

Shops at The Boulders

Lease | Build to Suit

Shop Space Immediately Available
Outparcel to Walgreens and Natural Grocers



Invest Southwest
Commercial Real Estate
Investment Sales and Leasing

**NW CORNER WILLOW CREEK ROAD & GAIL GARDNER WAY
PRESCOTT AZ 86305**

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 Commercial Real Estate

The Opportunity

Immediate shell delivery of a 1,914 sf inline shop space adjacent to Sport Clips and Pizza Hut.

Build to Suit retail pads with building footprints ranging from 5,600 sf to 6,000 sf that can accommodate a wide range of demising possibilities. Just ask.

Drive-Thru opportunities on Pad A, the main entrance with full ingress and egress on Gail Gardner Way.

4,200 sf - 8,400 sf General Office or Medical Office available as a Build to Suit, less than 1 mile from Prescott's regional hospital.

Strong monument signage and traffic counts of 31,000 vehicles per day.



±1,914 sf Inline Retail Shop Space

Immediate Shell Delivery

Shell Description Available

\$25,000 TI Allowance

Subject to Term and Credit

\$22.00 NNN

Below Market Rate

NNN Estimated at \$4.87

Well Managed with Low Expenses



Property Overview

Shops at The Boulders

Prescott, Arizona

Shops at The Boulders is anchored by Walgreens, OneAZ Credit Union, National Bank of Arizona and Natural Grocers with inline retailers Pizza Hut and Sport Clips. The center is located on Willow Creek Road at the signalized intersection on the corner of Gail Gardner Way, just north of Yavapai Regional Medical Center and Village at the Boulders Super WalMart Center.

Highly Desirable Retail Trade Area adjacent to Village at the Boulders the Super Walmart anchored center which includes Joann, Big Lots, Tuesday Morning, Starbucks and Burger King. Nearby retail includes Safeway, Big 5 Sporting Goods, Cal Ranch, Dunn & Edwards and Fry's Marketplace.

Regional Medical Services Core including Yavapai Regional Medical Center, Prescott Surgical Center, Lab Corp, Prescott Medical Imaging and numerous private medical practices.

Banking and Financial Services including Bank of America, US Bank, Foothills Bank, Country Bank, Chase Bank, Wells Fargo and the center's National Bank of Arizona and OneAZ Credit Union.

Daily-Trips Hub with 4 Schools Within ±1 Mile which includes Prescott High School, Granite Mountain Middle School, Taylor Hicks Elementary, Abia Judd Elementary, along with the Prescott YMCA before and after school activities.

Site Data

Total Site Area	±8.78 Acres
Total Improvements	±61,675 sf
Classification	Neighborhood Center
Number of Buildings	8 at Full Build
Zoning	Business General



Natural Grocers



Walgreens



OneAZ Credit Union



National Bank of Arizona



Sport Clips



Pizza Hut

Build to Suit



Rates Negotiable

Depending on Size and Location

TI Allowance Negotiable

Subject to Term and Credit

Retail Pad A

Retail Frontage - Gail Gardner Way

Parcel 115-05-166R - .80 Acres

Building Footprint $\pm 6,000$ sf

Prime retail frontage at the main entrance to the center. Direct line of sight from the signalized intersection with over 31,000 VPD. Drive thru possibilities and space for outdoor patio area.

Retail Pad B

Interior Parcel - Retail

Parcel 115-05-166S - 0.85 Acres

Building Footprint $\pm 5,600$ sf

Central interior parcel adjacent to Natural Grocers, in the core of the center with direct visibility at the main entrance.

Office Pad D

Interior Parcel - General Office or Medical Office

Parcel 115-05-166U - 0.48 Acres

Building Footprint $\pm 4,200-8,400$ sf

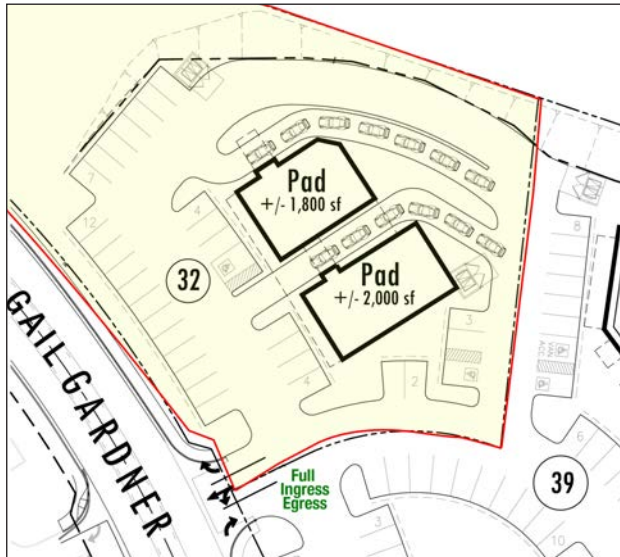
Parcel can accommodate a 4,200 sf medical office or a 2-story 8,400 sf general office building.

