

PAYSON PLAZA

307 S. BEELINE HIGHWAY, PAYSON, AZ



RETAIL CENTER FOR LEASE-307 S. BEELINE HIGHWAY, PAYSON, AZ



STRATEGIC

EXCLUSIVELY REPRESENTED BY

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Summary



Spaces Available:

SUITE 307B-10,400 SF Rent Negotiable -Divisible to 4,000 sf

SUITE 307 D- 1,600 SF- Former Pizza space with FF&E

SUITE 307- 7,538 SF (DIVISIBLE)-Restaurant Space with FF&E

LEASE RATE: \$8-10 PSF

NNN: \$2.18 PSF

ZONING: COMMERCIAL, TOWN OF PAYSON

Traffic Counts:

SR 87 Beeline Highway: 44,851 cars per day

Highway 260: 13,836 cars per day

Highlights:

- High traffic counts on SR 87 & Highway 260.
- Located in the heart of the town.
- Tremendous visibility.
- Includes restaurant equipment such as 2 walk-in coolers, 1 walk in freezer, Hood & Ansul system, triple compartment sink.
- Center will be renovated in 2017



Dempgraphics:

Population:

1 Mile

3 Mile

5 Mile

6,847

15,378

18,901

Average HH Income:

\$45,344

\$53,455

\$ 53,978

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video tours](#)





Photos



Monument Sign



SR 87 Beeline Highway



Restaurant Space



Restaurant Space-Kitchen



Restaurant Space-Kitchen



Restaurant Space-Kitchen



Junior Anchor



Junior Anchor



Former Pizza Space

Aerial



EXPANDED PROFILE

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Lat/Lon: 34.2371/-111.3218

RF5

307 S Beeline Hwy

Payson, AZ 85541

Population

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2017)	6,847		15,378		18,901	
Projected Population (2022)	6,623		14,907		18,375	
Census Population (2010)	6,937		15,360		18,866	
Census Population (2000)	6,302		13,624		16,786	
Projected Annual Growth (2017 to 2022)	-224	-0.7%	-472	-0.6%	-526	-0.6%
Historical Annual Growth (2010 to 2017)	-90	-0.2%	18	-	35	-
Historical Annual Growth (2000 to 2010)	634	1.0%	1,736	1.3%	2,080	1.2%
Estimated Population Density (2017)	2,180 <i>psm</i>		544 <i>psm</i>		241 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.26 <i>sq mi</i>		78.51 <i>sq mi</i>	

Households

Estimated Households (2017)	3,109		7,094		8,705	
Projected Households (2022)	3,099		7,090		8,726	
Census Households (2010)	3,066		6,900		8,460	
Census Households (2000)	2,676		5,857		7,170	
Estimated Households with Children (2017)	590	19.0%	1,283	18.1%	1,572	18.1%
Estimated Average Household Size (2017)	2.13		2.12		2.13	

Average Household Income

Estimated Average Household Income (2017)	\$45,344		\$53,455		\$53,978	
Projected Average Household Income (2022)	\$52,937		\$63,332		\$64,268	
Estimated Average Family Income (2017)	\$56,612		\$65,944		\$66,916	

Median Household Income

Estimated Median Household Income (2017)	\$37,533		\$44,538		\$44,478	
Projected Median Household Income (2022)	\$44,154		\$52,087		\$52,087	
Estimated Median Family Income (2017)	\$48,474		\$58,571		\$59,231	

Per Capita Income

Estimated Per Capita Income (2017)	\$20,850		\$24,824		\$25,001	
Projected Per Capita Income (2022)	\$25,040		\$30,293		\$30,664	
Estimated Per Capita Income 5 Year Growth	\$4,190	20.1%	\$5,469	22.0%	\$5,663	22.7%
Estimated Average Household Net Worth (2017)	\$282,870		\$403,480		\$422,143	

Daytime Demos (2017)

