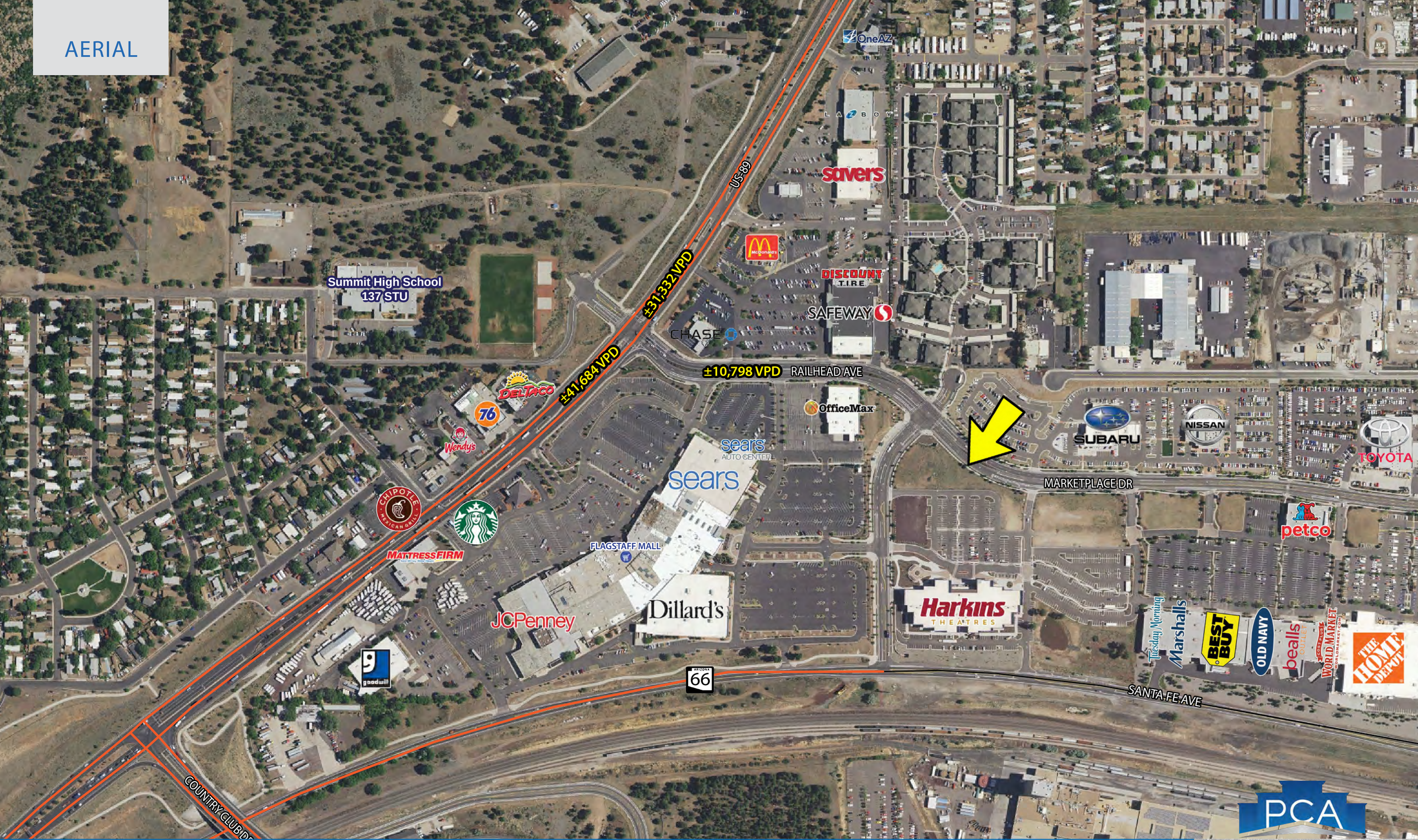

THE MARKETPLACE - HARKINS PADS

US - 89 & Marketplace Dr | **FLAGSTAFF, AZ**

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PCA
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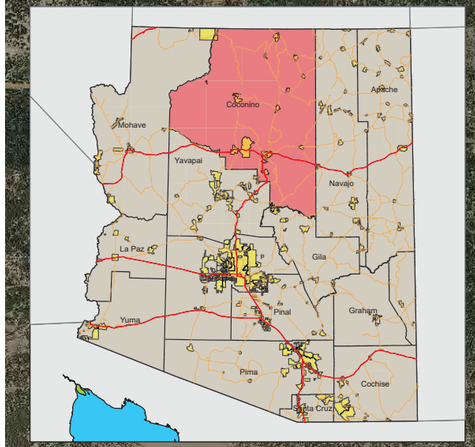

FLAGSTAFF RETAIL OVERVIEW

PHOENIX COMMERCIAL ADVISORS
CHAIN LINKS
RETAIL ADVISORS

PHOENIX COMMERCIAL ADVISORS
A MEMBER OF CHAIN LINKS RETAIL ADVISORS

One Page Summary

US-89 & Railhead Ave, Flagstaff
-111.581443522 35.225718767
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
Latitude: 35.225719
Longitude: -111.581444

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,005	25,273	41,761
2010 Total Population	5,764	26,858	46,484
2019 Total Population	7,378	29,637	52,656
2019 Group Quarters	23	393	4,874
2024 Total Population	8,104	31,147	55,376
2019-2024 Annual Rate	1.89%	1.00%	1.01%
2019 Total Daytime Population	8,016	28,501	57,926
Workers	4,836	14,596	33,152
Residents	3,180	13,905	24,774
Household Summary			
2000 Households	1,787	9,035	15,236
2000 Average Household Size	2.79	2.79	2.64
2010 Households	2,126	9,789	16,618
2010 Average Household Size	2.71	2.71	2.57
2019 Households	2,719	10,892	18,764
2019 Average Household Size	2.71	2.68	2.55
2024 Households	2,993	11,515	19,935
2024 Average Household Size	2.70	2.67	2.53
2019-2024 Annual Rate	1.94%	1.12%	1.22%
