

FOR LEASE

PONDEROSA VILLAGE

203-401 E. HIGHWAY 260 | PAYSON, AZ 85541
SWC GRANITE DELLS ROAD & STATE ROUTE 260

ZELL

1,083 SF - 2,600 SF RETAIL SPACE AVAILABLE

**COMING SOON
W & Z Asian Bistro**



FEATURES:

- ZONING: C2, City of Payson
- Project size: 84,916 SF
- Busy Safeway Anchored Center
- Close Proximity to Rim Country
- Great visibility to Highway 260

DEMOS:

2019	1 Mile	3 Mile	5 Mile
Population	6,407	15,573	19,062
Avg HH Income	\$49,485	\$59,086	\$59,773

Traffic Counts: VPD on State Route 260 31,563

JOIN:



MATTRESS EXPERTS
PAYSON SAFEWAY CENTER & MORE



RadioShack



ALAN L. ZELL, CSM
DESIGNATED BROKER
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ZELL COMMERCIAL REAL ESTATE SERVICES INC.
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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

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Shop	Tenant	SF
203	W & Z Asian Bistro	3,500
207	Overman Designs Jewelry	1,300
209	AVAILABLE (With Notice)	1,300
211	AVAILABLE	1,300
213	Smoke This	2,400
217	Metro Wireless	1,200
219	Aliberto's	1,600
221/225/227	Mattress Experts	6,000

Shop	Tenant	SF
303	Jimmy John's	1,798
307/309	Payson Nails	1,994
311	AVAILABLE	1,083
313/315	Payson Dental	2,953
319	AVAILABLE	1,426
321	Check into Cash	1,486
SS	Safeway	48,259
A	Safeway Gas Station	4,500
B	Jack in the Box	2,817



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