

Payson Plaza



Retail Center for Lease



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Arizona Fitness Now Open!

2720 E Camelback Road
Suite 150
Phoenix, AZ 85016
avisonyoung.com

SPACE AVAILABLE:

Suite 307 C - 1,693 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: \$12 psf

Zoning: Commercial, Town of Payson

TRAFFIC COUNTS:

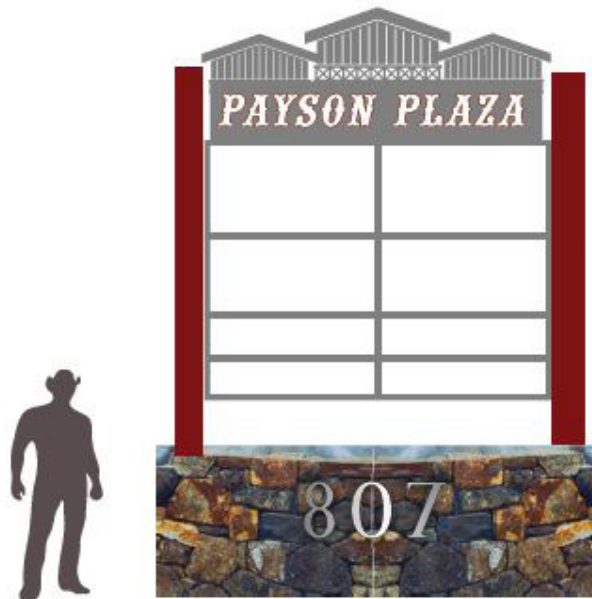
SR-87 Beeline Hwy: ±23,000 CPD

HIGHLIGHTS:

- High traffic counts on SR-87 in front of property
- New monument sign/sign towers for tremendous visibility
- Located in the heart of the town
- Restaurant space Includes restaurant equipment such as 2 walk-in coolers, 1 walk in freezer, Hood & Ansul system, triple compartment sink
- Center renovated in 2019



2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	6,822	15,841	19,382
Ave Household Income	\$53,984	\$59,463	\$61,355
Daytime Employment	5,355	6,838	7,123



Over all monument approx 15' H x 11' W
Total sign space 9' W x 6.75' H



Over all monument approx 11.25' H x 10' W
Total sign space 8' W x 4' H





New Facade



SR 87 Beeline Highway



Restaurant Space



Restaurant Space - Kitchen



Restaurant Space - Kitchen



Restaurant Space - Kitchen



Junior Anchor



Junior Anchor



Former Restaurant Space



307 S Beeline Hwy		1 mi radius		3 mi radius		5 mi radius	
Payson, AZ 85541							
Population							
Estimated Population (2020)	6,822		15,841		19,382		
Projected Population (2025)	6,681		15,492		19,045		
Census Population (2010)	6,683		15,362		18,866		
Census Population (2000)	6,085		13,626		16,786		
Projected Annual Growth (2020 to 2025)	-141	-0.4%	-349	-0.4%	-337	-0.3%	
Historical Annual Growth (2010 to 2020)	139	0.2%	479	0.3%	516	0.3%	
Historical Annual Growth (2000 to 2010)	598	1.0%	1,736	1.3%	2,080	1.2%	
Estimated Population Density (2020)	2,173 psm		561 psm		247 psm		
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi		
Households							
Estimated Households (2020)	3,201		7,552		9,228		
Projected Households (2025)	2,934		6,922		8,496		
Census Households (2010)	2,956		6,900		8,460		
Census Households (2000)	2,587		5,858		7,170		
Estimated Households with Children (2020)	576	18.0%	1,323	17.5%	1,620	17.6%	
Estimated Average Household Size (2020)	2.06		2.05		2.06		
Average Household Income							
Estimated Average Household Income (2020)	\$53,984		\$59,463		\$61,355		
Projected Average Household Income (2025)	\$67,962		\$76,063		\$78,295		
Estimated Average Family Income (2020)	\$70,881		\$76,984		\$79,409		
Median Household Income							
Estimated Median Household Income (2020)	\$45,361		\$50,324		\$50,472		
Projected Median Household Income (2025)	\$52,708		\$58,635		\$58,720		
Estimated Median Family Income (2020)	\$54,981		\$61,423		\$62,106		
Per Capita Income							
Estimated Per Capita Income (2020)	\$25,632		\$28,535		\$29,371		
Projected Per Capita Income (2025)	\$30,147		\$34,179		\$35,088		
Estimated Per Capita Income 5 Year Growth	\$4,515	17.6%	\$5,644	19.8%	\$5,717	19.5%	
Estimated Average Household Net Worth (2020)	\$399,386		\$461,404		\$492,335		
Daytime Demos (2020)							
Total Businesses	637		864		927		
Total Employees	5,355		6,838		7,123		
Company Headquarter Businesses	1	0.2%	1	0.1%	1	0.1%	
Company Headquarter Employees	300	5.6%	300	4.4%	300	4.2%	
Employee Population per Business	8.4		7.9		7.7		
Residential Population per Business	10.7		18.3		20.9		

