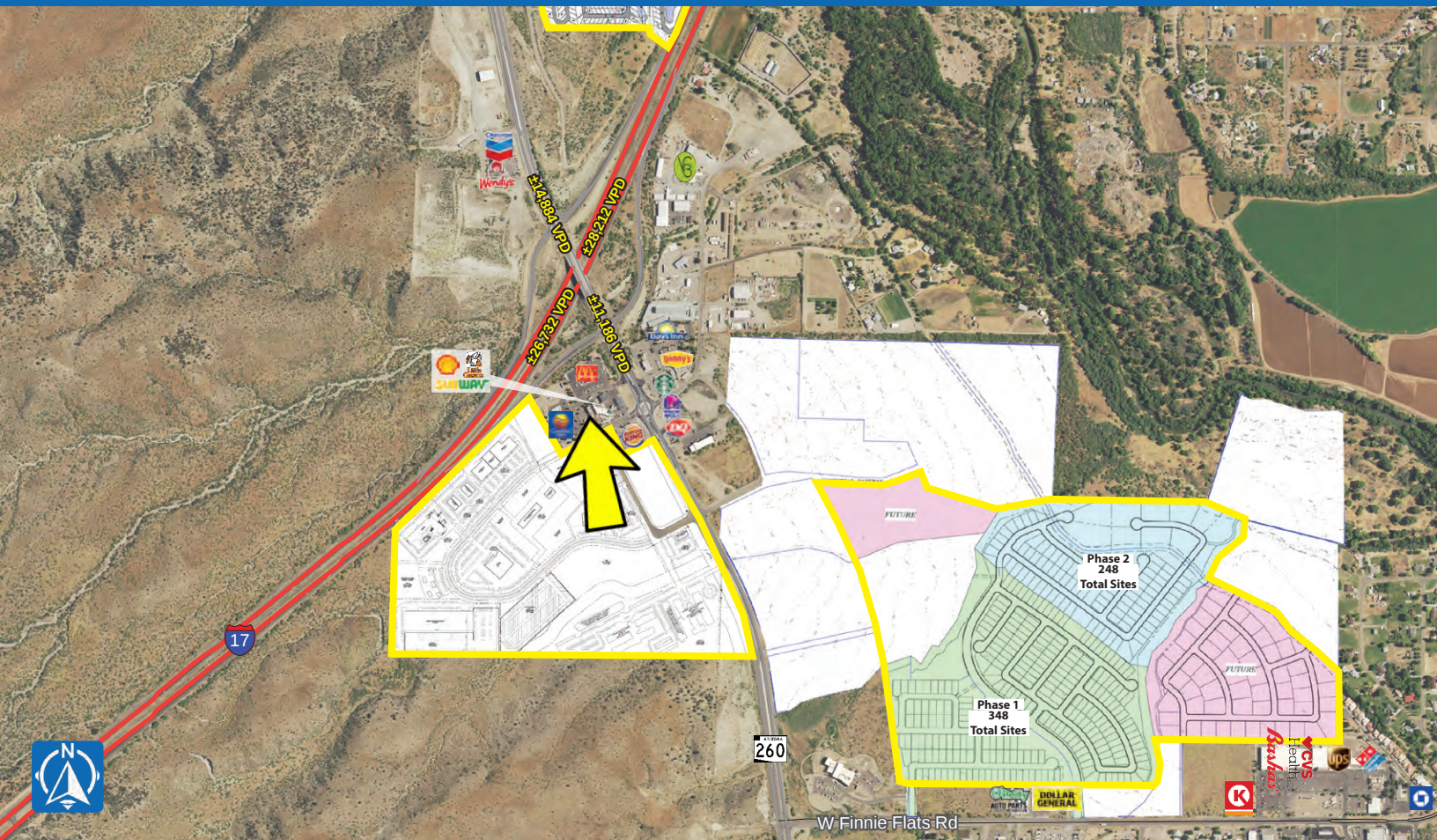


# CARL'S JR AVAILABLE FOR SUBLEASE | ±3,688 SF DRIVE-THRU

SEC Interstate 17 & Finnie Flat Rd (SR-260) | Camp Verde, AZ



## PROPERTY OVERVIEW

Former Carl's Jr available for sublease. Over 12 years remaining on term with options to renew. Pylon signage visible to I-17 freeway. Fully equipped restaurant.