Ingress and egress on Willow Creek Road, Flora Street and Gail Gardner Lane.

Drive Thru

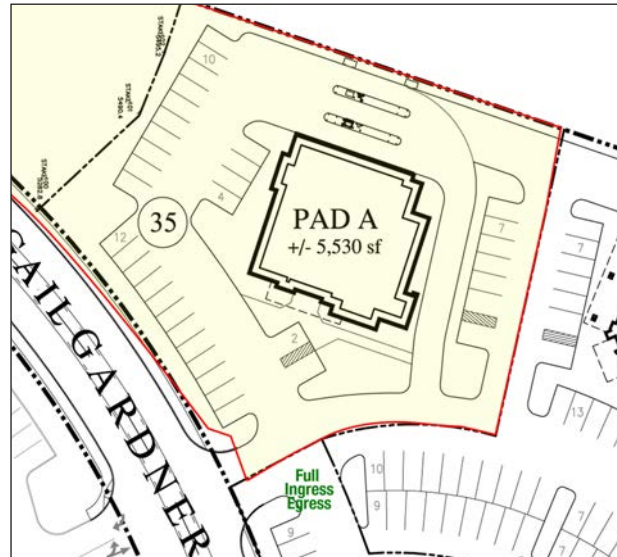
Retail Pad A

Prime retail parcel within full line-of-site from the intersection of Willow Creek Road and Gail Gardner Lane (31,100 VPD) at the primary entrance to Phase 2 of Shops at The Boulders. These plans are for discussion purposes only as to how the pad may be designed for a drive-thru use.



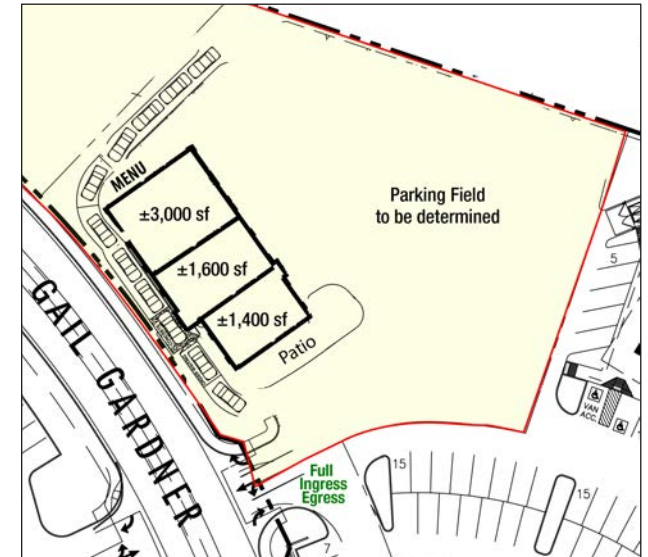
Plan 1

Contemplates 2 Quick Serve Restaurants with individual drive-thru lanes.



Plan 2

Contemplates 2 drive-thru lanes with a 5,530 sf building footprint.



