

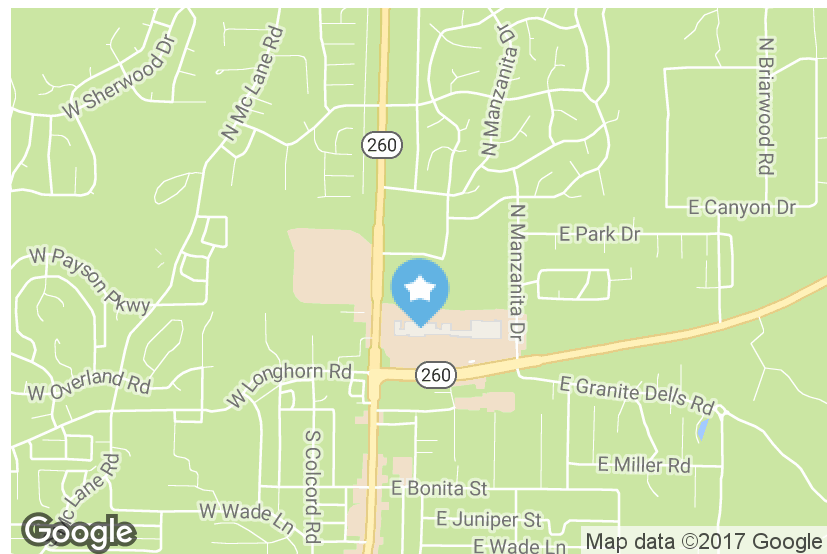


142 ARIZONA 260, PAYSON, AZ 85541  
**PAYSON VILLAGE**

## PROPERTY INFORMATION

- 900 sf – 7,871 sf
- Only 2 Pads Left
- $\frac{3}{4}$  of a mile from proposed 4 year university campus. (Approximately 6,000 students plus faculty.)
- Property is located at the intersection of two highways of regional significance.
- 140,602 SF
- Easy access to both Hwy87 & Hwy 260
- SR 260 -18,730 CPD, SR 87 -20,150 CPD

## NEARBY TENANTS



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| #                    | TENANT                    | SQ. FT.   |
|----------------------|---------------------------|-----------|
| <b>Shops</b>         |                           |           |
| 112                  | Available                 | 1,400 sf  |
| 114                  | Available                 | 1,890 sf  |
| 122                  | AZ Dept of Transportation | 3,507 sf  |
| 126                  | H&R Block                 | 2,101 sf  |
| 128-130              | Subway                    | 1,600 sf  |
| 132                  | JJ's Barber Shop          | 800 sf    |
| 134                  | Available                 | 1,300 sf  |
| 136                  | Wok Express               | 2,100 sf  |
| 140                  | Payson Hair Company       | 1,386 sf  |
| <b>Anchor</b>        |                           |           |
| 142                  | Bashas                    | 53,305 sf |
| <b>Pad</b>           |                           |           |
| 160                  | Available                 | 1,320 sf  |
| <b>Junior Anchor</b> |                           |           |
| 200                  | Dollar Tree               | 14,000 sf |

| #                    | TENANT               | SQ. FT.   |
|----------------------|----------------------|-----------|
| <b>Pad</b>           |                      |           |
| 210                  | Native Grill & Wings | 5,000 sf  |
| <b>Shops</b>         |                      |           |
| 212                  | Available            | 925 sf    |
| 214                  | Available            | 1,895 sf  |
| 217-218              | Sears                | 6,011 sf  |
| <b>Junior Anchor</b> |                      |           |
| 220                  | Big 5 Sporting Goods | 13,560 sf |
| <b>Pad</b>           |                      |           |
| 230                  | Starbucks            | 2,400 sf  |
| <b>Shops</b>         |                      |           |
| 234                  | Available            | 900 sf    |
| 238                  | The Pizza Factory    | 3,250 sf  |
| 240                  | Available            | 1,050 sf  |

| #          | TENANT                    | SQ. FT.  |
|------------|---------------------------|----------|
| 242-245    | Time Out                  | 6,200 sf |
| 250        | Payson Nails              | 1,500 sf |
| 252        | Suddenlink Communication  | 1,700 sf |
| 254        | Canyon State Credit Union | 3,200 sf |
| <b>Pad</b> |                           |          |
| 300        | At Lease                  | 3,200 sf |
| <b>Pad</b> |                           |          |
| 404        | Available                 | 5,000 sf |
| <b>RCM</b> |                           |          |
| 1          | Available                 | 1,371 sf |
| 2          | Available                 | 6,500 sf |



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