

ENDCAP AVAILABLE

Safeway-Anchored Center

SWC Milton Rd & Riordan Rd | Flagstaff, AZ



PROPERTY DETAILS

Available: ±1,000 SF (20'x50')
Endcap with patio and window service

PROPERTY HIGHLIGHTS

- Located in the heart of Flagstaff on the southwest corner of Milton Road & Riordan Road
- In close proximity to the I-17 and I-40 interchange
- About a 5-minute drive from Northern Arizona University, Flagstaff's largest employer, which has seen tremendous growth, growing over 42% in the past 10 years
- Flagstaff has a strong tourism sector and receives over 5 million visitors per year due to its proximity to Grand Canyon National Park, Oak Creek Canyon, Arizona Snowbowl, Meteor Crater and the historic Route 66

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| 2019 Population | 20,195 | 50,687 | 70,149 |
| 2024 Total Population | 21,024 | 52,969 | 73,112 |
| 2019 Med HH Income | \$35,527 | \$46,368 | \$53,860 |
| 2019 Total Daytime Pop | 25,054 | 56,146 | 72,141 |
| Workers | 14,167 | 31,220 | 38,218 |
| Residents | 10,887 | 24,926 | 33,923 |

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±41,227 VPD (NB & SB) E: ±7,814 VPD (EB & WB)
S: ±30,937 VPD (NB & SB) W: ±33,471 VPD (EB & WB)

