

# Depot Marketplace

Downtown Prescott  
Arizona



Sprouts Anchored  
and END-CAP  
OPPORTUNITY  
+ Shops



AVAILABLE  
7,813-10,000 SF Street Front End-Cap  
1,228-1,400 SF Inline Shops

In the heart of Prescott's biggest attraction, historic Courthouse Square and Whiskey Row



## PROPERTY HIGHLIGHTS:

- **Magnet** for quality retailers and over 30 Restaurants in walking distance.
- **Hub** for local and tourist with 1,470 hotel rooms and B&B'S and over 25 heavily attended events.
- **Downtown Density** provides higher retail sale potential than suburban.
- **Strong Daily Needs Component** with the convenience of a short walk from what's happening.



## Tenants:

- **Sprouts** the health oriented grocer with more than 220 locations from coast to coast, acquiring the coveted spot as the only grocer in downtown Prescott.
- **Starbucks** sales sizzle in their #1 location in town.
- **Chipotle's** first and only location in Prescott!
- **Panda Express** - loved by consumers, high volume for dine-in and drive-thru.
- **Walgreen's** is the only drug store serving this protected hub.
- **Staples** affirming their confidence in this high-sales volume location.
- **AAA and Massage Envy** draw consumers with discretionary spending.

Exclusive Representation

**AC ARIZONA COMMERCIAL**  
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Springhill Suites by Marriott

Downtown Prescott

Marina Street

Cortez Street

Sheldon Street-30,285 VPD

Montezuma Street - State Route 89

**Depot Marketplace**

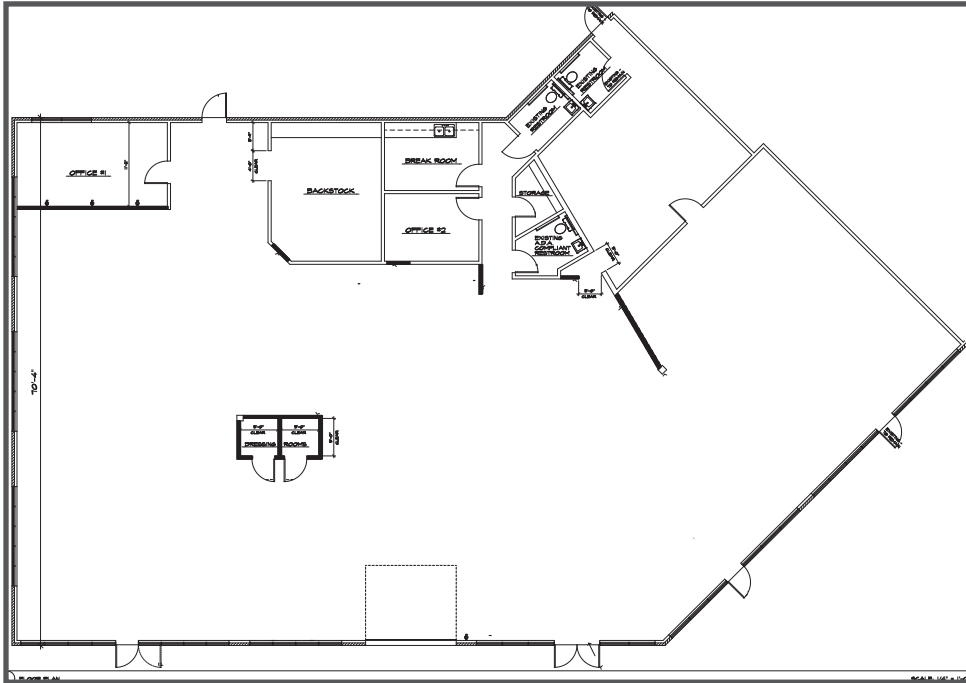
AVAILABLE  
A109 - 1,228 SF

AVAILABLE  
A108,B - 1,400 SF

AVAILABLE  
A101 - 7,813 SF

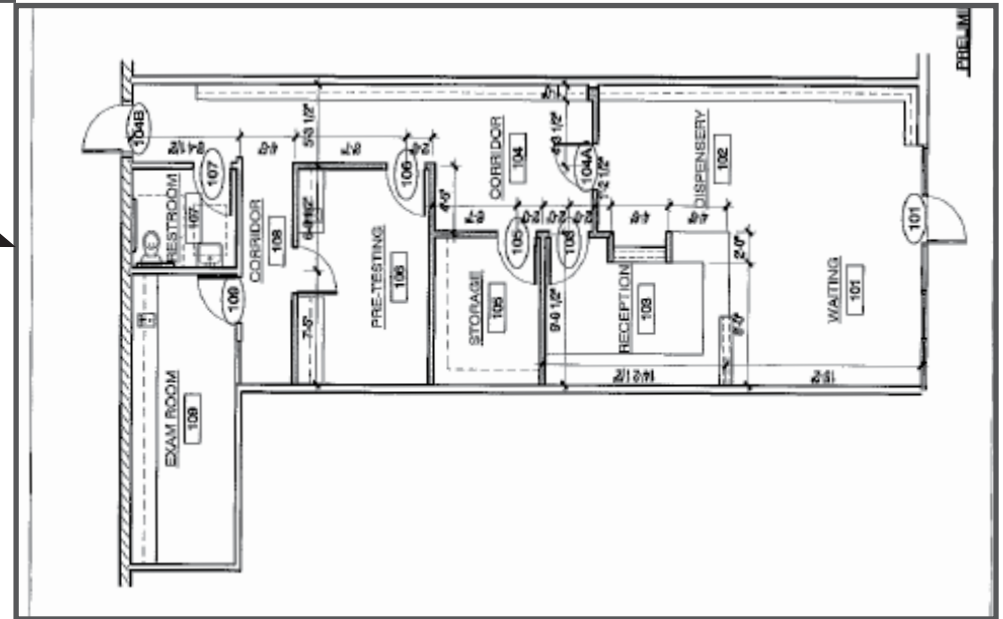
<b>AVAILABLE:</b>		
Suite A101	± 7,813-10,000 SF	\$18.00sf/yr
Suite A109	± 1,228 SF	\$22.00sf/yr
Suite A108B	± 1,400 SF	\$22.00sf/yr
NNN		\$6.00sf/yr
Tenant Improvement Allowance Available		

# FLOOR PLANS



Suite A101 ±7,813 - 10,000 SF

Suite A108B ±1,400 SF



Successful retailers in Prescott's walkable downtown core...



## Traffic + Sales = Success

- Depot Marketplace saw a significant improvement in the trend in overall traffic in the 16 months, January 2016 to April 2017. Car counts are up 42% outpacing 2 Kroeger stores within a five-mile radius in absorbing  $\pm$ \$5 million in sales from the closing of Whole Foods.
