

127 NORTH CORTEZ STREET

PRESCOTT, AZ 86301

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ARIZONA COMMERCIAL REAL ESTATE



R MLS

BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

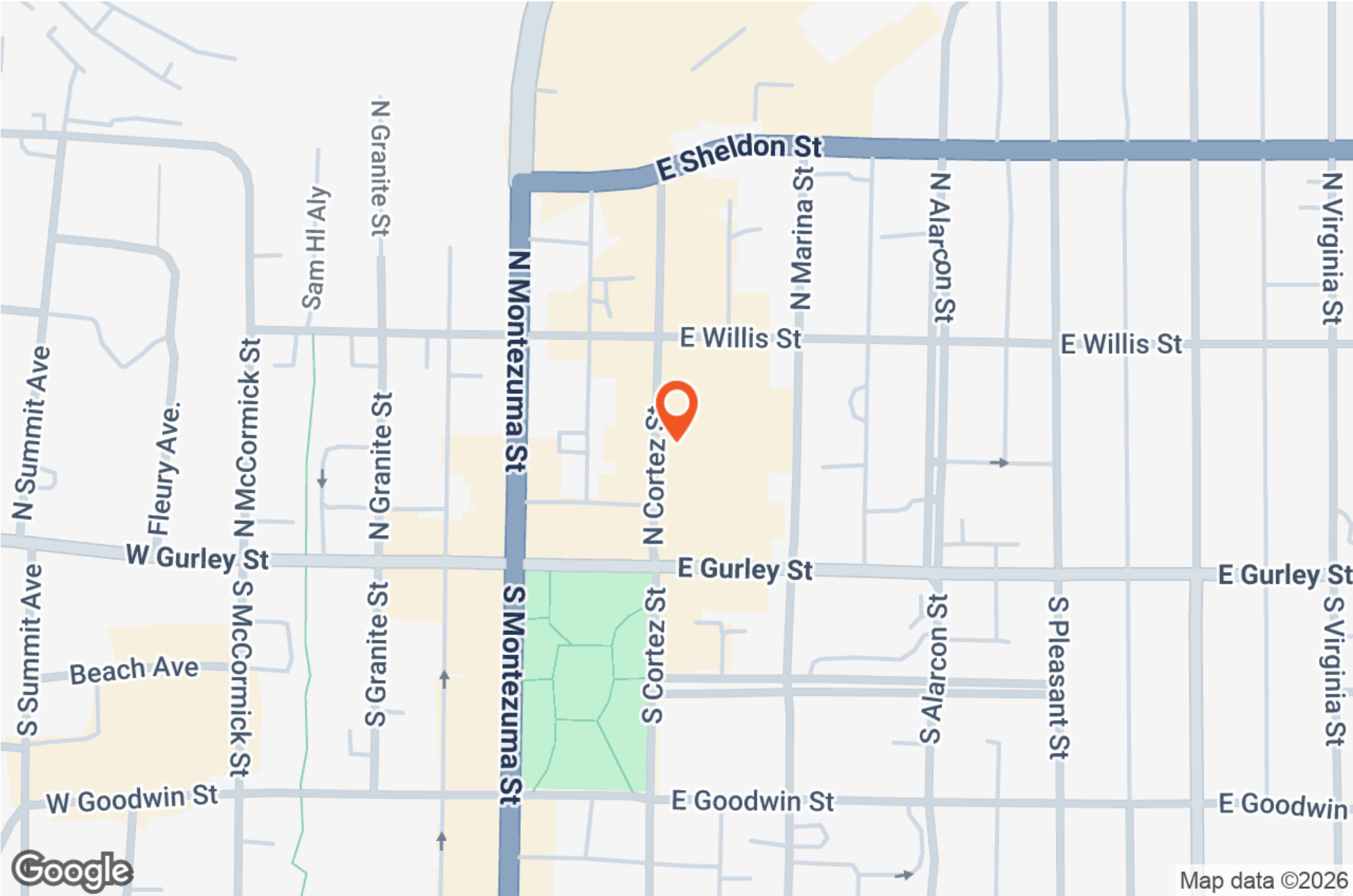
Position your business in the heart of Downtown Prescott with this exceptional ±4,421 SF commercial suite available for lease just steps from Courthouse Square. Located on the first floor of a prominent three-story building, the space benefits from strong pedestrian traffic, excellent street visibility, expansive storefront glass, and prominent signage opportunities. The flexible layout includes two restrooms and multiple storage areas, making it ideal for retail, restaurant, gallery, bar, showroom, or office users seeking a customizable space in a highly active downtown corridor. Lease rate is \$15.00 PSF plus NNN expenses of \$3.60 PSF.

