



RETAIL PROPERTY FOR LEASE

PAYSON VILLAGE

AZ 87 (Beeline Hwy) & AZ 260 Payson, AZ



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142 AZ-260 Payson, AZ 85541



LOCATION DESCRIPTION

NEC Hwy 87 & US 260, Payson, AZ

PROPERTY HIGHLIGHTS

- FORMER HAIR SALON AVAILABLE - 1,386 SF
- LAST FEW SPACES AVAILABLE - 1,386 SF - 1,904 SF
- Primary center in Payson
- $\frac{3}{4}$ of a mile from the proposed 4-year university campus. (Approximately 6,000 students plus faculty.)
- Property is located at the intersection of two highways of regional significance
- Easy access to both Hwy 87 & Hwy 260

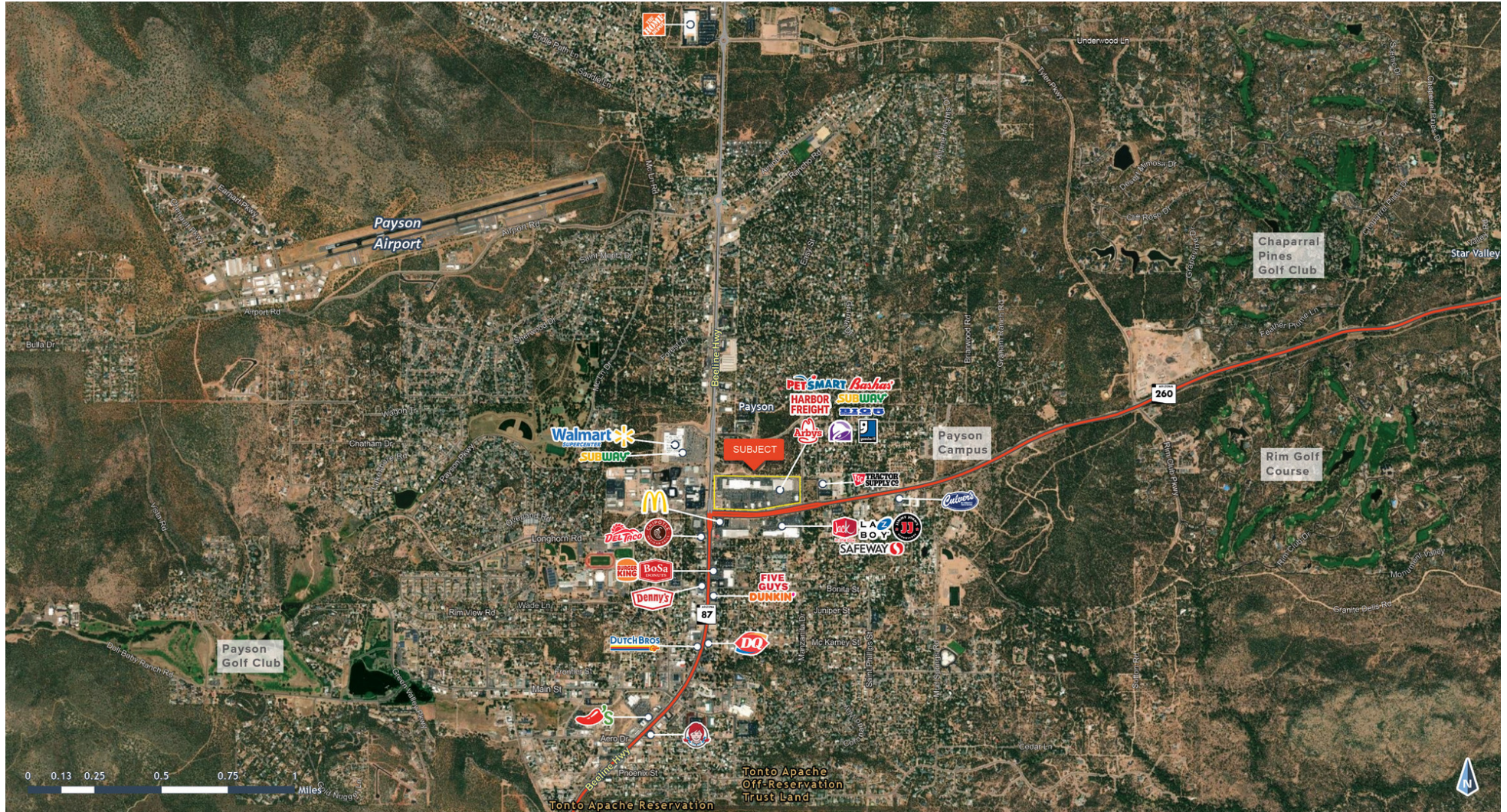
AREA CO-TENANTS



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LEGEND

Available

In Negotiations

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,386 - 1,904 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
112	Available	1,386 SF	NNN	CALL FOR PRICING	-
113-114	Available	1,904 SF	NNN	CALL FOR PRICING	-
122	Dept of Transportation	3,507 SF	NNN	-	-
126	H&R Block	2,101 SF	NNN	-	-
128-130	Subway	1,600 SF	NNN	-	-
132	JJ'S Barbershop	800 SF	NNN	-	-
134	Derek R Sloan DDS	1,300 SF	NNN	-	-
136	Occupied	2,100 SF	NNN	-	-
140	Available	1,386 SF	NNN	CALL FOR PRICING	FORMER HAIR SALON
160	Victory Lane	1,320 SF	NNN	-	-
200	Dollar Tree	14,000 SF	NNN	-	-
210	Backwoods Bar and Grill	5,000 SF	NNN	-	-
212	Black & Tan Print Shop	925 SF	NNN	-	-
214	Valley Imaging	1,895 SF	NNN	-	-
217-218	DES	6,011 SF	NNN	-	-