## PROPERTY HIGHLIGHTS

- Available: ±3,688 SF with drive-thru
- Zoning: C-2, Town of Camp Verde

## DEMOGRAPHICS

|                    | Camp Verde | Trade Area |
|--------------------|------------|------------|
| 2019 Population    | 13,290     | 74,770     |
| 2024 Population    | 14,419     | 78,584     |
| 2019 Med HH Income | \$41,783   | \$50,866   |

ESRI 2019 Estimates

## TRAFFIC COUNTS



|   |                       |
|---|-----------------------|
| N | ±28,212 VPD (NB & SB) |
| S | ±26,732 VPD (NB & SB) |
| E | ±11,186 VPD (EB & WB) |
| W | ±14,884 VPD (EB & WB) |

ADOT 2016

[WWW.PHOENIXCOMMERCIALADVISORS.COM](http://WWW.PHOENIXCOMMERCIALADVISORS.COM) | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

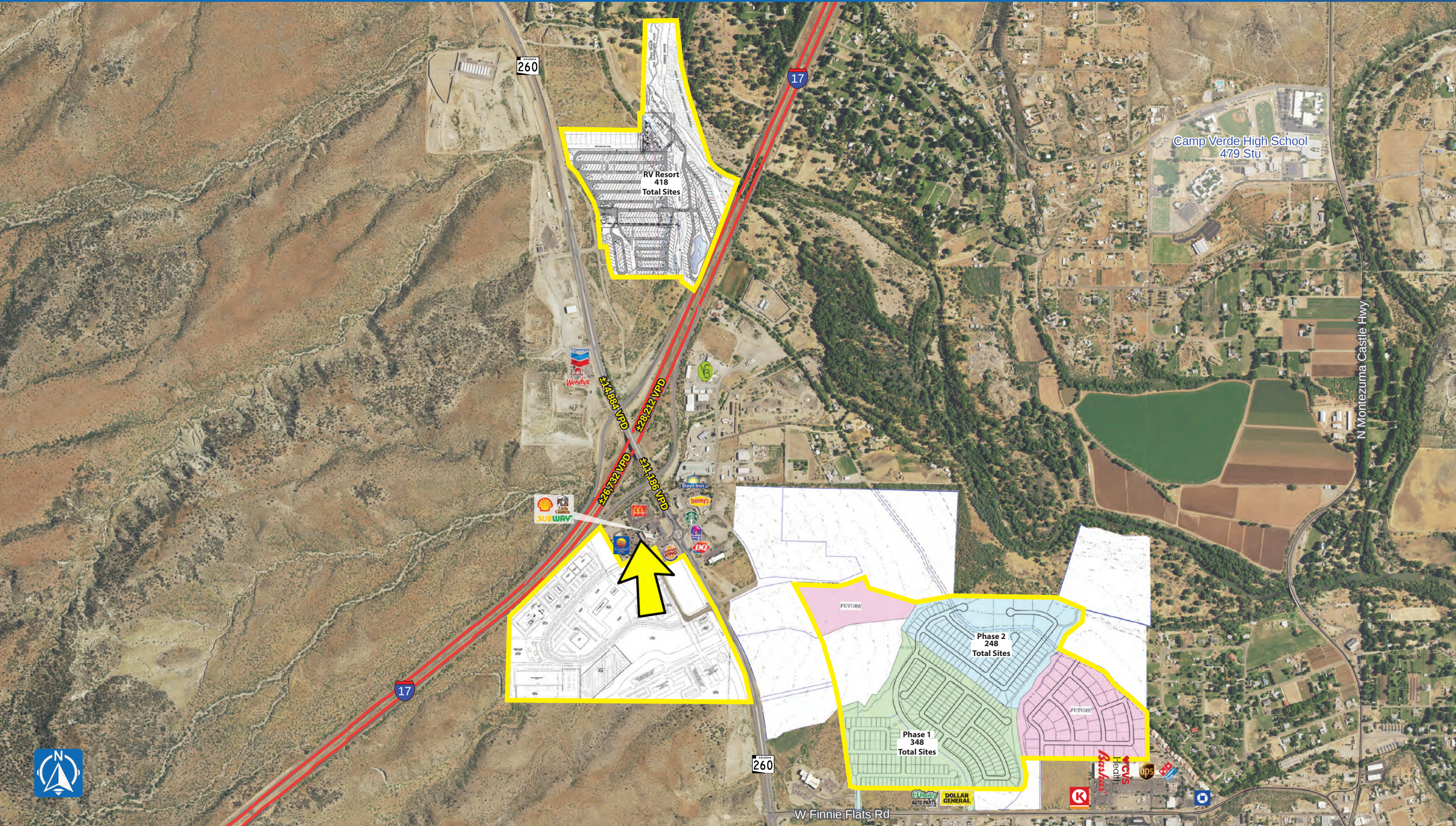
**John Schweikert**  
602.734.7218  
[jschweikert@pcaemail.com](mailto:jschweikert@pcaemail.com)

**Torrey Briegel**  
602.734.7219  
[tbriegel@pcaemail.com](mailto:tbriegel@pcaemail.com)

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.