2010 Families	1,394	6,587	9,948
2010 Average Family Size	3.25	3.18	3.11
2019 Families	1,780	7,276	11,042
2019 Average Family Size	3.25	3.16	3.09
2024 Families	1,959	7,670	11,662
2023 Average Family Size	3.25	3.15	3.08
2019-2024 Annual Rate	1.93%	1.06%	1.10%
Housing Unit Summary			
2019 Housing Units	2,965	12,891	21,445
Owner Occupied Housing Units	46.1%	43.7%	41.2%
Renter Occupied Housing Units	45.6%	40.7%	46.3%
Vacant Housing Units	8.3%	15.5%	12.5%
Median Household Income			
2019	$61,147	$62,366	$58,439
2024	$69,029	$71,466	$67,127
Median Home Value			
2019	$237,445	$314,804	$344,183
2024	$275,731	$334,649	$359,154
Average Income Value			
Average Household Income	$74,406	$85,201	$82,372
Per Capita Income			
2019	$27,019	$31,275	$29,738
2024	$30,956	$35,862	$34,446
Median Age			
2019	32.0	33.8	30.8
2019 Population 25+ by Educational Attainment			
Total	4,674	19,206	31,918
Less than 9th Grade	1.2%	3.0%	2.4%
9th - 12th Grade, No Diploma	3.9%	4.8%	5.0%
High School Graduate	24.5%	16.0%	14.0%
GED/Alternative Credential	6.4%	3.3%	2.9%
Some College, No Degree	27.7%	23.1%	22.4%
Associate Degree	9.5%	8.9%	8.4%
Bachelor's Degree	16.8%	24.0%	26.3%
Graduate/Professional Degree	10.1%	16.9%	18.7%

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 2019 and 2024

August 28, 2019

Made with Esri Business Analyst
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