- Sprouts spent  $\pm$ \$4 million in improvements prior to opening in March 2017, and with good reason. their belief in this location has proven out, generating higher sales and more profitable cash flows than market locations.

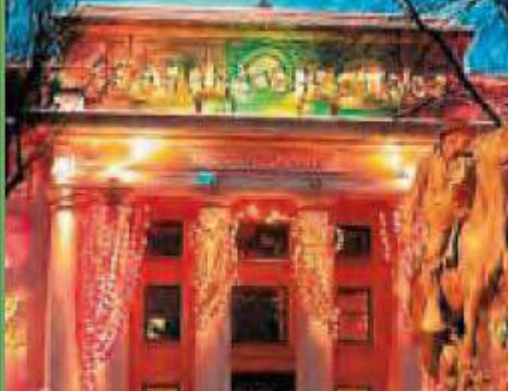
DEPOT MARKETPLACE, Prescott, AZ | Leasing Opportunities

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# Prescott defies the seasons as a year-round destination!

**Solid Job Growth** at 3% in 2018  
**Unemployment Rate** at 3.6% in 2018  
**County Seat** is blocks away from Depot Marketplace.  
**Various Colleges** attract and keep the well-educated.  
**Retreat** for those escaping from the summer heat.



County Courthouse in the Square



Depot Marketplace 2 Blocks from Prescott's Historic Courthouse Square

## Prescott Highlights

- "Third in the country (all metro areas) for job growth and economic vitality."  
- *INC Magazine*
- "1 of 7 Greatest Places to Live."  
- *Bottom Line*
- "One of the Top 5 Places to Retire"  
- *Money Magazine*
- "Top 100 for Best Small Places for Business."  
- *Forbes*
- "Top 50 as one of Americas Best Green Places to Live."  
- *Sperling's*
- "Prescott is the 2nd best place to retire in the U.S."  
- *Smart Money/Wall St. Journal*
- "Third best metro in the country for job creation."  
- *Milken Institute*
- "Top 10 True Western Towns."  
- *True West Magazine*
- "In Top 10 Dream Cities."  
- *Sunset Magazine*
- "8th Safest Medium City in the US."  
- *Farmer's Insurance Group*



## Downtown Prescott Events

Event	
Monthly Downtown Galleries Art Walk	
Whiskey Row Mountain Bike Festival/Race	15,000
Arizona Craft Brewers Guild Tasting	
Whiskey Row Marathon	7,000
Saint Patricks Day Celebration and Pub Crawl	
Mustang Car Show and Cruise	
Cinco de Mayo Music and Food Tasting	
26th Annual Arts and Crafts Memorial Day Show	5,000
Prescott Frontier Days and Oldest Rodeo in the World	40,000
Frontier Days Parade & Shoot out on Whiskey Row	
20th Annual Indian Art Market	7,800
Summer Courthouse Plaza Weekly Music & Events	7,000/wk
Cowboy Poets Gathering	3,000
Prescott Corvette Car Show	
Annual Holiday Light Parade	
60th Annual Courthouse Lighting	10,000
32nd Annual Chirstmas Parade	
Acker Music Festival	10,000
New Years Eve Whiskey Ros Boot Drop	8,000