Total Businesses	744		1,000		1,053	
Total Employees	5,387		6,966		7,280	
Company Headquarter Businesses	1	0.1%	1	0.1%	1	0.1%
Company Headquarter Employees	1	-	1	-	1	-
Employee Population per Business	7.2		7.0		6.9	
Residential Population per Business	9.2		15.4		18.0	

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	5,872	85.8%	13,433	87.4%	16,545	87.5%
Black or African American (2017)	103	1.5%	163	1.1%	181	1.0%
American Indian or Alaska Native (2017)	189	2.8%	358	2.3%	431	2.3%
Asian (2017)	61	0.9%	146	0.9%	177	0.9%
Hawaiian or Pacific Islander (2017)	8	0.1%	20	0.1%	23	0.1%
Other Race (2017)	388	5.7%	783	5.1%	942	5.0%
Two or More Races (2017)	226	3.3%	475	3.1%	603	3.2%
Not Hispanic or Latino Population (2017)	5,931	86.6%	13,541	88.1%	16,678	88.2%
Hispanic or Latino Population (2017)	916	13.4%	1,837	11.9%	2,223	11.8%
Not Hispanic or Latino Population (2022)	5,664	85.5%	12,922	86.7%	15,967	86.9%
Hispanic or Latino Population (2022)	958	14.5%	1,985	13.3%	2,408	13.1%
Not Hispanic or Latino Population (2010)	6,118	88.2%	13,865	90.3%	17,066	90.5%
Hispanic or Latino Population (2010)	819	11.8%	1,495	9.7%	1,800	9.5%
Not Hispanic or Latino Population (2000)	5,884	93.4%	12,877	94.5%	15,864	94.5%
Hispanic or Latino Population (2000)	419	6.6%	747	5.5%	922	5.5%
Projected Hispanic Annual Growth (2017 to 2022)	42	0.9%	148	1.6%	185	1.7%
Historic Hispanic Annual Growth (2000 to 2017)	497	7.0%	1,090	8.6%	1,301	8.3%

Age Distribution (2017)

Age Under 5	368	5.4%	749	4.9%	900	4.8%
Age 5 to 9 Years	349	5.1%	736	4.8%	909	4.8%
Age 10 to 14 Years	367	5.4%	749	4.9%	921	4.9%
Age 15 to 19 Years	340	5.0%	723	4.7%	883	4.7%
Age 20 to 24 Years	338	4.9%	668	4.3%	795	4.2%
Age 25 to 29 Years	320	4.7%	660	4.3%	812	4.3%
Age 30 to 34 Years	301	4.4%	604	3.9%	739	3.9%
Age 35 to 39 Years	267	3.9%	578	3.8%	703	3.7%
Age 40 to 44 Years	275	4.0%	589	3.8%	722	3.8%
Age 45 to 49 Years	324	4.7%	720	4.7%	886	4.7%
Age 50 to 54 Years	364	5.3%	848	5.5%	1,075	5.7%
Age 55 to 59 Years	457	6.7%	1,073	7.0%	1,363	7.2%
Age 60 to 64 Years	519	7.6%	1,259	8.2%	1,586	8.4%
Age 65 to 74 Years	1,218	17.8%	2,933	19.1%	3,627	19.2%
Age 75 to 84 Years	746	10.9%	1,824	11.9%	2,205	11.7%
Age 85 Years or Over	293	4.3%	666	4.3%	775	4.1%
Median Age	50.7		53.4		53.6	

Gender Age Distribution (2017)

Female Population	3,574	52.2%	7,960	51.8%	9,751	51.6%
Age 0 to 19 Years	701	19.6%	1,432	18.0%	1,745	17.9%
Age 20 to 64 Years	1,639	45.9%	3,668	46.1%	4,558	46.7%
Age 65 Years or Over	1,234	34.5%	2,860	35.9%	3,448	35.4%
Female Median Age	52.3		54.6		54.6	
Male Population	3,273	47.8%	7,419	48.2%	9,150	48.4%
Age 0 to 19 Years	723	22.1%	1,525	20.6%	1,868	20.4%
Age 20 to 64 Years	1,527	46.6%	3,330	44.9%	4,124	45.1%
Age 65 Years or Over	1,023	31.3%	2,563	34.6%	3,158	34.5%
Male Median Age	48.5		51.9		52.3	

