

Arizona Commercial

VILLAGE ^{AT THE} BOULDERS

1260 Gail Gardner Way, Prescott, Arizona 86305



AC ARIZONA COMMERCIAL
Investments Leasing Management

1670 Willow Creek Road, Ste. A
Prescott, AZ 86301
928.776.8460, ext 14 or 16 (office)

www.VillageAtTheBoulders.com



GENERAL DESCRIPTION:

The Village at the Boulders is anchored by WALMART Super Center and continues to attract top name retailers such as Hi-Health, Dollar Tree, JoAnn Fabrics, Tuesday Morning, Big Lots, Starbucks, FedEx Office, Verizon Wireless, Baja Fresh, Denny's and more.

Center offers a GLA of ±320,720 with suites ranging from ±1,002 - 6,000 s.f. of retail shop space. The center offers 3 unique purchase opportunities (i) ±4,000 s.f. corner bank building, (ii) 3 suite office building, (iii) 1.65 ac pad w/4,950 s.f. envelope located directly across from WALMART suited for a free-standing building. This Center is positioned at the high traffic intersection of Iron Springs Road and Gail Gardner Way.

SPECIFIC INFORMATION:

The Village at the Boulders is approaching 100% occupancy with limited space available in both storage and inline suites. Rates are \$18-22 psf.

Property Type: Walmart Shopping Center
Cross Streets: Iron Springs Rd & Gail Gardner Way
Space Available: Inline, End Shops, Storage
Space Type: Multi-Tenant Retail Center
Lease Type: NNN, Ground, Build-to-Suit
NNN Expenses: ± \$3.36/s.f./year

CLICK LINK TO WATCH THE VIDEOS
www.VillageAtTheBoulders.com/videos



Donald Teel, Senior Associate – 928.777.8100
Bebe Wright, CPM, CCIM – 928.710.1783

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Lease Spaces Currently Available