ADOT 2019

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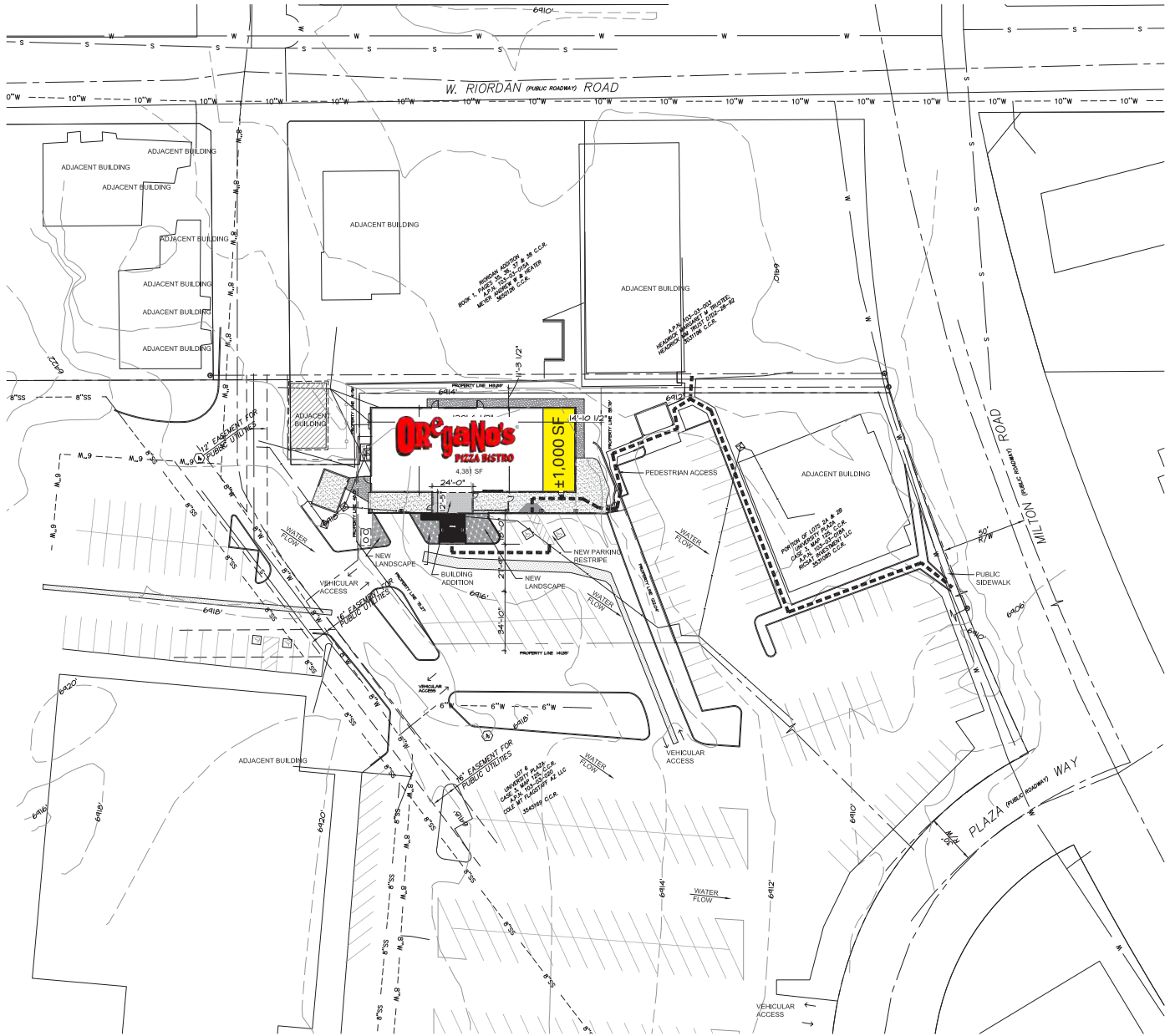
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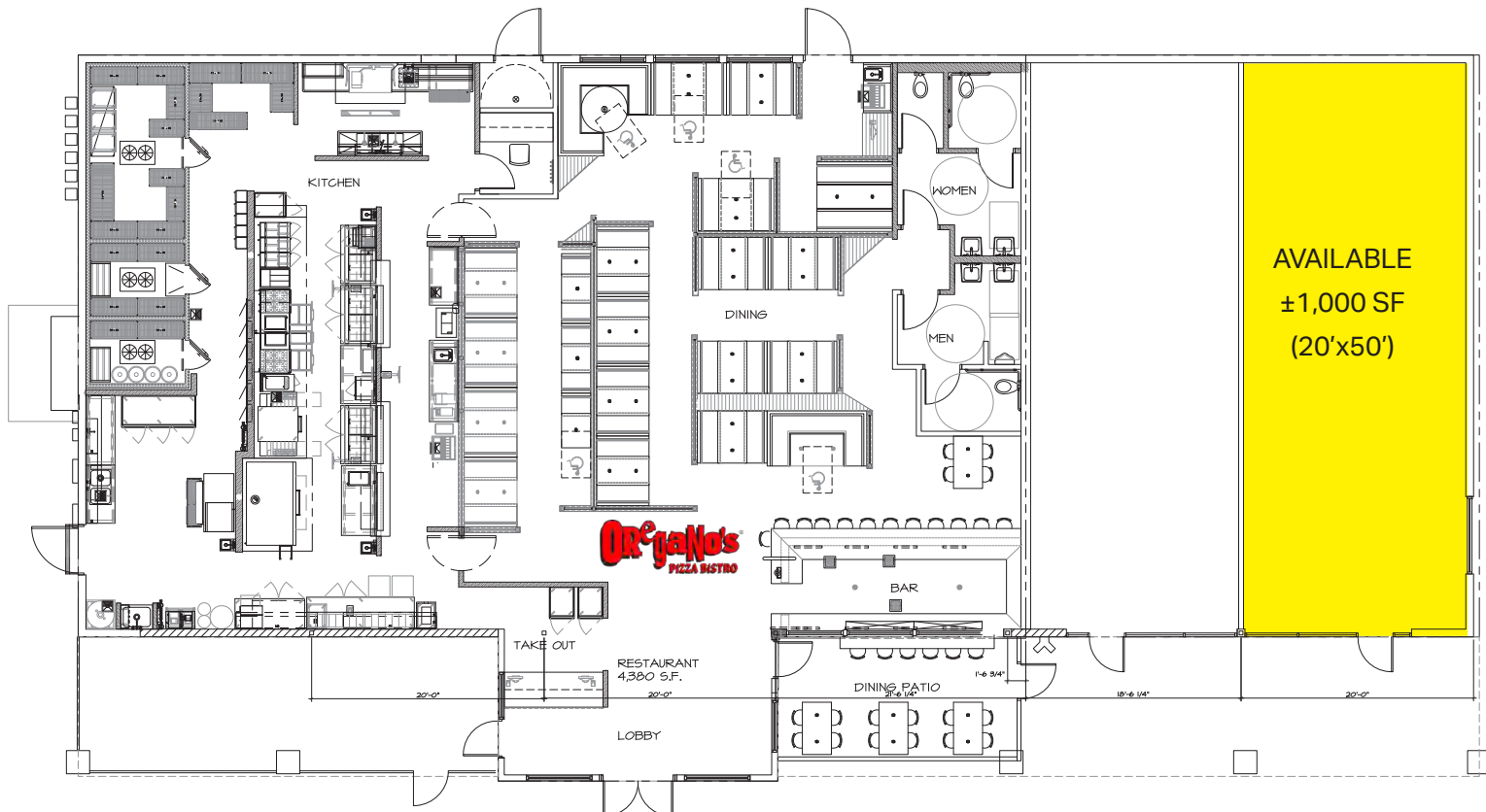
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[05/07/20]



