

PRESCOTT NATIONAL FOREST

CAPITAL CANYON CLUB

PRESCOTT

DOWNTOWN PRESCOTT

YAVAPAI COLLEGE

YAVAPAI CASINO

BUCKY'S CASINO

NORTHERN ARIZONA VA
HEALTH CARE SYSTEM



LI-HAUL

34,071 YPD

ARIZONA
69

LOWE'S

PADS Available
NWC Highway 69 & Holiday Drive
 PRESCOTT, ARIZONA

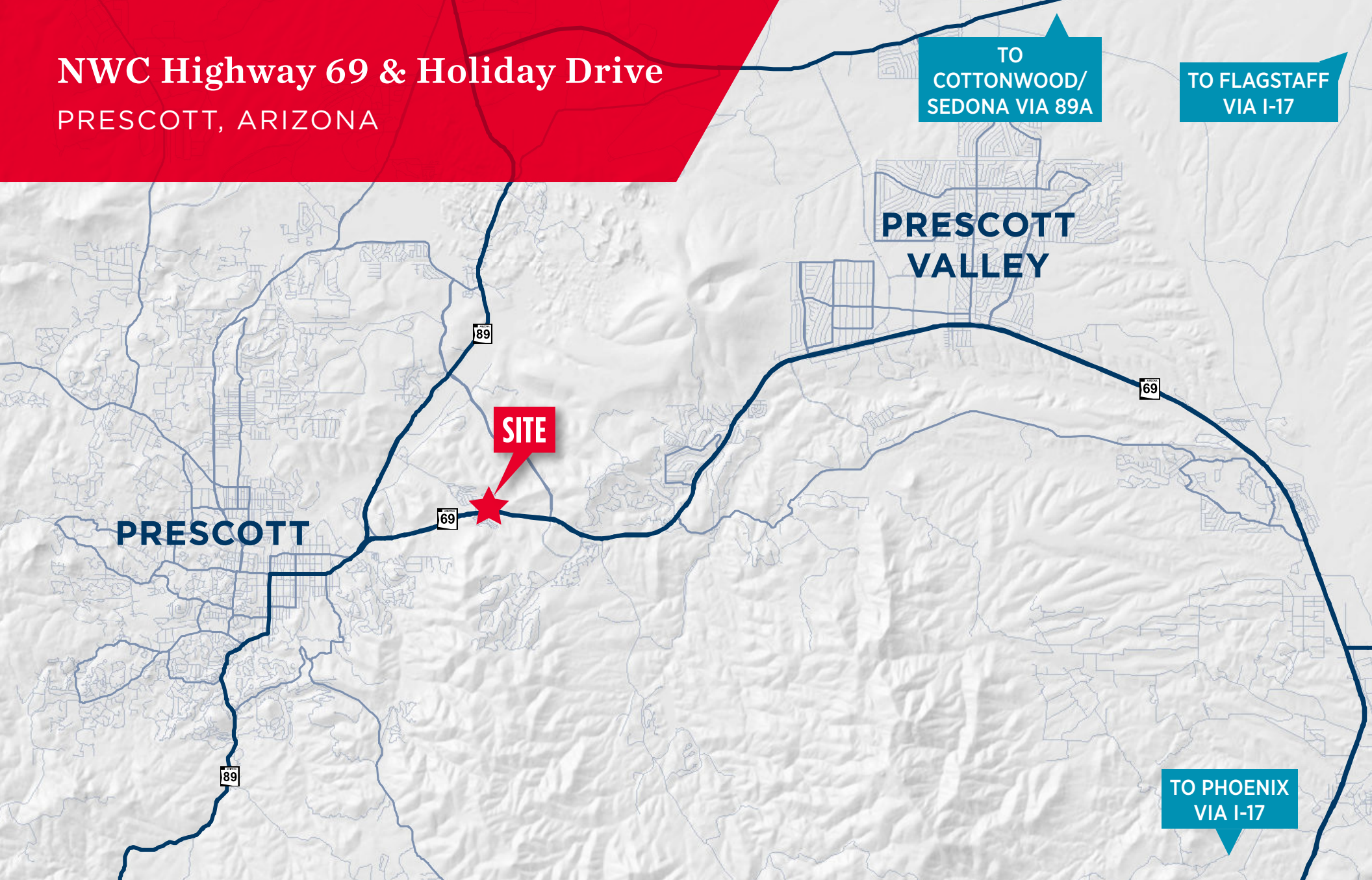
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NWC Highway 69 & Holiday Drive