[1/13/20]







## One Page Summary

Camp Verde, AZ (Trade Area)  
(1) Camp Verde, AZ

Prepared By Business Analyst Desktop

|                                                      | (1) Camp Verde, AZ | (2) Overall Trade |
|------------------------------------------------------|--------------------|-------------------|
| <b>Population Summary</b>                            |                    |                   |
| 2000 Total Population                                | 9,413              | 57,585            |
| 2010 Total Population                                | 10,873             | 66,735            |
| 2019 Total Population                                | 13,290             | 74,770            |
| 2019 Group Quarters                                  | 825                | 1,323             |
| 2024 Total Population                                | 14,419             | 78,584            |
| 2019-2024 Annual Rate                                | 1.64%              | 1.00%             |
| 2019 Total Daytime Population                        | 12,785             | 74,194            |
| Workers                                              | 4,676              | 29,144            |
| Residents                                            | 8,109              | 45,050            |
| <b>Household Summary</b>                             |                    |                   |
| 2000 Households                                      | 3,582              | 24,665            |
| 2000 Average Household Size                          | 2.52               | 2.29              |
| 2010 Households                                      | 4,088              | 29,303            |
| 2010 Average Household Size                          | 2.49               | 2.24              |
| 2019 Households                                      | 4,987              | 32,764            |
| 2019 Average Household Size                          | 2.50               | 2.24              |
| 2024 Households                                      | 5,436              | 34,443            |
| 2024 Average Household Size                          | 2.50               | 2.24              |
| 2019-2024 Annual Rate                                | 1.74%              | 1.00%             |
| 2010 Families                                        | 2,771              | 17,802            |
| 2010 Average Family Size                             | 2.98               | 2.77              |
| 2019 Families                                        | 3,334              | 19,604            |
| 2019 Average Family Size                             | 3.00               | 2.79              |
| 2024 Families                                        | 3,598              | 20,375            |
| 2023 Average Family Size                             | 3.01               | 2.81              |
| 2019-2024 Annual Rate                                | 1.54%              | 0.77%             |
| <b>Housing Unit Summary</b>                          |                    |                   |
| 2019 Housing Units                                   | 5,804              | 39,173            |
| Owner Occupied Housing Units                         | 66.1%              | 59.1%             |
| Renter Occupied Housing Units                        | 19.8%              | 24.6%             |
| Vacant Housing Units                                 | 14.1%              | 16.4%             |
| <b>Median Household Income</b>                       |                    |                   |
| 2019                                                 | \$41,783           | \$50,866          |
| 2024                                                 | \$49,322           | \$56,016          |
| <b>Median Home Value</b>                             |                    |                   |
| 2019                                                 | \$230,227          | \$281,964         |
| 2024                                                 | \$284,191          | \$331,100         |
| <b>Average Income Value</b>                          |                    |                   |
| Average Household Income                             | \$55,692           | \$70,642          |
| <b>Per Capita Income</b>                             |                    |                   |
| 2019                                                 | \$21,036           | \$30,912          |
| 2024                                                 | \$24,580           | \$35,325          |
| <b>Median Age</b>                                    |                    |                   |
| 2019                                                 | 45.7               | 52.3              |
| <b>2019 Population 25+ by Educational Attainment</b> |                    |                   |
| Total                                                | 9,658              | 57,472            |
| Less than 9th Grade                                  | 4.4%               | 3.0%              |
| 9th - 12th Grade, No Diploma                         | 10.4%              | 6.5%              |
| High School Graduate                                 | 22.9%              | 21.5%             |
| GED/Alternative Credential                           | 5.1%               | 4.2%              |
| Some College, No Degree                              | 30.3%              | 27.7%             |
| Associate Degree                                     | 5.9%               | 9.3%              |
| Bachelor's Degree                                    | 14.9%              | 15.8%             |
| Graduate/Professional Degree                         | 6.0%               | 11.9%             |

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

January 13, 2020