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Household Income Distribution (2017)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	10	0.3%	66	0.9%	90	1.0%
HH Income \$150,000 to \$199,999	26	0.8%	181	2.5%	253	2.9%
HH Income \$100,000 to \$149,999	201	6.5%	593	8.4%	722	8.3%
HH Income \$75,000 to \$99,999	215	6.9%	861	12.1%	1,043	12.0%
HH Income \$50,000 to \$74,999	594	19.1%	1,295	18.3%	1,582	18.2%
HH Income \$35,000 to \$49,999	614	19.8%	1,353	19.1%	1,631	18.7%
HH Income \$25,000 to \$34,999	461	14.8%	843	11.9%	1,105	12.7%
HH Income \$15,000 to \$24,999	533	17.1%	976	13.8%	1,157	13.3%
HH Income Under \$15,000	455	14.6%	927	13.1%	1,123	12.9%
HH Income \$35,000 or More	1,661	53.4%	4,348	61.3%	5,320	61.1%
HH Income \$75,000 or More	453	14.6%	1,701	24.0%	2,108	24.2%

Housing (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	3,876		9,202		11,581	
Housing Units Occupied	3,109	80.2%	7,094	77.1%	8,705	75.2%
Housing Units Owner-Occupied	1,948	62.6%	5,045	71.1%	6,348	72.9%
Housing Units, Renter-Occupied	1,162	37.4%	2,049	28.9%	2,357	27.1%
Housing Units, Vacant	766	19.8%	2,108	22.9%	2,876	24.8%

Marital Status (2017)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	1,230	21.3%	2,147	16.3%	2,510	15.5%
Currently Married	2,570	44.6%	7,101	54.0%	9,028	55.8%
Separated	207	3.6%	509	3.9%	586	3.6%
Widowed	592	10.3%	1,260	9.6%	1,483	9.2%
Divorced	1,164	20.2%	2,127	16.2%	2,565	15.9%

Household Type (2017)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	5,022	73.3%	11,762	76.5%	14,595	77.2%
Population Non-Family	1,606	23.5%	3,290	21.4%	3,970	21.0%
Population Group Quarters	219	3.2%	327	2.1%	336	1.8%
Family Households	1,768	56.9%	4,311	60.8%	5,351	61.5%
Non-Family Households	1,341	43.1%	2,783	39.2%	3,354	38.5%
Married Couple with Children	308	12.0%	737	10.4%	932	10.3%
Average Family Household Size	2.8		2.7		2.7	

Household Size (2017)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	1,134	36.5%	2,371	33.4%	2,854	32.8%
2 Person Households	1,197	38.5%	3,062	43.2%	3,805	43.7%
3 Person Households	336	10.8%	726	10.2%	897	10.3%
4 Person Households	228	7.3%	498	7.0%	614	7.1%
5 Person Households	123	4.0%	256	3.6%	313	3.6%
6 or More Person Households	91	2.9%	181	2.6%	222	2.5%

Household Vehicles (2017)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	269	8.7%	496	7.0%	555	6.4%
Households with 1 Vehicles Available	1,386	44.6%	2,673	37.7%	3,236	37.2%
Households with 2 or More Vehicles Available	1,454	46.8%	3,925	55.3%	4,914	56.5%
Total Vehicles Available	4,956		12,447		15,454	
Average Vehicles Per Household	1.6		1.8		1.8	

