

OFFICE SUITE FOR LEASE

1702 WILLOW CREEK
ROAD, PRESCOTT, AZ 86305

ABIGAIL CHARTIER
Commercial Agent
928.642.3032
abigail@arizonacre.com

ARIZONA COMMERCIAL REAL ESTATE



LEASING BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

An outstanding leasing opportunity is available for your business in the vibrant prescott area. there are currently three suites on offer, measuring 2,418 SF. The allure of this location is amplified by its significant vehicular traffic, a consistent flow of potential customers for your business to prosper. These prime locations are perfect for retail, office, and various other commercial ventures. Located on a signalized intersection of Willow Creek and Rosser, daily 30,500 vehicle will pass the storefront and signage. Base rent is \$11.50 PSF - total monthly is estimated to be ~\$3,000.00.

PROPERTY HIGHLIGHTS

-
- Excellent location along highly traveled Willow Creek Road
- Strong visibility and easy access with ample parking
- Close proximity to Yavapai Regional Medical Center, Embry-Riddle Aeronautical University, and Downtown Prescott
- Surrounded by established retail, dining, and service businesses

OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Number of Units:	2
Available SF:	2,418 SF
Lot Size:	0.37 Acres
Building Size:	2,418 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	185	721	2,519
Total Population	452	1,779	5,596
Average HH Income	\$90,577	\$87,048	\$91,501

LOCATION MAP

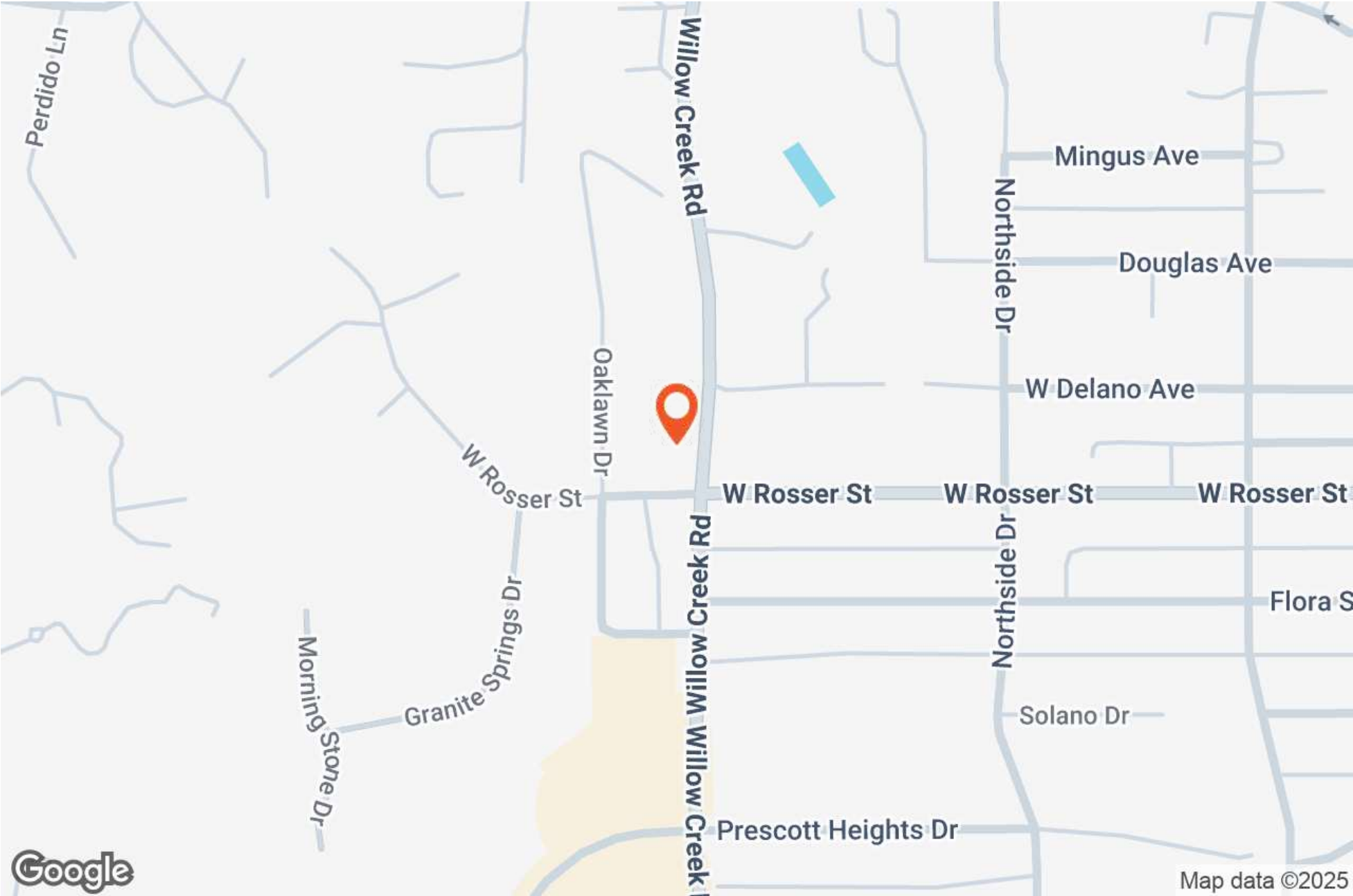
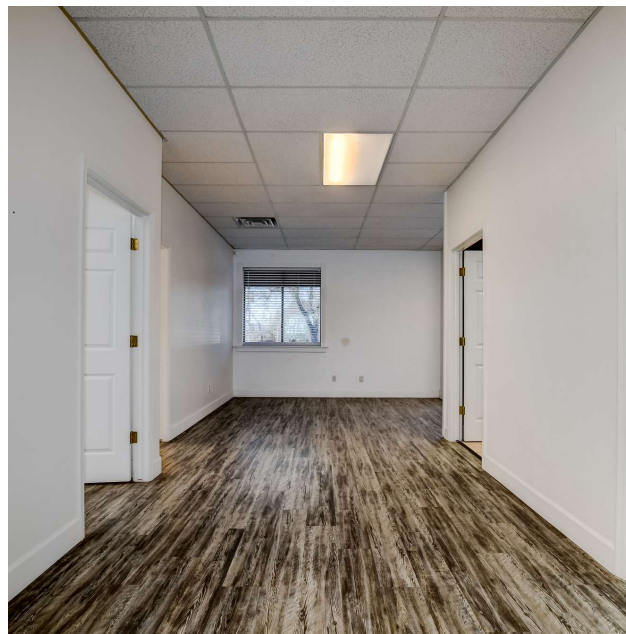


PHOTO GALLERY



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	452	1,779	5,596
Average Age	49	49	52
Average Age (Male)	48	47	51
Average Age (Female)	50	50	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	185	721	2,519
# of Persons per HH	2.4	2.5	2.2
Average HH Income	\$90,577	\$87,048	\$91,501
Average House Value	\$502,026	\$477,465	\$506,041

Demographics data derived from AlphaMap

