

THE SHOPS AT PRESCOTT GATEWAY

250 NORTH LEE
BOULEVARD, PRESCOTT, AZ
86303

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ARIZONA COMMERCIAL REAL ESTATE



LEASING BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Shops at Prescott Gateway offer highly visible retail space within a vibrant shopping hub, ideally positioned along State Route 69 between Prescott and Prescott Valley. Available suites provide flexible configurations to accommodate a variety of uses, from retail and dining to service-oriented businesses. Tenants benefit from strong daily traffic counts (32,000+ VPD on SR-69), ample on-site parking, and direct synergy with established national and regional anchors including Trader Joe's, AT&T, SAS Shoes, Great Clips, and Five Guys. Located on a prominent pad of the Prescott Gateway Mall, this premier destination consistently attracts both local residents and regional visitors, offering an exceptional opportunity for businesses seeking long-term success in Northern Arizona's fastest-growing corridor.

PROPERTY HIGHLIGHTS

- Prime Trade Area Exposure – Positioned between Prescott and Prescott Valley with direct access to SR-69 (32,000+ VPD) and Lee Blvd (4,000+ VPD).
- Anchor Tenant Synergy – Join a dynamic lineup including Trader Joe's, AT&T, SAS Shoes, Great Clips, and Five Guys.

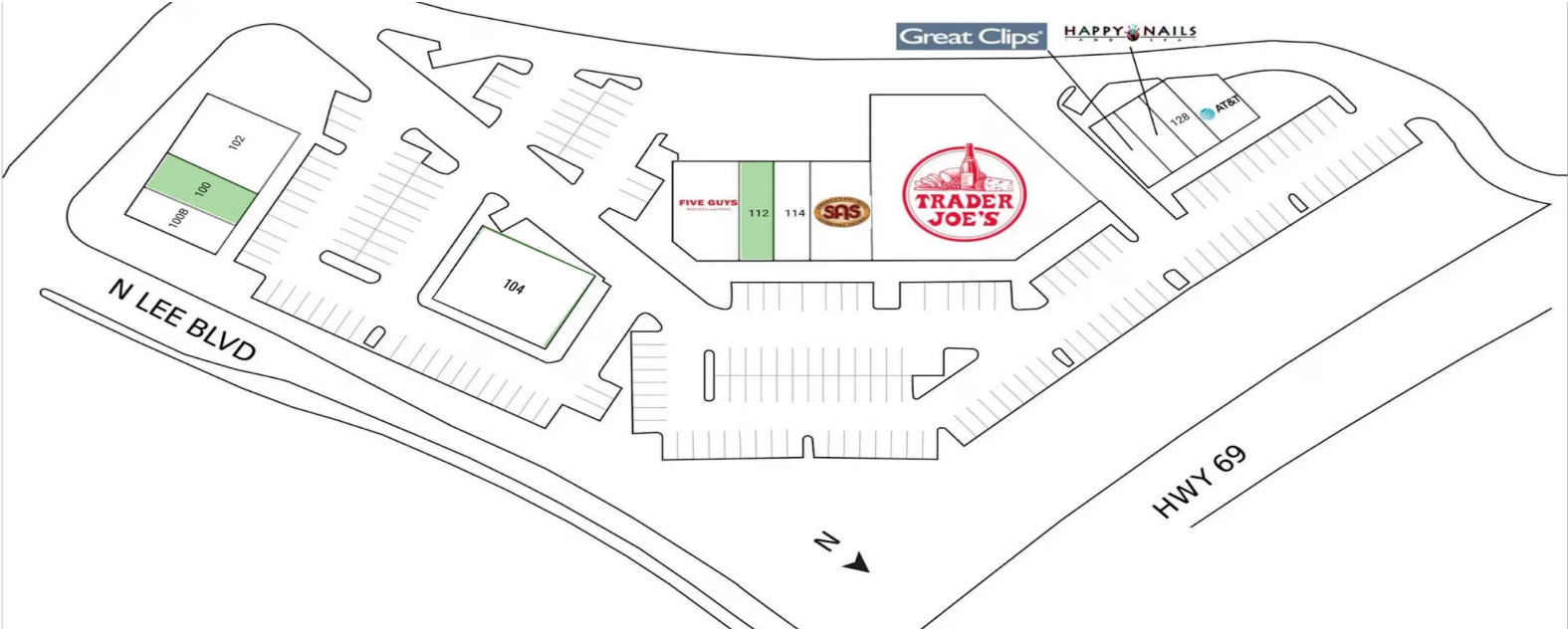
OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	13
Available SF:	1,444 SF
Lot Size:	5.45 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	724	24,840	55,774
Total Population	1,474	51,120	123,692
Average HH Income	\$86,409	\$89,060	\$89,031

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,444 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100 - The Shops at Prescott Gateway	Available	1,444 SF	NNN	Negotiable