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307 S Beeline Hwy		1 mi radius		3 mi radius		5 mi radius	
Payson, AZ 85541							
Race & Ethnicity							
White (2020)	5,756	84.4%	13,578	85.7%	16,647	85.9%	
Black or African American (2020)	105	1.5%	174	1.1%	190	1.0%	
American Indian or Alaska Native (2020)	202	3.0%	412	2.6%	498	2.6%	
Asian (2020)	78	1.1%	195	1.2%	236	1.2%	
Hawaiian or Pacific Islander (2020)	8	0.1%	23	0.1%	25	0.1%	
Other Race (2020)	428	6.3%	908	5.7%	1,088	5.6%	
Two or More Races (2020)	245	3.6%	551	3.5%	697	3.6%	
Not Hispanic or Latino Population (2020)	5,856	85.8%	13,810	87.2%	16,935	87.4%	
Hispanic or Latino Population (2020)	966	14.2%	2,031	12.8%	2,447	12.6%	
Not Hispanic or Latino Population (2025)	5,667	84.8%	13,320	86.0%	16,412	86.2%	
Hispanic or Latino Population (2025)	1,014	15.2%	2,172	14.0%	2,633	13.8%	
Not Hispanic or Latino Population (2010)	5,888	88.1%	13,867	90.3%	17,066	90.5%	
Hispanic or Latino Population (2010)	795	11.9%	1,495	9.7%	1,800	9.5%	
Not Hispanic or Latino Population (2000)	5,681	93.4%	12,879	94.5%	15,864	94.5%	
Hispanic or Latino Population (2000)	405	6.6%	747	5.5%	922	5.5%	
Projected Hispanic Annual Growth (2020 to 2025)	48	1.0%	141	1.4%	186	1.5%	
Historic Hispanic Annual Growth (2000 to 2020)	561	6.9%	1,283	8.6%	1,525	8.3%	
Age Distribution (2020)							
Age Under 5	364	5.3%	781	4.9%	933	4.8%	
Age 5 to 9 Years	334	4.9%	747	4.7%	925	4.8%	
Age 10 to 14 Years	355	5.2%	763	4.8%	937	4.8%	
Age 15 to 19 Years	327	4.8%	716	4.5%	872	4.5%	
Age 20 to 24 Years	322	4.7%	651	4.1%	767	4.0%	
Age 25 to 29 Years	329	4.8%	713	4.5%	872	4.5%	
Age 30 to 34 Years	313	4.6%	660	4.2%	805	4.2%	
Age 35 to 39 Years	310	4.5%	684	4.3%	831	4.3%	
Age 40 to 44 Years	274	4.0%	619	3.9%	753	3.9%	
Age 45 to 49 Years	293	4.3%	683	4.3%	837	4.3%	
Age 50 to 54 Years	311	4.6%	757	4.8%	953	4.9%	
Age 55 to 59 Years	417	6.1%	1,015	6.4%	1,286	6.6%	
Age 60 to 64 Years	521	7.6%	1,311	8.3%	1,649	8.5%	
Age 65 to 74 Years	1,244	18.2%	3,071	19.4%	3,787	19.5%	
Age 75 to 84 Years	806	11.8%	1,983	12.5%	2,378	12.3%	
Age 85 Years or Over	302	4.4%	689	4.3%	796	4.1%	
Median Age	51.1		53.7		53.9		
Gender Age Distribution (2020)							
Female Population	3,571	52.3%	8,209	51.8%	10,003	51.6%	
Age 0 to 19 Years	688	19.3%	1,468	17.9%	1,786	17.9%	
Age 20 to 64 Years	1,602	44.9%	3,716	45.3%	4,590	45.9%	
Age 65 Years or Over	1,281	35.9%	3,025	36.9%	3,627	36.3%	
Female Median Age	52.6		54.7		54.7		
Male Population	3,251	47.7%	7,632	48.2%	9,379	48.4%	
Age 0 to 19 Years	692	21.3%	1,539	20.2%	1,881	20.1%	
Age 20 to 64 Years	1,488	45.8%	3,374	44.2%	4,163	44.4%	
Age 65 Years or Over	1,071	32.9%	2,718	35.6%	3,335	35.6%	
Male Median Age	49.2		52.3		52.8		