PRESCOTT, ARIZONA



TO
COTTONWOOD/
SEDONA VIA 89A

TO FLAGSTAFF
VIA I-17

PRESCOTT
VALLEY

SITE

PRESCOTT

TO PHOENIX
VIA I-17

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**CUSHMAN &
WAKEFIELD**

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

NWC Highway 69 & Holiday Drive

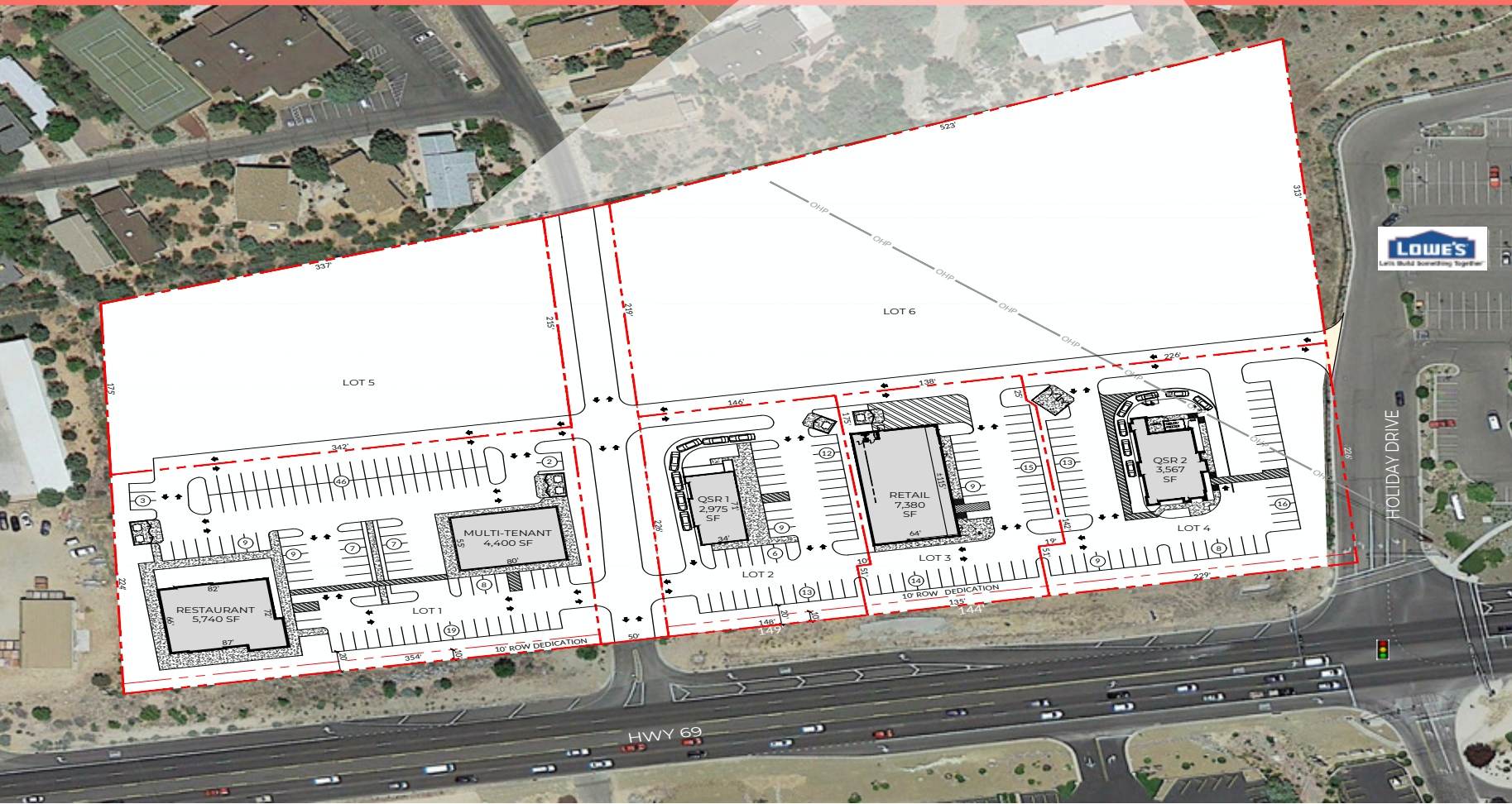
PRESCOTT, ARIZONA



PROPERTY FEATURES

- PADs Available for Lease, B.T.S., or Sale
- Great for gas, fast food, retail and hotel
- Signalized intersection
- Traffic Counts on Hwy 69: 34,071 Vehicles Per Day

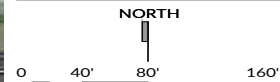
Demographics:	3 Miles	5 Miles	7 Miles
Total Population	21,154	50,486	73,637
Average HH Income	\$63,947	\$65,850	\$65,441
Median Age	57.2	57.1	54.8



Layout is schematic only and is subject to review & approval by governing agencies. Property line and existing conditions are from GIS information and has not been confirmed.

SITE DATA

LOT 1	LOT AREA	1.78 ± AC
	BUILDING	5,740 SF - RESTAURANT
	PARKING	4,400 SF - MULTI-TENANT
		110 SPACES
LOT 2	LOT AREA	0.78 ± AC
	BUILDING	2,975 SF - QSR 1
	PARKING	40 SPACES
LOT 3	LOT AREA	0.73 ± AC
	BUILDING	7,380 SF - RETAIL
	PARKING	38 SPACES
LOT 4	LOT AREA	1.14 ± AC
	BUILDING	3,567 SF - QSR 2
	PARKING	46 SPACES
LOT 5	LOT AREA	1.5 ± AC
	BUILDING	TBD
	PARKING	TBD
LOT 6	LOT AREA	3.11 ± AC
	BUILDING	TBD
	PARKING	TBD



SCALE: 1" = 80'
 project
PRESCOTT, ARIZONA
HWY 69 AND HOLIDAY DRIVE
 drawing title

PROPOSED SITE PLAN

date	drawing no.
07.18.2018	1.2