

For Lease

NEC Butler Ave & 4th St | Flagstaff, AZ

New Retail Development



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NEC Butler Ave & 4th St
Flagstaff, AZ

* *Newly built Retail Development. Don't miss out on this incredible opportunity!*

Property Specifications

AVAILABLE SPACE

1,260 - 4,216 SF

GLA

6,000 SF

ZONING

**HC; Highway Commercial,
City of Flagstaff**

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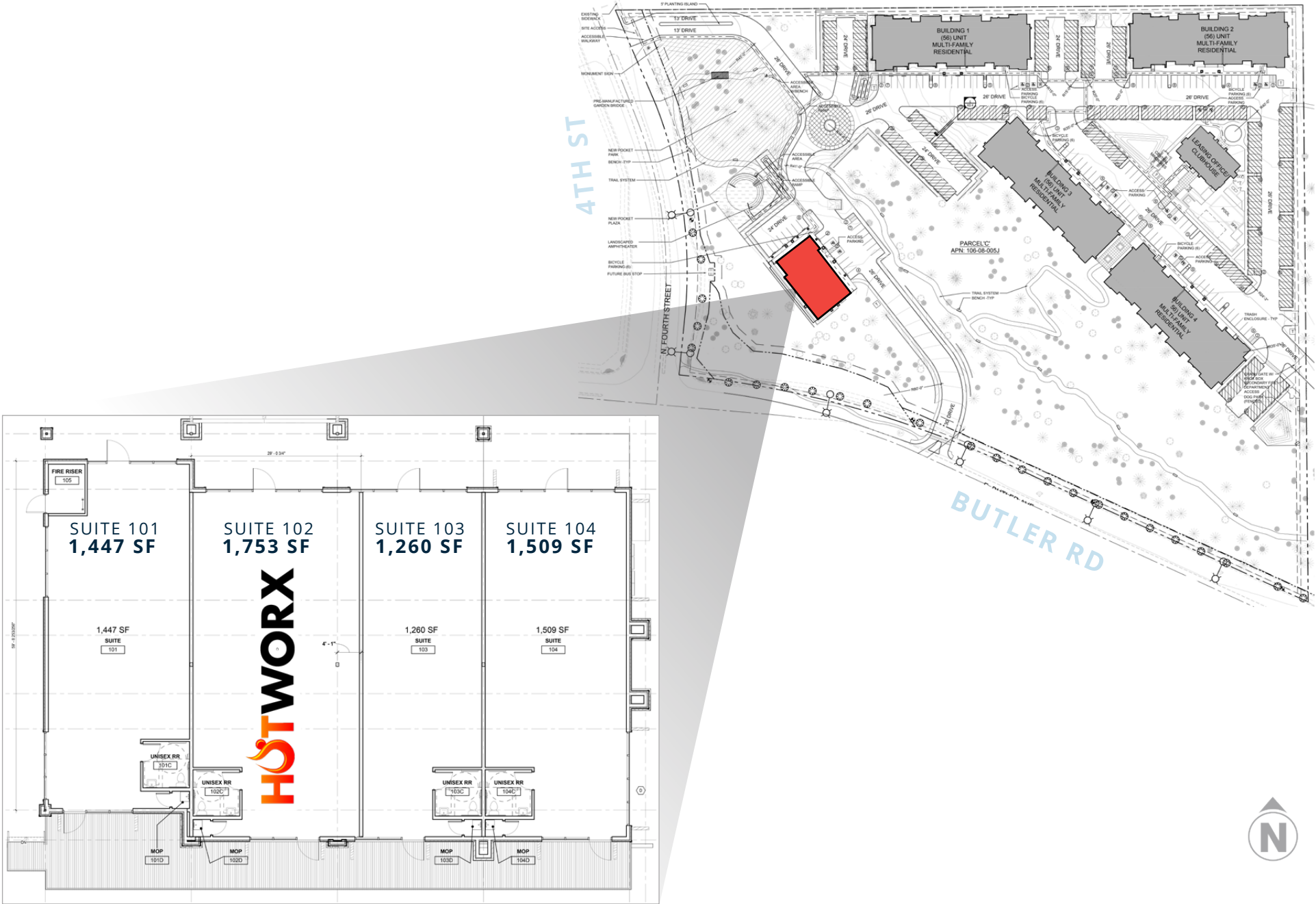
About the Property