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307 S Beeline Hwy		1 mi radius		3 mi radius		5 mi radius	
Payson, AZ 85541							
Household Income Distribution (2020)							
HH Income \$200,000 or More	65	2.0%	189	2.5%	287	3.1%	
HH Income \$150,000 to \$199,999	84	2.6%	268	3.6%	325	3.5%	
HH Income \$100,000 to \$149,999	199	6.2%	651	8.6%	798	8.7%	
HH Income \$75,000 to \$99,999	316	9.9%	842	11.2%	1,031	11.2%	
HH Income \$50,000 to \$74,999	705	22.0%	1,721	22.8%	2,063	22.4%	
HH Income \$35,000 to \$49,999	579	18.1%	1,149	15.2%	1,369	14.8%	
HH Income \$25,000 to \$34,999	407	12.7%	764	10.1%	941	10.2%	
HH Income \$15,000 to \$24,999	412	12.9%	1,032	13.7%	1,204	13.0%	
HH Income Under \$15,000	432	13.5%	934	12.4%	1,209	13.1%	
HH Income \$35,000 or More	1,949	60.9%	4,821	63.8%	5,874	63.7%	
HH Income \$75,000 or More	665	20.8%	1,951	25.8%	2,441	26.5%	
Housing (2020)							
Total Housing Units	3,875		9,564		11,964		
Housing Units Occupied	3,201	82.6%	7,552	79.0%	9,228	77.1%	
Housing Units Owner-Occupied	1,999	62.4%	5,459	72.3%	6,852	74.3%	
Housing Units, Renter-Occupied	1,202	37.6%	2,093	27.7%	2,375	25.7%	
Housing Units, Vacant	674	21.0%	2,012	26.6%	2,736	29.7%	
Marital Status (2020)							
Never Married	1,223	21.2%	2,308	17.0%	2,644	15.9%	
Currently Married	2,703	46.8%	7,471	55.1%	9,460	57.0%	
Separated	132	2.3%	356	2.6%	416	2.5%	
Widowed	432	7.5%	1,167	8.6%	1,471	8.9%	
Divorced	1,279	22.2%	2,247	16.6%	2,596	15.7%	
Household Type (2020)							
Population Family	4,892	71.7%	11,916	75.2%	14,747	76.1%	
Population Non-Family	1,712	25.1%	3,598	22.7%	4,299	22.2%	
Population Group Quarters	218	3.2%	326	2.1%	336	1.7%	
Family Households	1,753	54.8%	4,456	59.0%	5,524	59.9%	
Non-Family Households	1,448	45.2%	3,096	41.0%	3,704	40.1%	
Married Couple with Children	302	11.2%	773	10.4%	974	10.3%	
Average Family Household Size	2.8		2.7		2.7		
Household Size (2020)							
1 Person Households	1,246	38.9%	2,681	35.5%	3,201	34.7%	
2 Person Households	1,221	38.1%	3,264	43.2%	4,051	43.9%	
3 Person Households	320	10.0%	702	9.3%	863	9.3%	
4 Person Households	213	6.7%	483	6.4%	598	6.5%	
5 Person Households	114	3.6%	246	3.3%	301	3.3%	
6 or More Person Households	87	2.7%	175	2.3%	214	2.3%	
Household Vehicles (2020)							
Households with 0 Vehicles Available	152	4.7%	275	3.6%	356	3.9%	
Households with 1 Vehicles Available	1,264	39.5%	2,819	37.3%	3,386	36.7%	
Households with 2 or More Vehicles Available	1,785	55.8%	4,458	59.0%	5,486	59.5%	
Total Vehicles Available	5,922		14,461		17,752		
Average Vehicles Per Household	1.9		1.9		1.9		