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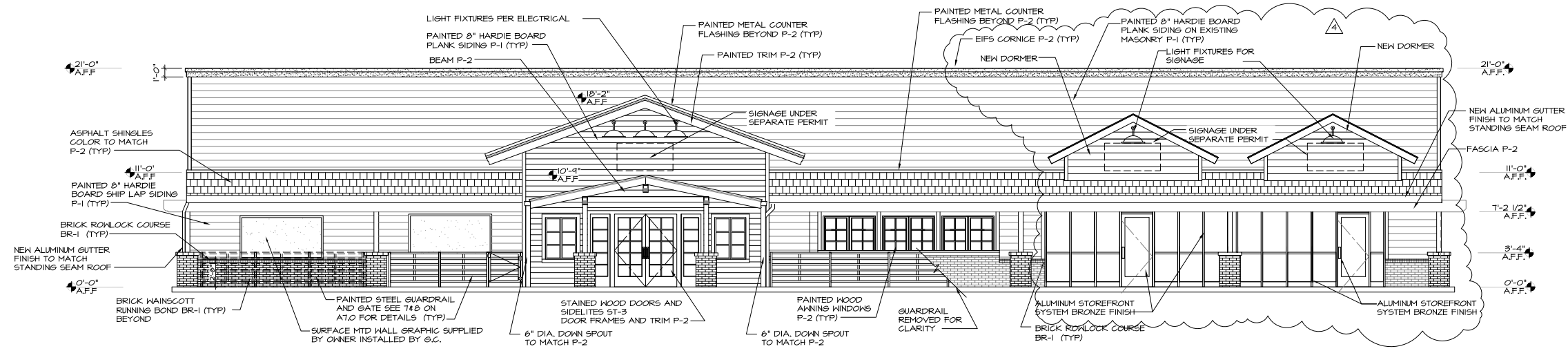
OVERALL VIEW FROM SOUTH