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	1
Available SF:	4,421 SF
Lot Size:	0.16 Acres
Building Size:	4,421 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,889	23,961	42,989
Total Population	7,813	49,386	93,975
Average HH Income	\$72,422	\$100,098	\$94,023

LOCATION MAP



RETAILER MAP



ADDITIONAL PHOTOS



AI GENERATED RESTAURANT



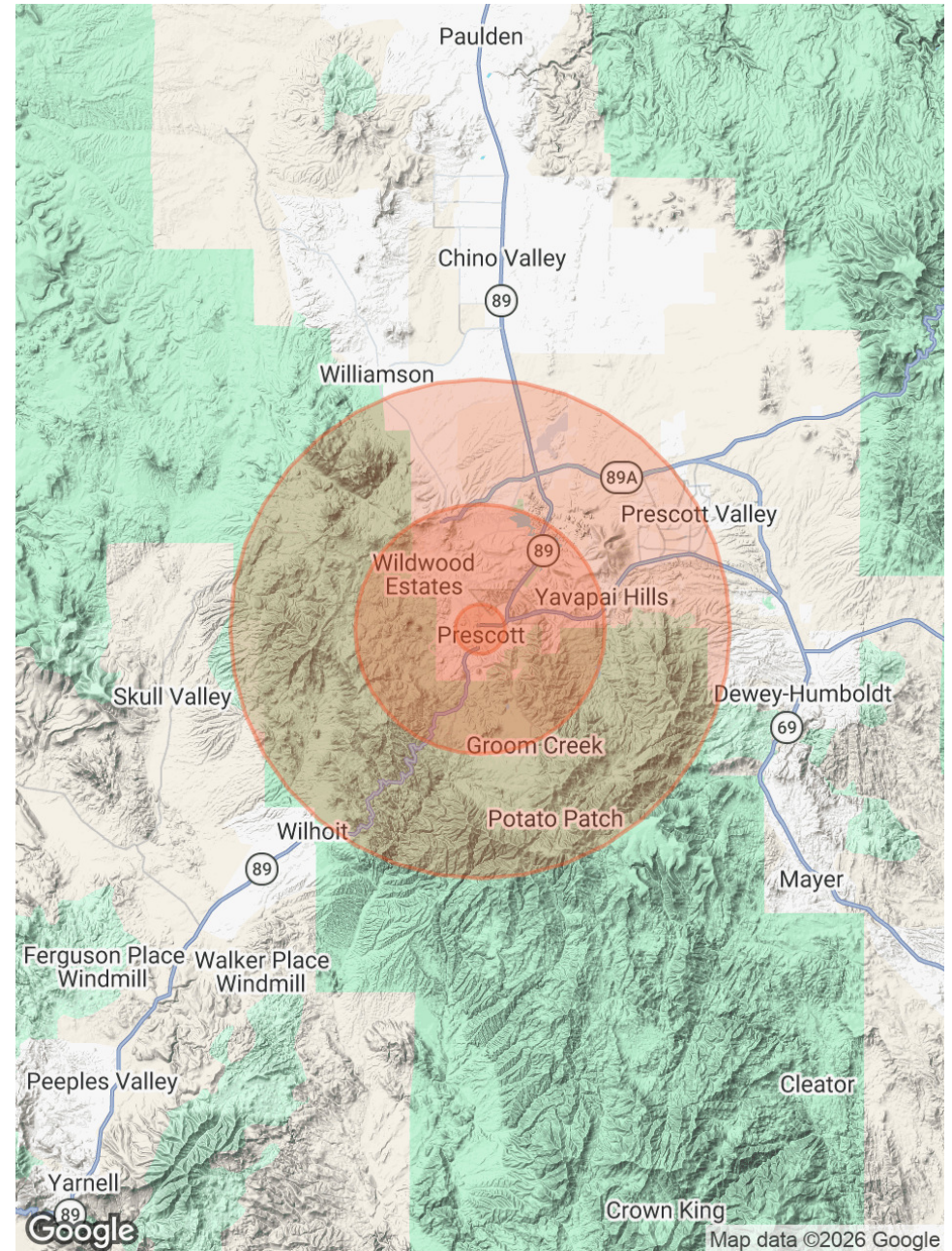
AI GENERATED RESTAURANT

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,813	49,386	93,975
Average Age	46.4	55.7	51.9
Average Age (Male)	46.1	54.1	50.5
Average Age (Female)	47.6	57.5	54.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,889	23,961	42,989
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$72,422	\$100,098	\$94,023
Average House Value	\$430,223	\$524,591	\$485,809

2023 American Community Survey (ACS)



MEET THE TEAM



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