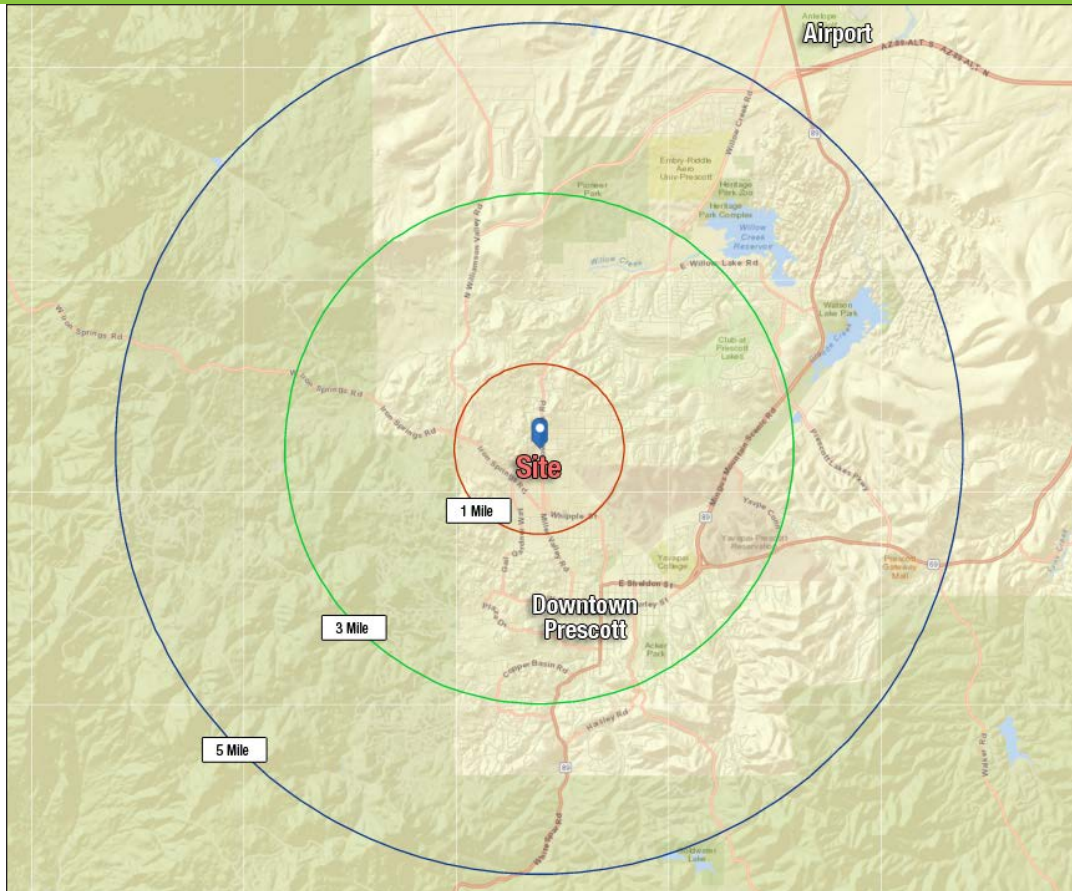
Plan 3

Contemplates 1 drive-thru lane with a 6,000 sf multi-tenant retail building.

Full Site Plan



Demographics



**“8th Safest Medium City
in the US.”**
– *Farmer’s Insurance Group*

2015	1 Mile	3 Mile	5 Mile
Population	5,842	34,018	46,816
Households	2,722	16,165	22,183
2020 Households Projection	2,844	16,854	23,044
HH Growth 2015-2020	4.40%	4.20%	3.80%
HH Growth 2010-2015	4.00%	4.70%	4.10%
HH Growth 2000-2010	3.35%	7.75%	9.20%

Population	1 Mile	3 Miles	5 Miles
2015	5,842	34,018	46,816
2016 Estimated	6,043	35,270	48,372
Growth 2015-2020	3.40%	3.65%	3.30%
Growth 2010-2015	1.95%	3.40%	2.90%
Growth 2000-2010	1.85%	5.45%	6.75%

Household Incomes

2015 Average	\$58,551	\$58,847	\$60,868
2015 Median	\$41,347	\$41,811	\$44,208
2015 Avg Household Size	2.07	2.01	2.02
Owner Occupied	50.50%	51.30%	53.30%
Renter Occupied	36.60%	32.50%	29.60%

Owner-Occupied Housing Value

2018 Median	\$359,000
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Occupation

Daytime Employment	6,623	26,934	32,427
Private Sector	6,385	23,971	29,088
Public Administration	238	2,963	3,339
Employees per Business	12	9	9

Prescott Overview



Whiskey Row, Downtown Prescott

The City of Prescott is noted by its quality of life, nicknamed “Everybody’s Hometown”. At an elevation of 5,400 feet with a near perfect 4-season climate, it is a highly desirable place to live and work. It offers very low crime rates, easy commuting, affordable housing, excellent air quality and a wide variety of recreational and cultural attractions. Prescott faces few natural disasters making it ideal for companies considering relocating or expanding.

Prescott offers residents a full range of educational, outdoor and cultural activities. There are 20 public schools and five charter schools operated by the Prescott Unified School District in Prescott as well as four private schools. Four colleges include Prescott College (4 year) Yavapai College (2 year), Embry-Riddle Aeronautical University (4 year). Northern Arizona University and Old Dominion University also offer higher education through their satellite campuses. There are 12 parks for hiking and picnicking, five lakes for fishing and water activities, more than 70 miles of hiking and biking trails, two activity and community centers and four golf courses. Cultural activities include plays and performances at four performing arts theaters, three historical museums, a children’s museum and the Heritage Park Zoo.

