

FOR LEASE

Flagstaff Mall Retail Pad

4650 N US Hwy 89 | Flagstaff, AZ



CYPRESS



SRS



Overview

PAD 3	Up to 6,000 SF
RESTAURANT SPACE	4,500 SF

Demographics

	5 MILE	15 MILE	25 MILE
2020 Est Population	55,698	96,486	99,606
2025 Est Population	58,587	101,388	104,679
Average HH Income	\$88,148	\$89,492	\$89,458
Daytime Population	59,674	96,315	99,585

Year: 2020 | Source: Esri

Traffic Counts

Highway US 89	27,059 VPD
Country Club Drive	43,323 VPD

Year: 2018 | Source: MPSI

Contact

BRIAN POLACHEK
602.682.6045
brian.polachek@srsre.com

Description

- Pad and former restaurant opportunities
- Located on Highway 89, directly in front of Flagstaff Mall
- Home to Northern Arizona University (NAU); enrollment of 29,000+ students and 2,571 employees (1,068 academic staff)
- Flagstaff experiences strong demand from international and domestic tourists based on the proximity to the Grand Canyon and other natural wonders
- Located in the central gathering spot for the community, making the mall top-of-mind for shopping, dining and entertainment in northern Arizona
- Zoned HC - Highway Commercial, City of Flagstaff
- Owner-Agent



Flagstaff Mall Retail Pad

4650 N US Hwy 89 | Flagstaff, AZ 86004

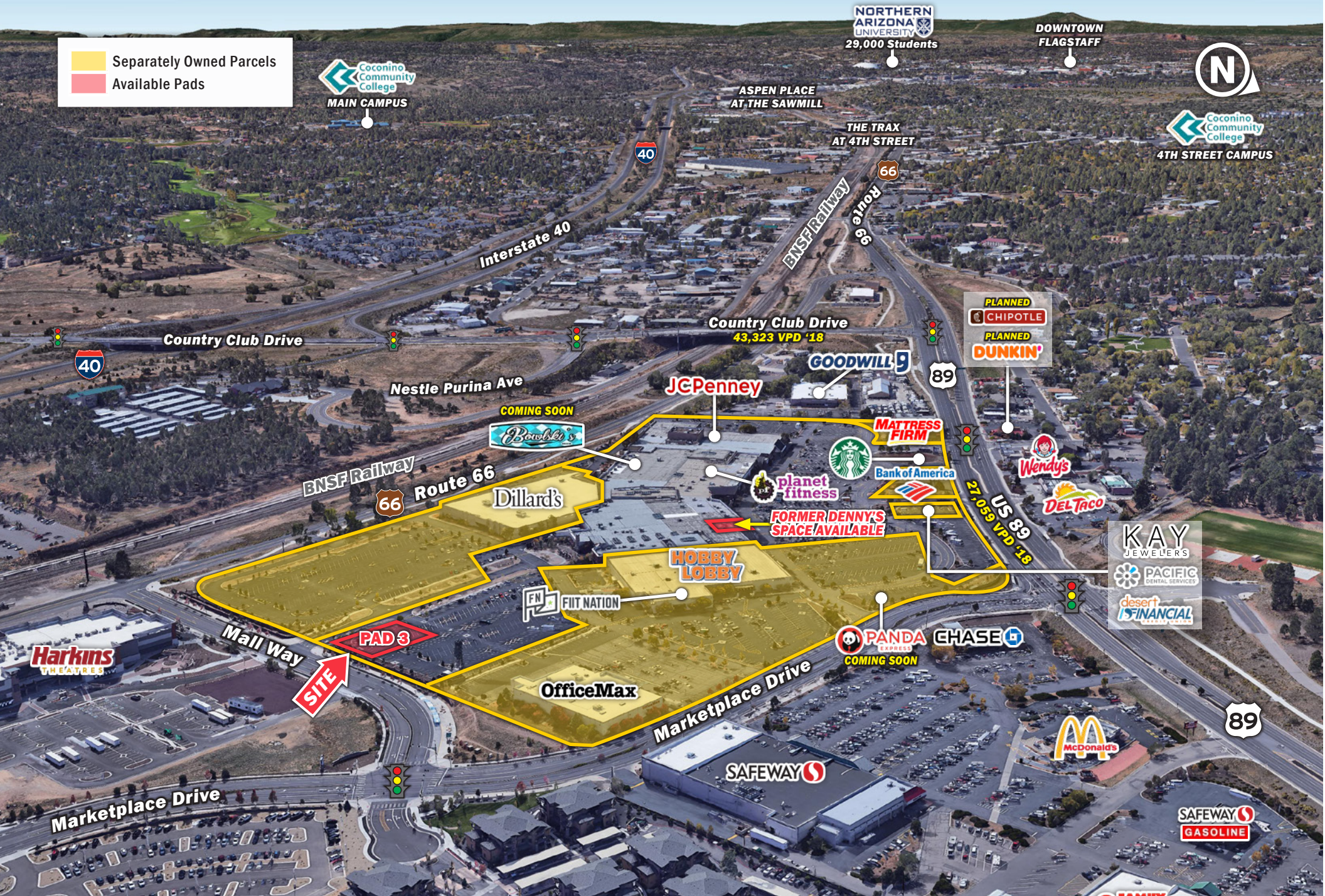


CYPRESS



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Separately Owned Parcels
 Available Pads



PAD OPPORTUNITIES

4650 N US Highway 89
Flagstaff, AZ 86004

N. HIGHWAY 89

COMING SOON



Restaurant
Space
Available

4,500 SF



HOBBY
LOBBY

EXISTING TENANTS

PAD 3
FOR SALE/
GROUND LEASE

UP TO
6,000 SF

jcpenny



COMING SOON



Dillard's
The Style of Your Life

E. ROUTE 66

AVAILABLE



FORMER RESTAURANT

4650 N US Highway 89
Flagstaff, AZ 86004



FLAGSTAFF MALL
 Dillard's
 JCPenney
 Hobby Lobby
 OfficeMax
 planet fitness

SAVERS
 FAMILY DOLLAR
 SAFEWAY

FLAGSTAFF MARKETPLACE
 BEST BUY
 Harkins
 WORLD MARKET
 THE HOME DEPOT
 Marshalls
 petco
 bealls
 OUTLET
 OLD NAVY

THE TRAX AT 4TH
 HYATT house
 SPORTSMAN'S WAREHOUSE
 GIANT
 TEXAS

UNIVERSITY PLAZA
 Bookmans
 Michaels
 JO-ANN
 Pier Imports
 NATURAL GROCERS
 SPROUTS
 TARGET

ASPEN PLACE AT THE SAWMILL
 REI
 WHOLE FOODS

WELCOME TO
FLAGSTAFF MALL
 Flagstaff, AZ

Located at Arizona Highway 89 and Historic Route 66 just north of Interstate 40,

More than 4 million visitors come to Flagstaff every year to enjoy a variety of outdoor destinations and events.

The redevelopment plan for Flagstaff Mall is designed to reposition Flagstaff Mall as the region's central gathering spot for the community, making the mall top-of-mind for shopping, dining and entertainment in northern Arizona.