- 6,000 SF multi-tenant shops building fronting Butler Rd & 4th St
- Existing suites in vanilla shell condition with access to building-wrapped patio
- Ideal for quick serve restaurant, pizza delivery, insurance, nails, or other neighborhood service businesses
- Shadow anchors Class A 224 unit apartment community
- Minutes away from Northern Arizona University (NAU); enrollment of 29,000+ students and 2,571 employees (1,068 academic staff)

Traffic Counts

4th Street, N of Site	18,616 VPD
Butler Avenue, E of Site	8,371 VPD
Butler Avenue, W of Site	15,290 VPD
4th Street, S of Site	9,608 VPD

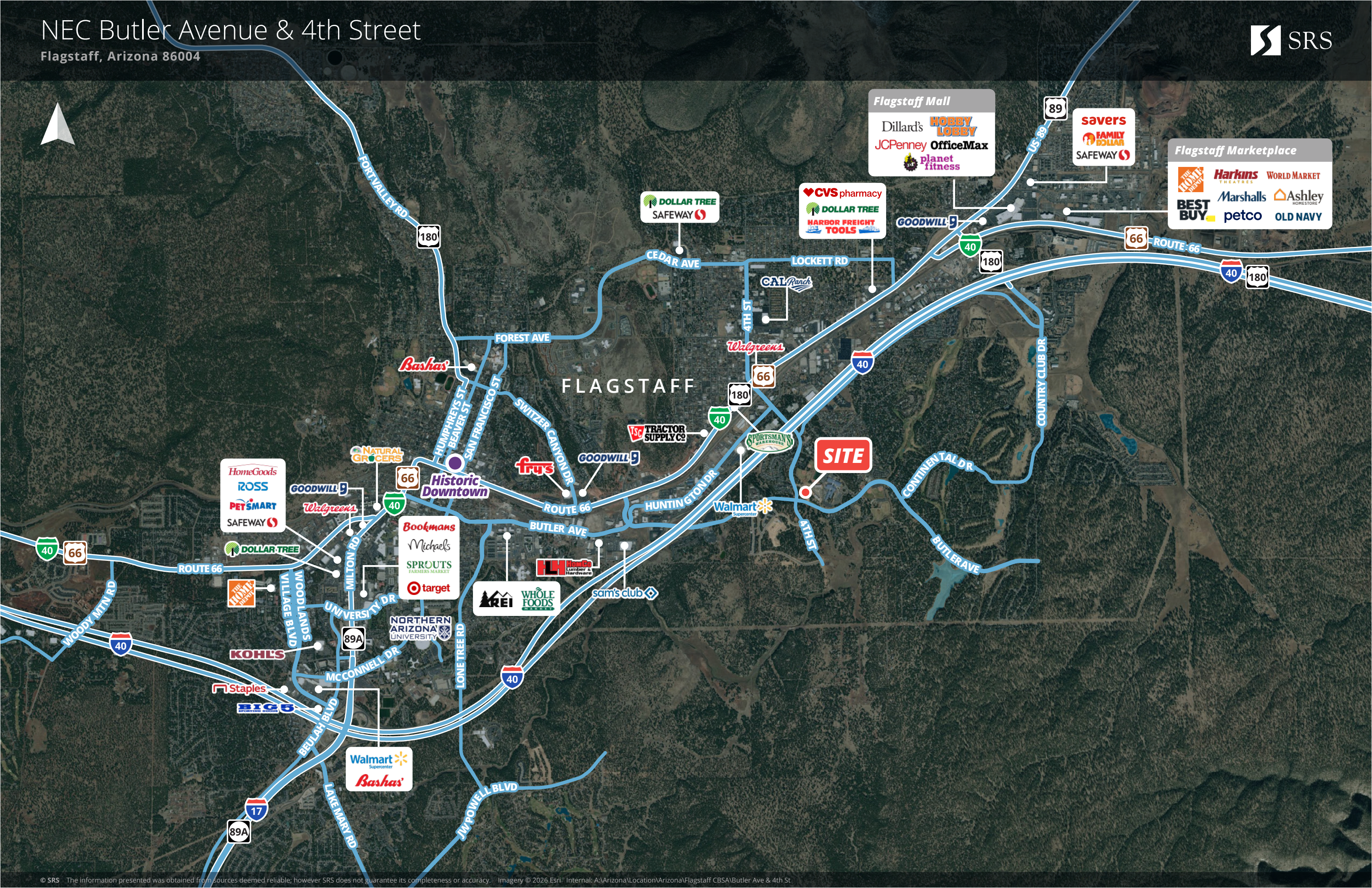