Prescott’s quaint, small town and slower paced lifestyle appeals most to those nearing retirement as 54% of the population is 45 and older. The City has retained its small town charm with historic buildings, storefronts and Victorian style homes. Over 800 buildings in Prescott are on the National Register of Historic Places.

City of Prescott Snapshot

2013 Estimated Population	51,688
2018 Projected Population	52,710
2010 Census Population	51,295
2000 Census Population	40,490
Growth 2010-2013	0.77%
Growth 2013-2018	3.5%
2013 Estimated Median Age	54.48
2013 Estimated Average Age	48.97

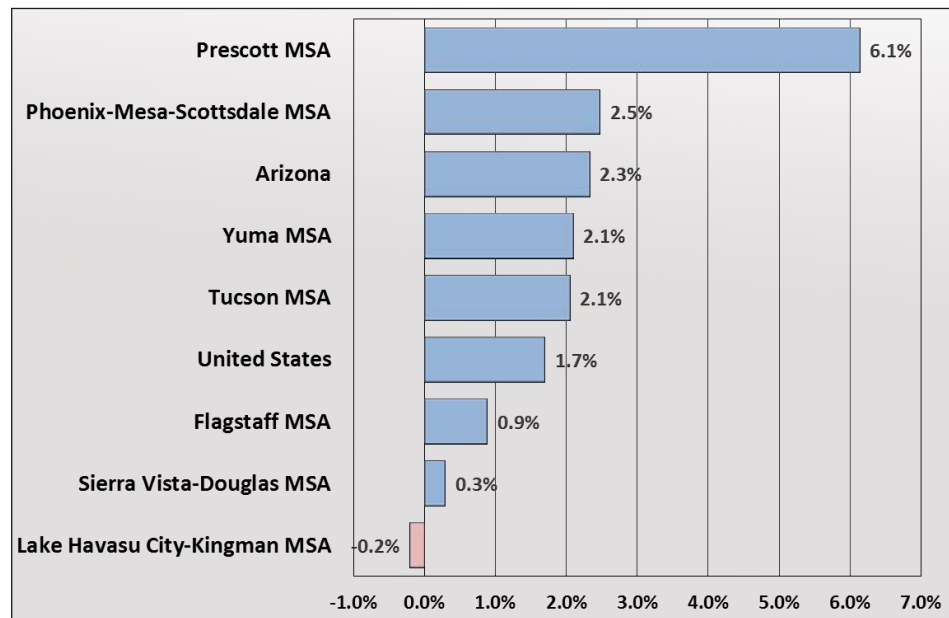
“ Third in the country for job growth and economic vitality.”
– INC. Magazine

Market Overview



The Prescott Metropolitan Service Area houses 82,500 residents within the combined city limits with a population base of approximately 130,000. The trade area is approximately 220,000, the majority of those living within a 10 mile radius of downtown Prescott. The city's growth has been steady at about 4% per year for the past decade and is expected to continue at that rate with an estimated five year market growth projected at 16.2% within a 30 mile radius. Prescott has settled into a strong pace of economic recovery, with employment 3.5% higher than a year ago. The unemployment rate is at 5.9% well below the national average of 6.3%. In addition, every major industry other than information is growing on a year-over-year basis. The trade, transportation and utilities sector is the largest industry in the metro area and has also been one of the strongest. Employment in that industry has reached its prerecession peak and is now 5.0 % higher than a year earlier. Professional & business services are also joining the recovery with payrolls climbing a whopping 8.8% higher over the year.