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	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2017)						
Estimated Labor Population Age 16 Years or Over	5,695		13,001		15,996	
Estimated Civilian Employed	2,177	38.2%	5,302	40.8%	6,544	40.9%
Estimated Civilian Unemployed	148	2.6%	259	2.0%	306	1.9%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	3,369 59.2%		7,439 57.2%		9,147 57.2%	
Unemployment Rate	2.6%		2.0%		1.9%	
Occupation (2010)						
Occupation: Population Age 16 Years or Over	2,160		5,239		6,492	
Management, Business, Financial Operations	187	8.7%	429	8.2%	560	8.6%
Professional, Related	480	22.2%	1,271	24.3%	1,506	23.2%
Service	581	26.9%	1,247	23.8%	1,575	24.3%
Sales, Office	463	21.4%	1,077	20.5%	1,343	20.7%
Farming, Fishing, Forestry	13	0.6%	41	0.8%	45	0.7%
Construct, Extraction, Maintenance	287	13.3%	803	15.3%	997	15.4%
Production, Transport Material Moving	150	6.9%	372	7.1%	465	7.2%
White Collar Workers	1,129 52.3%		2,776 53.0%		3,410 52.5%	
Blue Collar Workers	1,031 47.7%		2,463 47.0%		3,082 47.5%	
Consumer Expenditure (2017)						
Total Household Expenditure	\$127 M		\$324 M		\$400 M	
Total Non-Retail Expenditure	\$68.0 M	53.3%	\$174 M	53.6%	\$215 M	53.7%
Total Retail Expenditure	\$59.4 M	46.7%	\$150 M	46.4%	\$186 M	46.3%
Apparel	\$4.35 M	3.4%	\$11.1 M	3.4%	\$13.7 M	3.4%
Contributions	\$4.80 M	3.8%	\$12.9 M	4.0%	\$16.0 M	4.0%
Education	\$3.86 M	3.0%	\$10.3 M	3.2%	\$12.8 M	3.2%
Entertainment	\$6.98 M	5.5%	\$17.9 M	5.5%	\$22.2 M	5.5%
Food and Beverages	\$19.4 M	15.2%	\$48.6 M	15.0%	\$59.9 M	15.0%
Furnishings and Equipment	\$4.09 M	3.2%	\$10.8 M	3.3%	\$13.3 M	3.3%
Gifts	\$2.82 M	2.2%	\$7.44 M	2.3%	\$9.23 M	2.3%
Health Care	\$11.1 M	8.7%	\$27.7 M	8.5%	\$34.2 M	8.5%
Household Operations	\$3.21 M	2.5%	\$8.45 M	2.6%	\$10.5 M	2.6%
Miscellaneous Expenses	\$1.96 M	1.5%	\$4.92 M	1.5%	\$6.07 M	1.5%
Personal Care	\$1.66 M	1.3%	\$4.21 M	1.3%	\$5.19 M	1.3%
Personal Insurance	\$832 K	0.7%	\$2.21 M	0.7%	\$2.74 M	0.7%
Reading	\$282 K	0.2%	\$719 K	0.2%	\$888 K	0.2%
Shelter	\$26.4 M	20.7%	\$67.0 M	20.7%	\$82.8 M	20.7%
Tobacco	\$928 K	0.7%	\$2.24 M	0.7%	\$2.75 M	0.7%
Transportation	\$24.6 M	19.3%	\$62.4 M	19.2%	\$77.0 M	19.2%
Utilities	\$10.2 M	8.0%	\$25.3 M	7.8%	\$31.2 M	7.8%
Educational Attainment (2017)						
Adult Population Age 25 Years or Over	5,084		11,754		14,493	
Elementary (Grade Level 0 to 8)	166	3.3%	465	4.0%	539	3.7%
Some High School (Grade Level 9 to 11)	503	9.9%	1,006	8.6%	1,235	8.5%
High School Graduate	1,506	29.6%	3,465	29.5%	4,242	29.3%
Some College	1,438	28.3%	3,207	27.3%	4,054	28.0%
Associate Degree Only	565	11.1%	1,270	10.8%	1,530	10.6%
Bachelor Degree Only	492	9.7%	1,347	11.5%	1,661	11.5%
Graduate Degree	414	8.1%	993	8.4%	1,231	8.5%