Year: 2025 | Source: ADOT







NEC Butler Avenue & 4th Street
Flagstaff, Arizona 86004





Area Snapshot

3 MILES

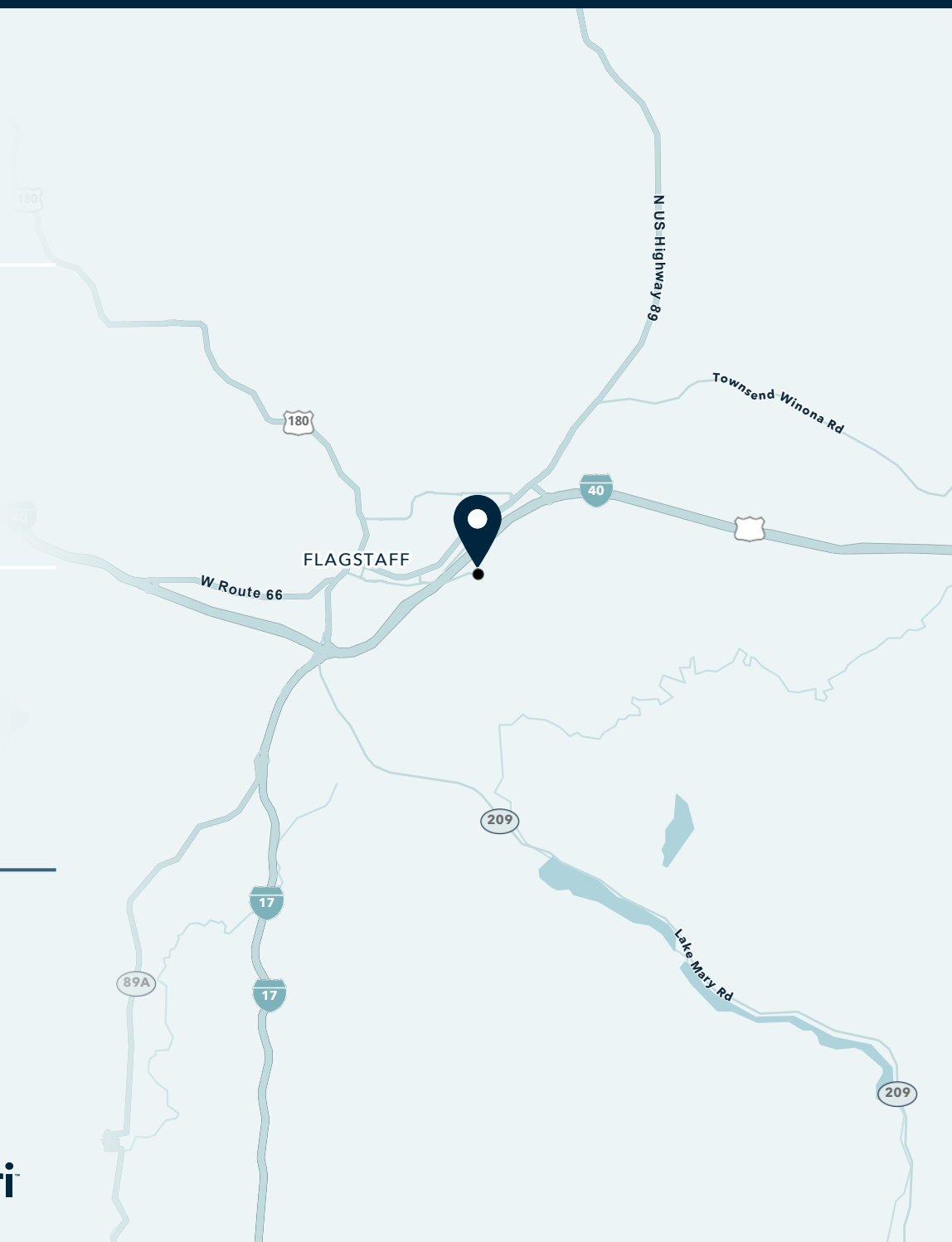
48,529	49,327	\$110,429	56,295
2026 Population	2031 Population	Average Household Income	Daytime Population

5 MILES

80,610	82,068	\$116,919	82,829
2026 Population	2031 Population	Average Household Income	Daytime Population

7 MILES

84,920	86,532	\$119,627	86,418
2026 Population	2031 Population	Average Household Income	Daytime Population



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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