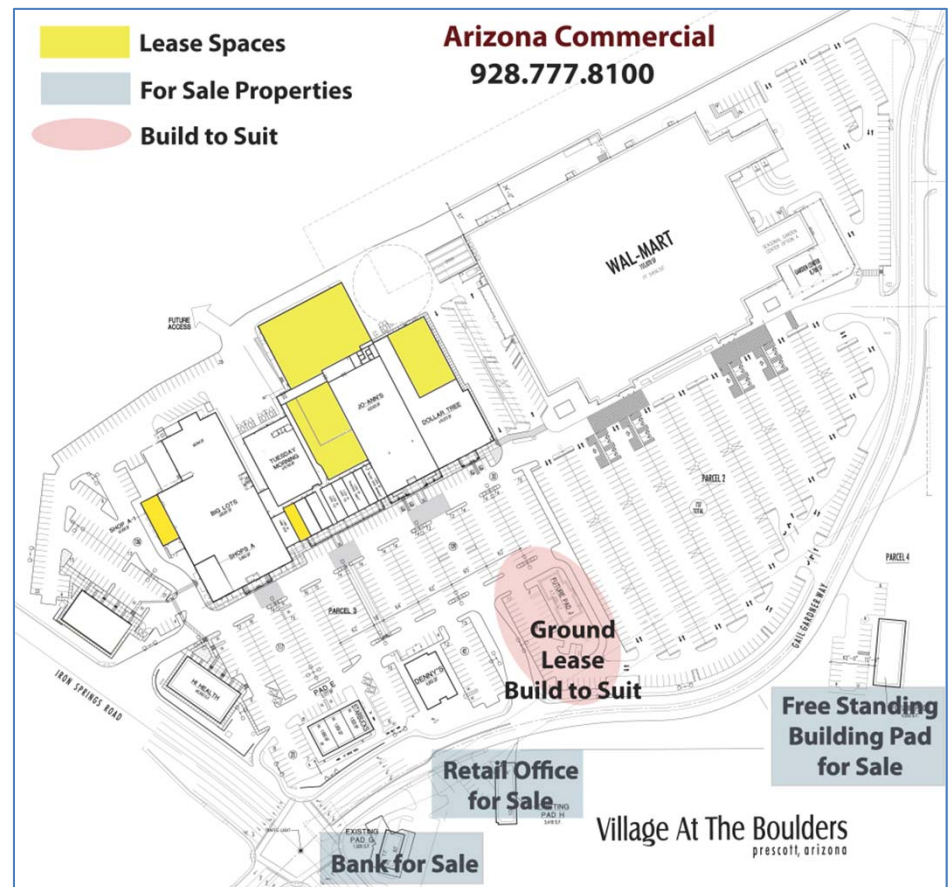
CALL 877-777-9100

<u>SPACE</u>	<u>S.F.</u>	<u>PRICE</u>
Storage Spaces 1-4	± 7,835 - ± 17,641	\$6 / s.f. / yr
Office Building	±836, & 1,511 s.f.	\$9.50/s.f./yr
Suite 117	± 1,195	\$18 / s.f. / yr
Suite 119	± 1,233	\$18 / s.f. / yr
Specialty Shop A-1	± 2,436	\$10.50 / s.f. / yr
Pad J – Grd Lease	± 3,200 Drive Through	\$45,000 / yr

LEASES ARE ALL NNN. PLEASE INQUIRE ABOUT TI ALLOWANCES.

Availability, terms and conditions are subject to change without notice

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Properties Currently Offered For Sale

CALL 877-777-9100

<u>PROPERTY</u>	<u>S.F.</u>	<u>SIZE</u>	<u>PRICE</u>
Bank Building	± 3,745	± .58	\$803,200

Former Arizona State FCU positioned on a hard corner with drive through. Owner will also consider lease at \$18 s.f.

Office Building	± 3,410	± .25	\$367,400
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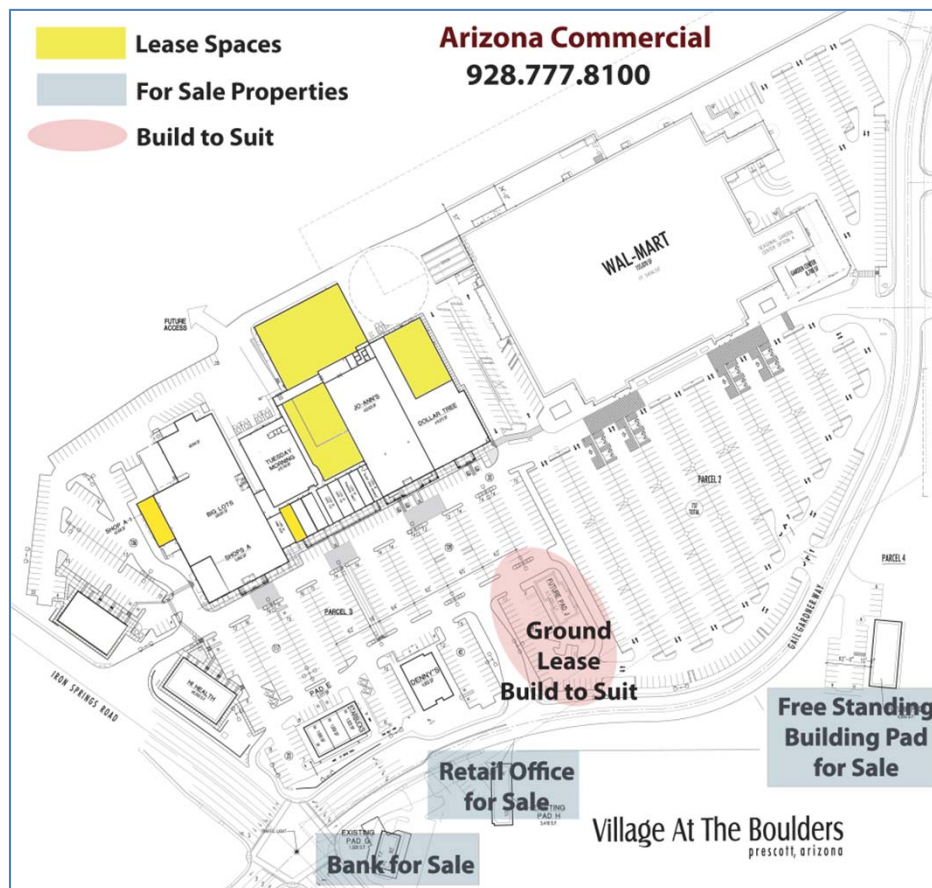
Three suite office building located in proximity to Walmart Center on high traffic corridor, adjacent to bank building and near Starbucks. Lease at \$9.50 sf NNN.