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	1,829	59.7%	4,734	68.6%	5,867	69.3%
1 Attached Unit	14	0.4%	50	0.7%	74	0.9%
2 to 4 Units	260	8.5%	299	4.3%	327	3.9%
5 to 9 Units	124	4.0%	184	2.7%	224	2.6%
10 to 19 Units	35	1.2%	77	1.1%	93	1.1%
20 to 49 Units	30	1.0%	55	0.8%	57	0.7%
50 or More Units	87	2.8%	131	1.9%	143	1.7%
Mobile Home or Trailer	682	22.2%	1,434	20.8%	1,780	21.0%
Other Structure	25	0.8%	42	0.6%	69	0.8%

Homes Built By Year (2010)

Homes Built 2005 or later	42	1.4%	52	0.8%	53	0.6%
Homes Built 2000 to 2004	476	15.5%	1,249	18.1%	1,548	18.3%
Homes Built 1990 to 1999	624	20.4%	1,596	23.1%	1,999	23.6%
Homes Built 1980 to 1989	744	24.3%	1,752	25.4%	2,103	24.9%
Homes Built 1970 to 1979	743	24.2%	1,480	21.5%	1,851	21.9%
Homes Built 1960 to 1969	181	5.9%	357	5.2%	450	5.3%
Homes Built 1950 to 1959	169	5.5%	255	3.7%	300	3.5%
Homes Built Before 1949	85	2.8%	228	3.3%	283	3.3%

Home Values (2010)

Home Values \$1,000,000 or More	2	0.1%	11	0.2%	15	0.2%
Home Values \$500,000 to \$999,999	71	3.7%	197	4.0%	283	4.5%
Home Values \$400,000 to \$499,999	37	1.9%	158	3.2%	202	3.2%
Home Values \$300,000 to \$399,999	143	7.4%	429	8.7%	567	9.1%
Home Values \$200,000 to \$299,999	466	24.2%	1,140	23.0%	1,445	23.2%
Home Values \$150,000 to \$199,999	332	17.2%	896	18.1%	1,032	16.5%
Home Values \$100,000 to \$149,999	362	18.8%	838	16.9%	1,078	17.3%
Home Values \$70,000 to \$99,999	144	7.5%	388	7.8%	494	7.9%
Home Values \$50,000 to \$69,999	55	2.9%	136	2.8%	192	3.1%
Home Values \$25,000 to \$49,999	61	3.2%	186	3.8%	271	4.3%
Home Values Under \$25,000	256	13.3%	593	12.0%	712	11.4%
Owner-Occupied Median Home Value	\$162,995		\$173,553		\$173,176	
Renter-Occupied Median Rent	\$598		\$645		\$641	

Transportation To Work (2010)

Drive to Work Alone	1,886	81.1%	4,330	82.8%	5,330	82.4%
Drive to Work in Carpool	285	12.2%	514	9.8%	639	9.9%
Travel to Work by Public Transportation	1	-	2	-	2	-
Drive to Work on Motorcycle	-	-	44	0.8%	49	0.8%
Walk or Bicycle to Work	8	0.3%	22	0.4%	37	0.6%
Other Means	3	0.1%	14	0.3%	32	0.5%
Work at Home	145	6.2%	306	5.8%	383	5.9%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,358	62.2%	3,108	63.1%	3,783	62.1%
Travel to Work in 15 to 29 Minutes	260	11.9%	621	12.6%	875	14.4%
Travel to Work in 30 to 59 Minutes	119	5.5%	335	6.8%	422	6.9%
Travel to Work in 60 Minutes or More	270	12.4%	848	17.2%	1,005	16.5%
Average Minutes Travel to Work	11.3		11.9		12.0	

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