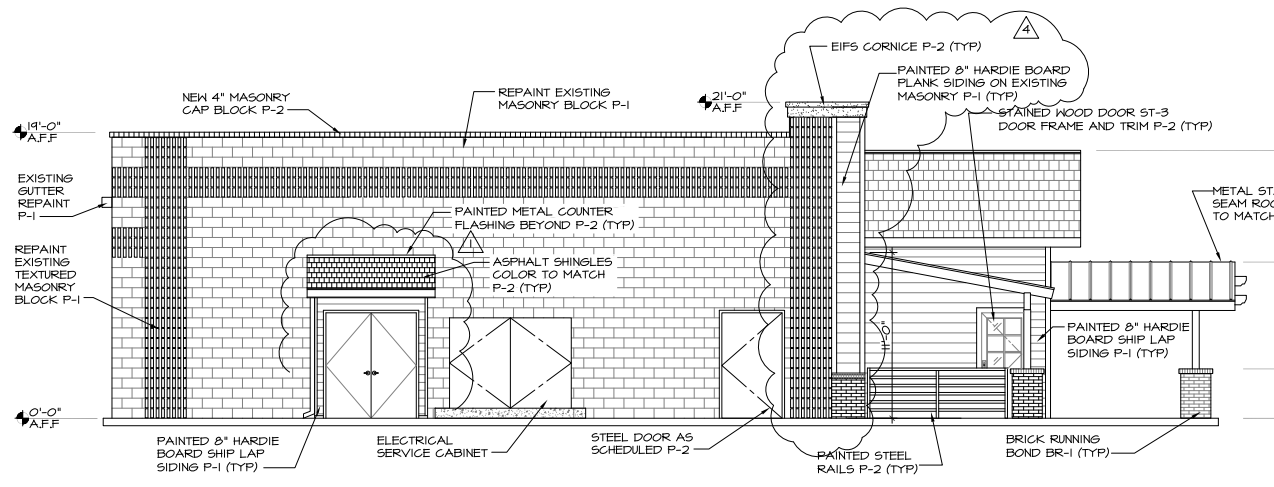
DETAIL VIEW FROM SOUTH



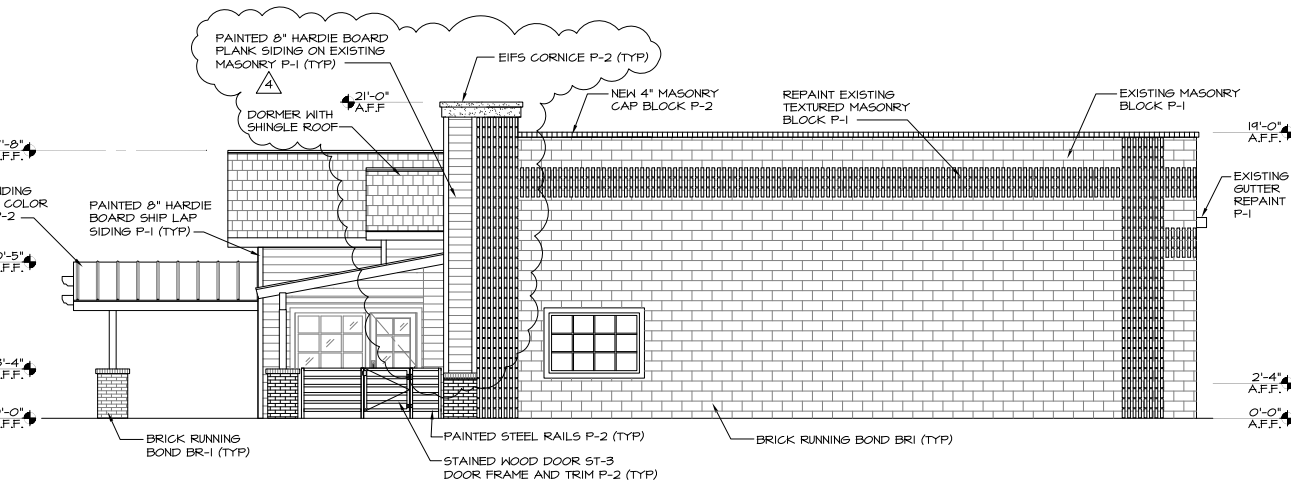
OVERALLVIEW FROM NORTH



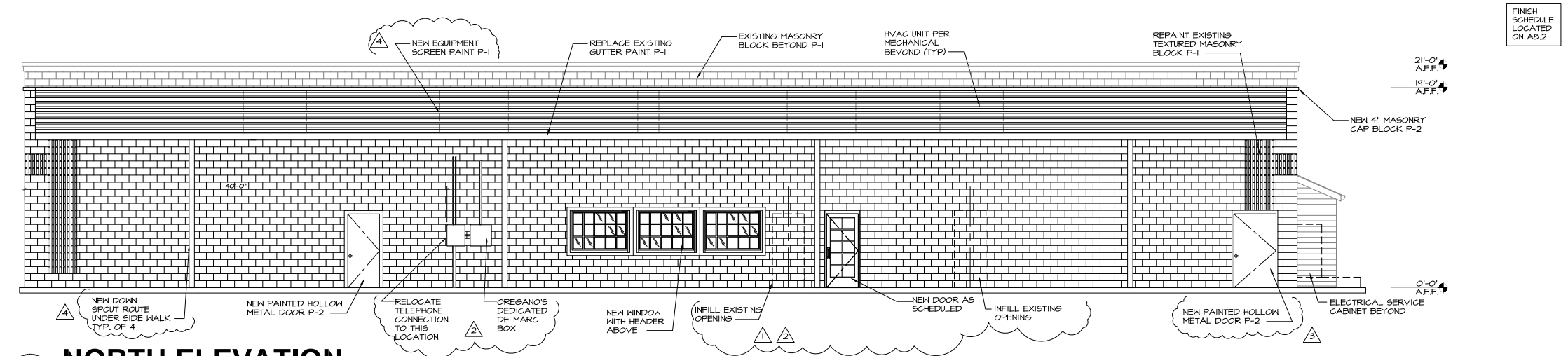
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