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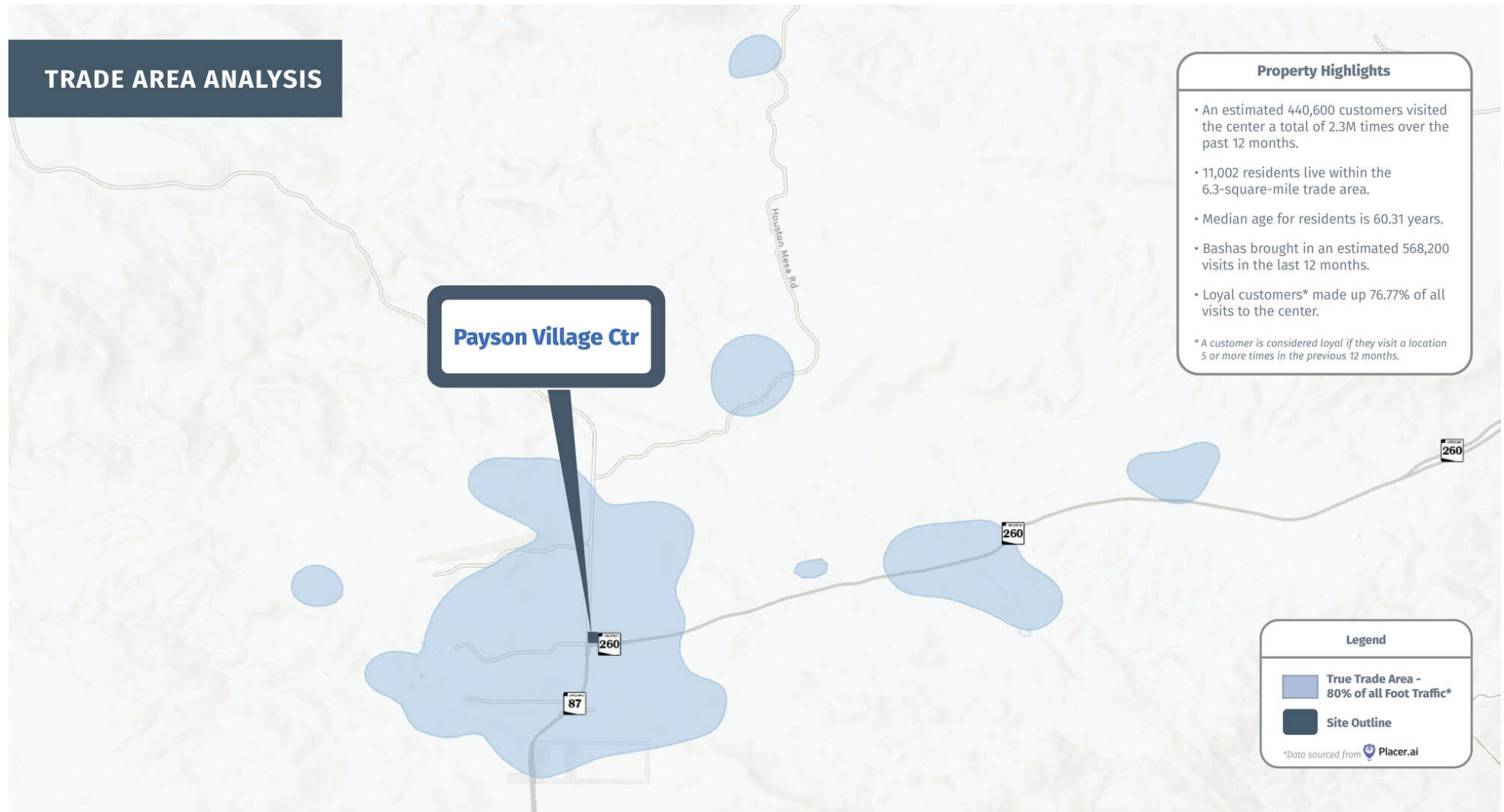
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
220	Big 5 Sporting Goods	0 SF	NNN	-	-
230	Starbucks	2,400 SF	NNN	-	-
234	AZ JR/SR High School	900 SF	NNN	-	-
238	The Pizza Factory	3,250 SF	NNN	-	-
240	Ethiopian Restaurant	1,050 SF	NNN	-	-
242-245	Time Out	6,200 SF	NNN	-	-
250	Nail Envy	1,500 SF	NNN	-	-
252	Available	1,700 SF	NNN	CALL FOR PRICING	-
254	Copper State Credit Union	3,200 SF	NNN	-	-
260	Go Wireless	3,200 SF	NNN	-	-
404	El Rodeo	5,000 SF	NNN	-	-

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 POPULATION	 HOUSEHOLD INCOME	 DAYTIME WORKFORCE
1 MILE 3 MILES 5 MILES	1 MILE 3 MILES 5 MILES	1 MILE 3 MILES 5 MILES
Area Total6,64816,59520,194	Median\$55,305\$60,237\$61,666	Total Businesses551768855
Median Age57.159.559.7	Average\$71,769\$79,291\$81,381	Employees5,3807,2517,999
		Daytime Population9,71118,25620,562

 EDUCATION	 EMPLOYMENT	 HOUSEHOLD STATISTICS
1 MILE 3 MILES 5 MILES	1 MILE 3 MILES 5 MILES	1 MILE 3 MILES 5 MILES
Percentage with Degrees34.3%36.1%36.0%	White Collar69.0%62.4%59.4%	Households3,1457,7999,569
	Services17.8%17.9%20.6%	Median Home Value\$331,629\$368,889\$374,561
	Blue Collar13.1%19.7%20.0%	

* 2025 Demographic data derived from ESRI

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