

# PAD AVAILABLE

1020 N WILLOW CREEK RD  
PRESCOTT, AZ



## CONTACT US:

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\*ADOT  
 \*\*CITY OF PRESCOTT, 2015  
 OUTLINE NOT TO SCALE

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1020 N WILLOW CREEK RD | PRESCOTT, AZ

## HIGHLIGHTS

**Rare ±0.31 Acre Site** perfectly suited for future retail or medical redevelopment.

**Excellent Redevelopment Opportunity** in the heart of Prescott, Arizona located directly across the street from Yavapai Regional Medical Center West, consisting of 134 beds and the nationally - respected James Family Heart Center.

**Willow Creek Professional Center** is located on the parcel just south and is 96.1% leased to a diverse collection of medical office tenants.

**Existing Tenants at the Adjacent Properties Include:** Yavapai Regional Medical Center (YRMC), Southwest Kidney Institute, Sonora Quest Laboratories, LabCorp, Gentle Dental, and Willow Creek Periodontics & Implant Surgery, among many others.

**National retailers located nearby include:** Papa John's Pizza, Circle K, Baskin Robins, UPS, Farmer's Insurance, Safeway, Bealls Outlet, Bank of America, T-Mobile, Denny's Burger King and Walmart-Mart, among others.

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NAME	VACANT BUILDING
Address	1020 N Willow Creek Rd Prescott, AZ 86301
Building Size	±2,632 SF
Occupancy	0%
Year Built	1958
Description	One (1), Vacant Retail Building
Floors	1
Parcel Number	115-09-071A
Parcel Size	±0.31 Acres
Zoning	BG (Business General)

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
2019 POPULATION	7,644	37,240	49,455	86,223
2024 POPULATION	7,986	38,894	51,726	90,382
5 YEAR GROWTH RATE	0.88%	0.87%	0.90%	0.95%
2019 AVERAGE HH INCOME	\$54,097	\$71,986	\$73,465	\$70,238
2019 EMPLOYEES	9,542	25,537	32,015	47,750
2019 MEDIAN AGE	50.1	56.4	57.5	53.2

Source: Esri



# 1020 N WILLOW CREEK RD | PRESCOTT, AZ AERIAL







Downtown Prescott



WHISKY ROW

Prescott Fairgrounds



YRMC Future Multi-Level Parking Garage (2020)



WILLOW CREEK RD ±35,098 VPD\*

YRMC Physical Therapy Build-to-Suit (2020)



LOCATION

AINSWORTH DR



IRON SPRINGS RD ±18,924 VPD\*



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1020 N WILLOW CREEK RD | PRESCOTT, AZ  
**AERIAL**



**LOCATION**

Mountain View Cemetery

Rummel Eye Care

**FARMERS**  
INSURANCE  
Kindred Salon

  
**YAVAPAI REGIONAL  
MEDICAL CENTER**  
134 Beds

Willow Creek  
Medical Center

WILLOW CREEK RD ±35,098 VPD\*

AINSWORTH DR

  
Seneca Quest  
Laboratories  
  
Gentle Dental



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