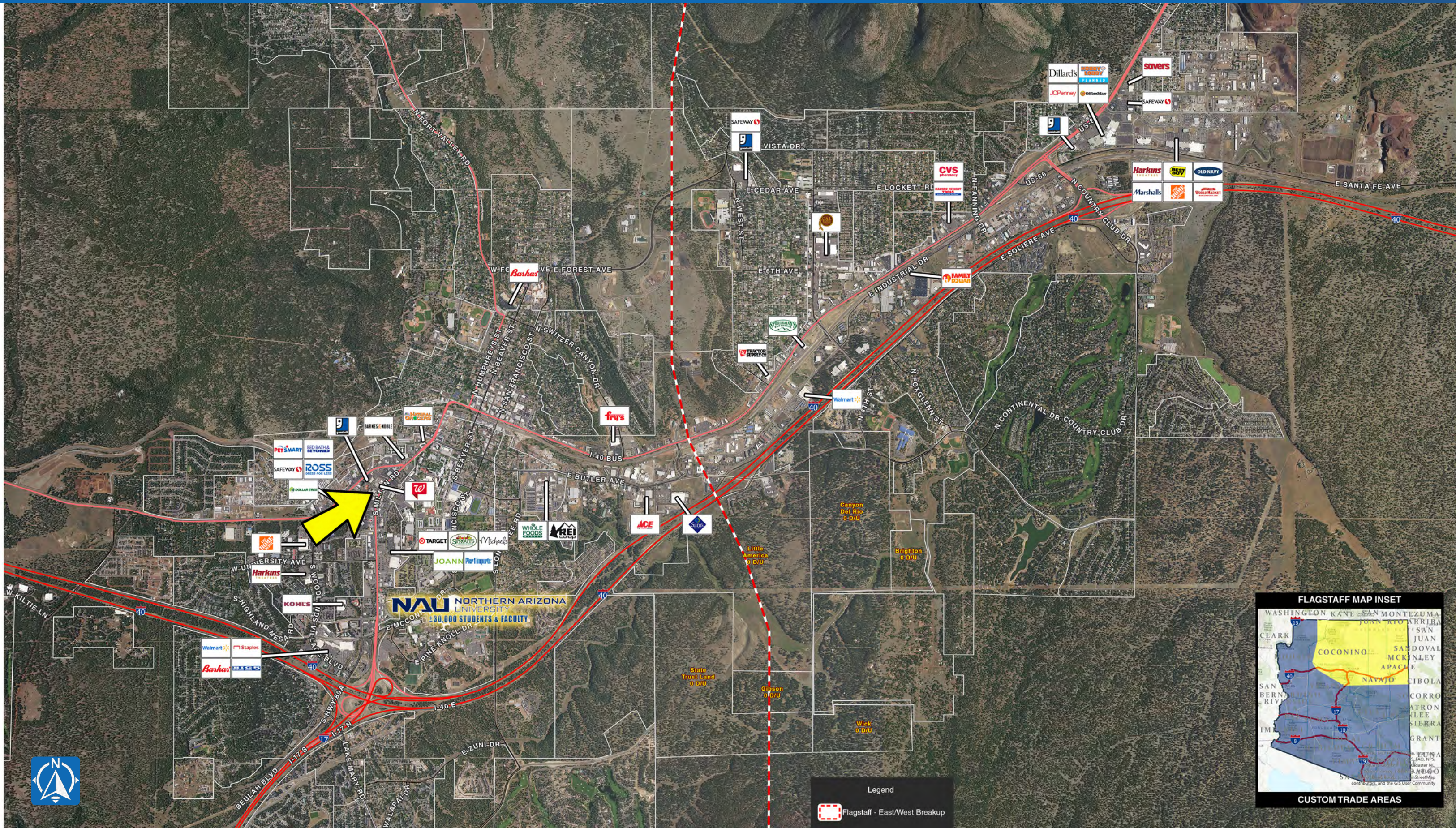


3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/16" = 1'-0"