Prescott 2016 Job Growth Leads the State

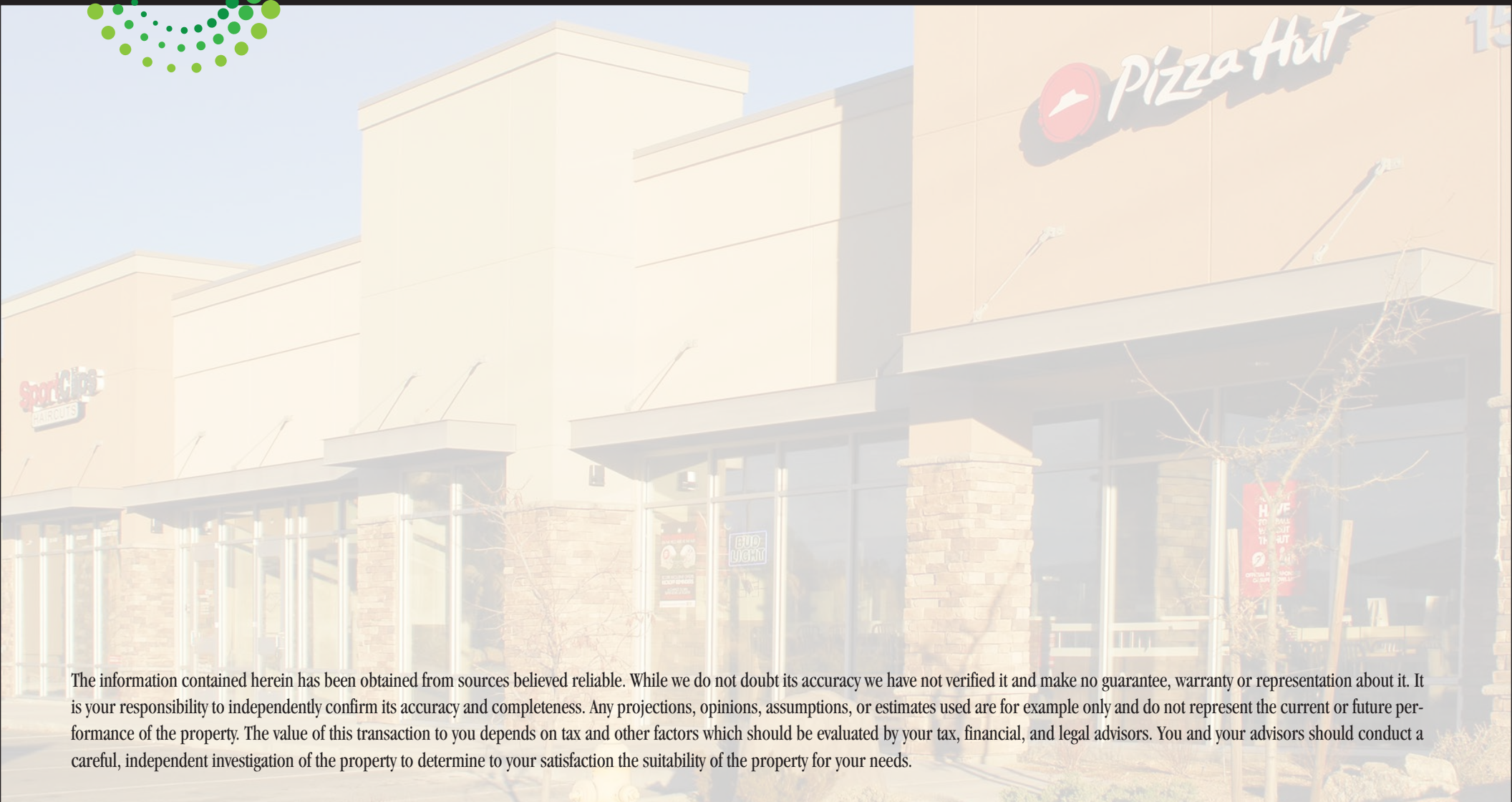


Non-Farm Gain/Loss by Region. Source: Office of Economic Opportunity in collaboration with the US Dept. of Labor's Bureau of Labor Statistics; 2016 Current Employment Statistics

Yavapai County Major Employers

Yavapai County Government	1,414
Yavapai Regional Medical Center	1,402
Veterans Admin. Medical Center	889
Phelps Dodge	871
WalMart	750
Humboldt Unified School District	631
Sturm Ruger & Co	579
Yavapai College	564
State of Arizona	560
Prescott Unified School District	495
City of Prescott	463
Embry-Riddle University	375
Yavapai Gaming	294
Lockheed Martin	300

The retail service area extends 50 miles from the center of Prescott. Many residents in outlying areas travel to Prescott for medical services, employment, entertainment, government offices and shopping. Approximately 500,000 visit overnight each year. Those visitors include a growing number of people from the Phoenix area, who make the 90 minute trip during the summer to escape the desert heat, as well as the fall and winter visitors looking to take advantage of the year round mild and sunny climate. Population gains, which are running more than twice the national average thanks to positive net migration, should help move home sales and prices. The influx of residents should also boost consumption of local goods and services.



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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