ADDITIONAL PHOTOS



RETAILER MAP



DEMOGRAPHICS

2025 DAYTIME POPULATION

	CHINO VALLEY	PRESCOTT	PRESCOTT VALLEY
Total Daytime Population	13,200	55,000	45,000
Workers	2,250	22,600	11,600
Residents	13,832	48,400	52,423

2025 HOUSING UNITS

	CHINO VALLEY	PRESCOTT	PRESCOTT VALLEY
Housing Units	5,970	25,700	21,600
Owner Occupied	83.1%	68%	72.3%
Renter Occupied	16.9%	32%	27.7%

2025 INCOMES

	CHINO VALLEY	PRESCOTT	PRESCOTT VALLEY
Average HH Income	\$77,250	\$103,600	\$87,800
Median HH Income	\$61,237	\$70,874	\$74,569
Per Capita Income	\$32,947	\$50,060	\$37,400

POPULATION

	CHINO VALLEY	PRESCOTT	PRESCOTT VALLEY
2025 Total Population	13,832	48,420	52,423
2030 Total Population	15,350	51,380	57,280

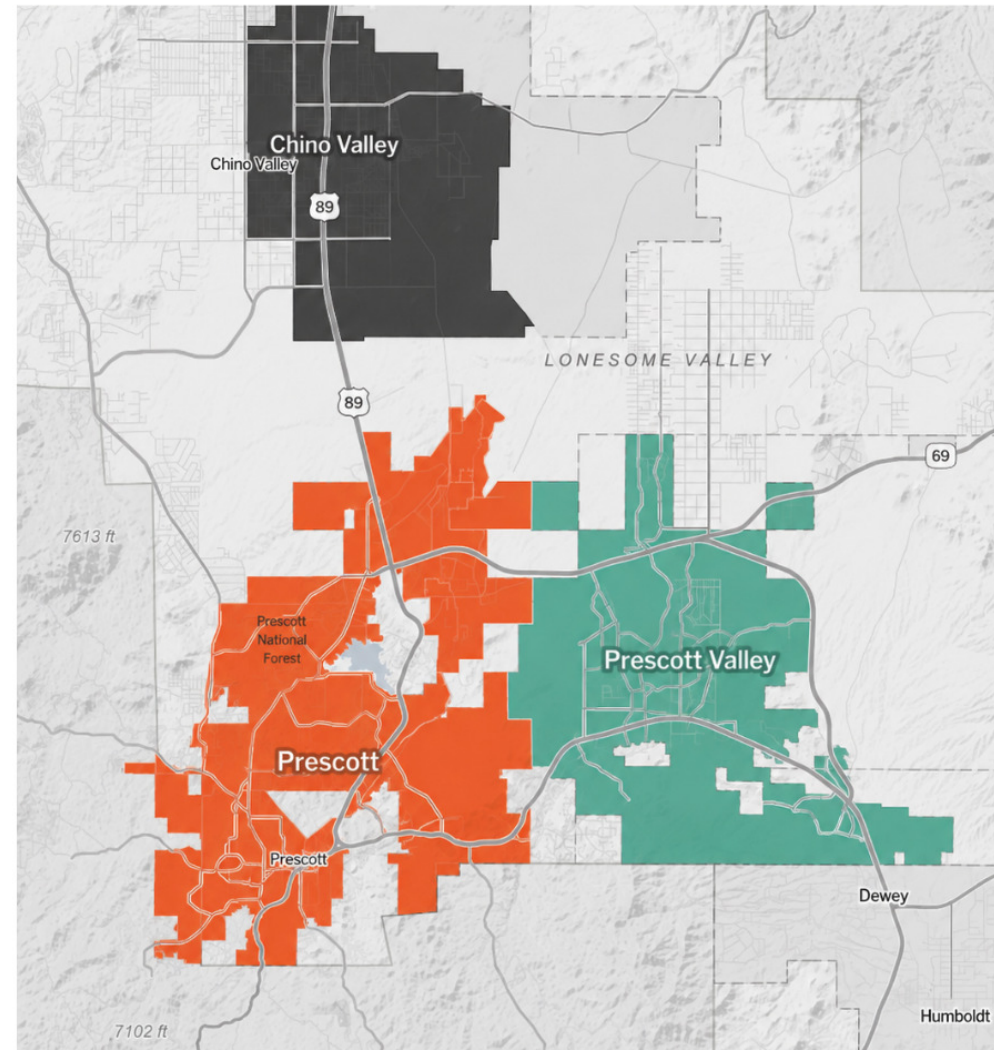
HOUSEHOLDS

	CHINO VALLEY	PRESCOTT	PRESCOTT VALLEY
2025 Households	5,731	22,793	20,968
2030 Households	6,350	24,500	23,500

AREA POPULATION ESTIMATES

	2023 CENSUS	2030 CYPPO	2030 AZDOA	GROWTH RATE
Chino Valley	14,120	19,038	30,286	3.80%
Prescott	48,055	62,245	68,099	2.81%
Prescott Valley	49,736	64,703	70,739	3.33%

Population estimates from the Arizona Department of Administration (AZDoA)



MEET THE TEAM



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