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307 S Beeline Hwy		1 mi radius		3 mi radius		5 mi radius	
Payson, AZ 85541							
Labor Force (2020)							
Estimated Labor Population Age 16 Years or Over		5,709		13,411		16,417	
Estimated Civilian Employed		2,484	43.5%	5,595	41.7%	6,953	42.4%
Estimated Civilian Unemployed		73	1.3%	137	1.0%	155	0.9%
Estimated in Armed Forces		-	-	-	-	-	-
Estimated Not in Labor Force		3,152	55.2%	7,679	57.3%	9,309	56.7%
Unemployment Rate		1.3%		1.0%		0.9%	
Occupation (2020)							
Occupation: Population Age 16 Years or Over		2,484		5,595		6,953	
Management, Business, Financial Operations		334	13.4%	629	11.3%	827	11.9%
Professional, Related		583	23.5%	1,383	24.7%	1,697	24.4%
Service		630	25.4%	1,372	24.5%	1,680	24.2%
Sales, Office		573	23.1%	1,227	21.9%	1,484	21.3%
Farming, Fishing, Forestry		-	-	-	-	-	-
Construct, Extraction, Maintenance		282	11.3%	728	13.0%	929	13.4%
Production, Transport Material Moving		82	3.3%	256	4.6%	336	4.8%
White Collar Workers		1,490	60.0%	3,239	57.9%	4,009	57.6%
Blue Collar Workers		994	40.0%	2,356	42.1%	2,945	42.4%
Consumer Expenditure (2020)							
Total Household Expenditure		\$147.11 M		\$370.61 M		\$462.9 M	
Total Non-Retail Expenditure		\$77.77 M	52.9%	\$195.63 M	52.8%	\$244.4 M	52.8%
Total Retail Expenditure		\$69.34 M	47.1%	\$174.98 M	47.2%	\$218.5 M	47.2%
Apparel		\$4.99 M	3.4%	\$12.58 M	3.4%	\$15.73 M	3.4%
Contributions		\$4.68 M	3.2%	\$11.95 M	3.2%	\$14.99 M	3.2%
Education		\$3.81 M	2.6%	\$9.76 M	2.6%	\$12.33 M	2.7%
Entertainment		\$8.05 M	5.5%	\$20.5 M	5.5%	\$25.65 M	5.5%
Food and Beverages		\$21.85 M	14.9%	\$54.86 M	14.8%	\$68.47 M	14.8%
Furnishings and Equipment		\$5.02 M	3.4%	\$12.79 M	3.5%	\$16 M	3.5%
Gifts		\$3.44 M	2.3%	\$8.73 M	2.4%	\$10.96 M	2.4%
Health Care		\$13.14 M	8.9%	\$33.09 M	8.9%	\$41.25 M	8.9%
Household Operations		\$5.73 M	3.9%	\$14.51 M	3.9%	\$18.15 M	3.9%
Miscellaneous Expenses		\$2.79 M	1.9%	\$7.04 M	1.9%	\$8.79 M	1.9%
Personal Care		\$1.97 M	1.3%	\$4.97 M	1.3%	\$6.2 M	1.3%
Personal Insurance		\$970.83 K	0.7%	\$2.51 M	0.7%	\$3.15 M	0.7%
Reading		\$327.52 K	0.2%	\$828.99 K	0.2%	\$1.04 M	0.2%
Shelter		\$31.19 M	21.2%	\$78.03 M	21.1%	\$97.39 M	21.0%
Tobacco		\$1.02 M	0.7%	\$2.48 M	0.7%	\$3.08 M	0.7%
Transportation		\$26.6 M	18.1%	\$67.22 M	18.1%	\$83.89 M	18.1%
Utilities		\$11.55 M	7.8%	\$28.76 M	7.8%	\$35.83 M	7.7%
Educational Attainment (2020)							
Adult Population Age 25 Years or Over		5,120		12,183		14,949	
Elementary (Grade Level 0 to 8)		221	4.3%	317	2.6%	367	2.5%
Some High School (Grade Level 9 to 11)		439	8.6%	821	6.7%	984	6.6%
High School Graduate		1,494	29.2%	3,285	27.0%	4,026	26.9%
Some College		1,546	30.2%	3,862	31.7%	4,724	31.6%
Associate Degree Only		494	9.6%	1,101	9.0%	1,364	9.1%
Bachelor Degree Only		537	10.5%	1,723	14.1%	2,126	14.2%
Graduate Degree		390	7.6%	1,074	8.8%	1,358	9.1%