One Page Summary

Milton Rd & Riordan Rd, Flagstaff
 -111.66107306 35.1904297460001
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 35.19043
 Longitude: -111.661073

| | 1 mile | 3 miles | 5 miles |
|--|-----------|-----------|-----------|
| Population Summary | | | |
| 2000 Total Population | 10,882 | 31,854 | 49,720 |
| 2010 Total Population | 16,895 | 43,793 | 62,230 |
| 2019 Total Population | 20,195 | 50,687 | 70,149 |
| 2019 Group Quarters | 9,056 | 10,326 | 10,485 |
| 2024 Total Population | 21,024 | 52,969 | 73,112 |
| 2019-2024 Annual Rate | 0.81% | 0.88% | 0.83% |
| 2019 Total Daytime Population | 25,054 | 56,146 | 72,141 |
| Workers | 14,167 | 31,220 | 38,218 |
| Residents | 10,887 | 24,926 | 33,923 |
| Household Summary | | | |
| 2000 Households | 3,897 | 11,692 | 18,160 |
| 2000 Average Household Size | 2.14 | 2.49 | 2.58 |
| 2010 Households | 4,623 | 14,655 | 21,539 |
| 2010 Average Household Size | 2.12 | 2.45 | 2.51 |
| 2019 Households | 5,251 | 16,541 | 23,887 |
| 2019 Average Household Size | 2.12 | 2.44 | 2.50 |
| 2024 Households | 5,662 | 17,556 | 25,211 |
| 2024 Average Household Size | 2.11 | 2.43 | 2.48 |
| 2019-2024 Annual Rate | 1.52% | 1.20% | 1.08% |
| 2010 Families | 1,593 | 7,298 | 12,051 |
| 2010 Average Family Size | 2.81 | 3.07 | 3.07 |
| 2019 Families | 1,791 | 8,066 | 13,090 |
| 2019 Average Family Size | 2.84 | 3.08 | 3.07 |
| 2024 Families | 1,930 | 8,497 | 13,712 |
| 2023 Average Family Size | 2.84 | 3.07 | 3.05 |
| 2019-2024 Annual Rate | 1.51% | 1.05% | 0.93% |
| Housing Unit Summary | | | |
| 2019 Housing Units | 5,777 | 18,270 | 27,361 |
| Owner Occupied Housing Units | 20.9% | 33.7% | 39.3% |
| Renter Occupied Housing Units | 70.0% | 56.8% | 48.0% |
| Vacant Housing Units | 9.1% | 9.5% | 12.7% |
| Median Household Income | | | |
| 2019 | \$35,527 | \$46,368 | \$53,860 |
| 2024 | \$39,066 | \$53,448 | \$61,334 |
| Median Home Value | | | |
| 2019 | \$263,368 | \$342,251 | \$345,527 |
| 2024 | \$289,781 | \$354,853 | \$359,463 |
| Average Income Value | | | |
| Average Household Income | \$53,538 | \$72,279 | \$79,716 |
| Per Capita Income | | | |
| 2019 | \$15,320 | \$24,522 | \$27,748 |
| 2024 | \$17,379 | \$28,581 | \$32,191 |
| Median Age | | | |
| 2019 | 22.5 | 25.1 | 27.8 |
| 2019 Population 25+ by Educational Attainment | | | |
| Total | 6,896 | 25,481 | 38,764 |
| Less than 9th Grade | 2.9% | 2.7% | 2.2% |
| 9th - 12th Grade, No Diploma | 5.3% | 4.7% | 4.2% |
| High School Graduate | 14.7% | 12.2% | 12.5% |
| GED/Alternative Credential | 3.0% | 2.6% | 2.2% |
| Some College, No Degree | 26.1% | 21.6% | 21.4% |
| Associate Degree | 11.0% | 10.0% | 9.5% |
| Bachelor's Degree | 23.5% | 27.5% | 28.0% |
| Graduate/Professional Degree | 13.5% | 18.8% | 19.9% |

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

May 07, 2020