PAD I	± 4,950	± 1.65	\$483,000
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Exceptional free-standing building pad opportunity on 1.65 acre parcel, located directly across the street from Walmart Super Store. Envelope is ±4,950 s.f. Owner may consider ground lease of this parcel for \$45,000 / year.

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Prescott, Arizona

With an MSA of nearly 100 miles and a population and trade area population of 165,000 people, Prescott, Arizona is one of central Arizona's most attractive retail markets.

The core market demographic is within a ten mile radius and includes major employers such as Embry Riddle Aeronautical University, Strum Ruger, Yavapai College and ACE Hardware regional.

The economic strength of Prescott continues to be the higher than average influx of individuals, families and business, creating a growing market for retail and restaurant services.

The Village at the Boulders is positioned as the premiere area upscale multi-tenant retail center with the lowest tenant turnover in the market. WAL-MART Super Center is the anchor and it is surrounded by cast of name brand players such as Starbucks, Hi-Health, Big Lots and FedEx Kinko's making it a strong attraction for local residents.



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Area Population and Income

Prescott, Arizona	3.00 miles	5.00 miles	10 miles	20 miles
Population & Growth				
2009 Total Population	32,773	47,516	90,839	127,941
2009 Population Density	1,160	605	289	102
2000-2009 Growth	7,335	11,663	26,393	38,032
2000-2009 Avg. Annual Growth	917	1,458	3,299	4,754
2014 Total Population	36,447	52,940	103,278	145,873
2014 Population Density	1,290	674	329	116
2009-2014 Proj. Pop. Growth	3,675	5,424	12,439	17,932
2009-2014 Avg. Annual Growth	735	1,085	2,488	3,586
2000 Total Population	25,437	35,853	64,446	89,909
1990 Total Population	22,033	30,174	45,271	57,720
Income Demographic				
2009 Aggregate HH Income	\$768.80	\$1,126.26	\$2,010.72	\$2,658.26
2009 Average Household Income	\$51,984	\$52,754	\$52,419	\$49,876
2009 Median Household Income	\$41,481	\$41,052	\$39,135	\$36,243
2009 Per Capita Income	\$22,920	\$23,607	\$23,412	\$21,801
2014 Aggregate HH Income	\$853.15	\$1,254.81	\$2,284.48	\$3,024.52
2014 Average Household Income	\$51,918	\$52,841	\$52,631	\$49,960
2014 Median Household Income	\$41,518	\$41,104	\$39,233	\$36,289
2014 Per Capita Income	\$22,947	\$23,681	\$23,545	\$21,892

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Retail Service Area

The Village at the Boulders services a wide geographic area encompassing more than a 20-mile radius.

The core service area is ten miles and includes the communities of Prescott, Prescott Valley, Chino Valley, Humboldt, Mayer and Dewey.

Prescott's permanent retirement population exceeds the national average by approximately 4% and the familial demographic is growing at a rate higher than the state and national average.

The anticipated area growth projected by the Census Bureau demonstrates a heavy influx of individuals and families within the 20-mile radius comprising the Service area for the Village at the Boulders.

The center is the area's premiere, upscale retail opportunity for local and national brands as demonstrated by the consistency of occupants.