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Payson, AZ 85541							
Units In Structure (2020)							
1 Detached Unit	1,939	65.6%	5,325	77.2%	6,545	77.4%	
1 Attached Unit	60	2.0%	133	1.9%	160	1.9%	
2 to 4 Units	331	11.2%	391	5.7%	407	4.8%	
5 to 9 Units	140	4.7%	233	3.4%	255	3.0%	
10 to 19 Units	44	1.5%	58	0.8%	62	0.7%	
20 to 49 Units	44	1.5%	64	0.9%	70	0.8%	
50 or More Units	34	1.1%	61	0.9%	68	0.8%	
Mobile Home or Trailer	562	19.0%	1,155	16.7%	1,447	17.1%	
Other Structure	47	1.6%	131	1.9%	215	2.5%	
Homes Built By Year (2020)							
Homes Built 2010 or later	91	3.1%	243	3.5%	292	3.5%	
Homes Built 2000 to 2009	547	18.5%	1,469	21.3%	1,826	21.6%	
Homes Built 1990 to 1999	495	16.7%	1,729	25.1%	2,165	25.6%	
Homes Built 1980 to 1989	1,074	36.3%	2,181	31.6%	2,565	30.3%	
Homes Built 1970 to 1979	624	21.1%	1,254	18.2%	1,536	18.2%	
Homes Built 1960 to 1969	208	7.0%	398	5.8%	490	5.8%	
Homes Built 1950 to 1959	103	3.5%	161	2.3%	208	2.5%	
Homes Built Before 1949	60	2.0%	117	1.7%	145	1.7%	
Home Values (2020)							
Home Values \$1,000,000 or More	-	-	-	-	-	-	
Home Values \$500,000 to \$999,999	68	3.4%	481	8.8%	686	10.0%	
Home Values \$400,000 to \$499,999	59	3.0%	256	4.7%	352	5.1%	
Home Values \$300,000 to \$399,999	207	10.3%	629	11.5%	834	12.2%	
Home Values \$200,000 to \$299,999	572	28.6%	1,530	28.0%	1,798	26.2%	
Home Values \$150,000 to \$199,999	432	21.6%	1,139	20.9%	1,339	19.5%	
Home Values \$100,000 to \$149,999	242	12.1%	573	10.5%	701	10.2%	
Home Values \$70,000 to \$99,999	20	1.0%	127	2.3%	147	2.1%	
Home Values \$50,000 to \$69,999	122	6.1%	138	2.5%	173	2.5%	
Home Values \$25,000 to \$49,999	48	2.4%	194	3.6%	288	4.2%	
Home Values Under \$25,000	209	10.5%	367	6.7%	500	7.3%	
Owner-Occupied Median Home Value	\$195,271		\$227,375		\$230,103		
Renter-Occupied Median Rent	\$679		\$716		\$712		
Transportation To Work (2020)							
Drive to Work Alone	2,037	85.6%	4,645	84.1%	5,655	83.7%	
Drive to Work in Carpool	179	7.5%	488	8.8%	619	9.2%	
Travel to Work by Public Transportation	-	-	9	0.2%	10	0.1%	
Drive to Work on Motorcycle	7	0.3%	28	0.5%	34	0.5%	
Walk or Bicycle to Work	49	2.0%	79	1.4%	91	1.3%	
Other Means	13	0.6%	36	0.6%	41	0.6%	
Work at Home	94	3.9%	239	4.3%	310	4.6%	
Travel Time (2020)							
Travel to Work in 14 Minutes or Less	1,840	77.3%	3,874	70.1%	4,510	66.7%	
Travel to Work in 15 to 29 Minutes	318	13.4%	856	15.5%	1,247	18.5%	
Travel to Work in 30 to 59 Minutes	70	3.0%	229	4.1%	299	4.4%	
Travel to Work in 60 Minutes or More	164	6.9%	394	7.1%	569	8.4%	
Average Minutes Travel to Work	9.3		10.1		10.6		

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