



FOR LEASE

452-552 W FINNIE FLAT RD, CAMP VERDE, AZ 86322

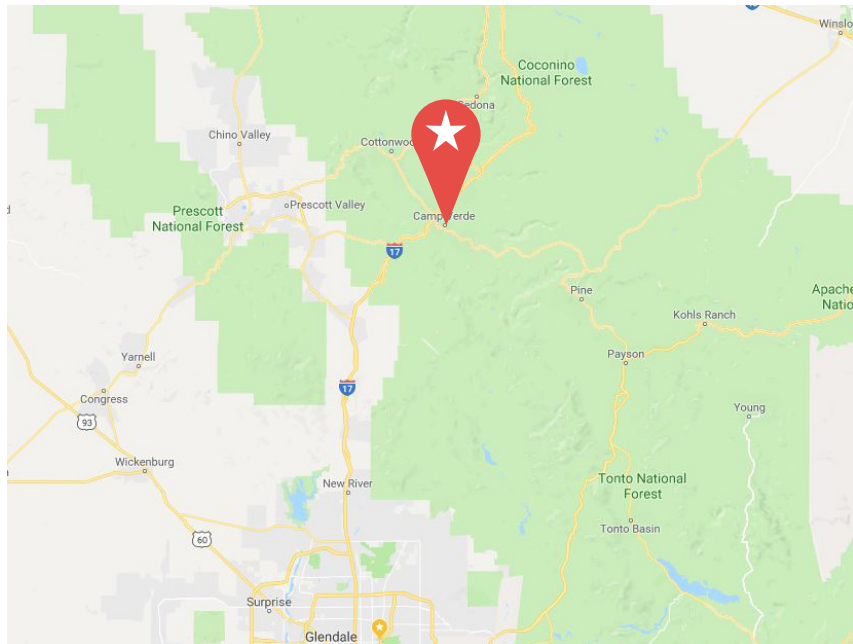
VERDE VILLAGE

PROPERTY INFORMATION UNDER NEW OWNERSHIP

- 688 SF - 30,651 SF Available
- Basha's anchored shopping center
- PAD Available - 57,500 SF

HIGHLIGHTS

- Top producing Bashas' in the entire chain
- Only grocery anchored center in Camp Verde
- New 200 home subdivision immediately to the west
- Highly visibility shopping center
- Renovation to be completed 1st Quarter 2018
- National & regional tenants include: Bashas', CVS, & Spectrum Healthcare



CARL WOOD

Associate
702.759.2620
carl.wood@advisorscommercialre.com

JASON FESSINGER

Executive Managing Partner
480.241.1475
jason.fessinger@advisorscommercialre.com

KALEN RICKARD

Executive Vice President
602.820.8725
kalen.rickard@advisorscommercialre.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2018

2398 E. Camelback Rd.
Phoenix, AZ 85016
602.887.8345

www.AdvisorsCommercialRE.com

ADVISORS
COMMERCIAL REAL ESTATE



SUITE	TENANT	SIZE
522-C	AVAILABLE	1,266 SF
522-D	AVAILABLE	30,651 SF
522-B2	AVAILABLE	912 SF
522-B4	AVAILABLE	923 SF
522-G1	AVAILABLE	4,173 SF
522-G2	AVAILABLE	4,173 SF
522-K	AVAILABLE	1,408 SF

SUITE	TENANT	SIZE
452-A	AVAILABLE	1,716 SF
452-E	AVAILABLE	1,224 SF
452-L	AVAILABLE	854 SF
452-M	AVAILABLE	688 SF
PAD	AVAILABLE	57,500 SF

CARL WOOD

Associate
702.759.2620
carl.wood@advisorscommercialre.com

JASON FESSINGER

Executive Managing Partner
480.241.1475
jason.fessinger@advisorscommercialre.com

KALEN RICKARD

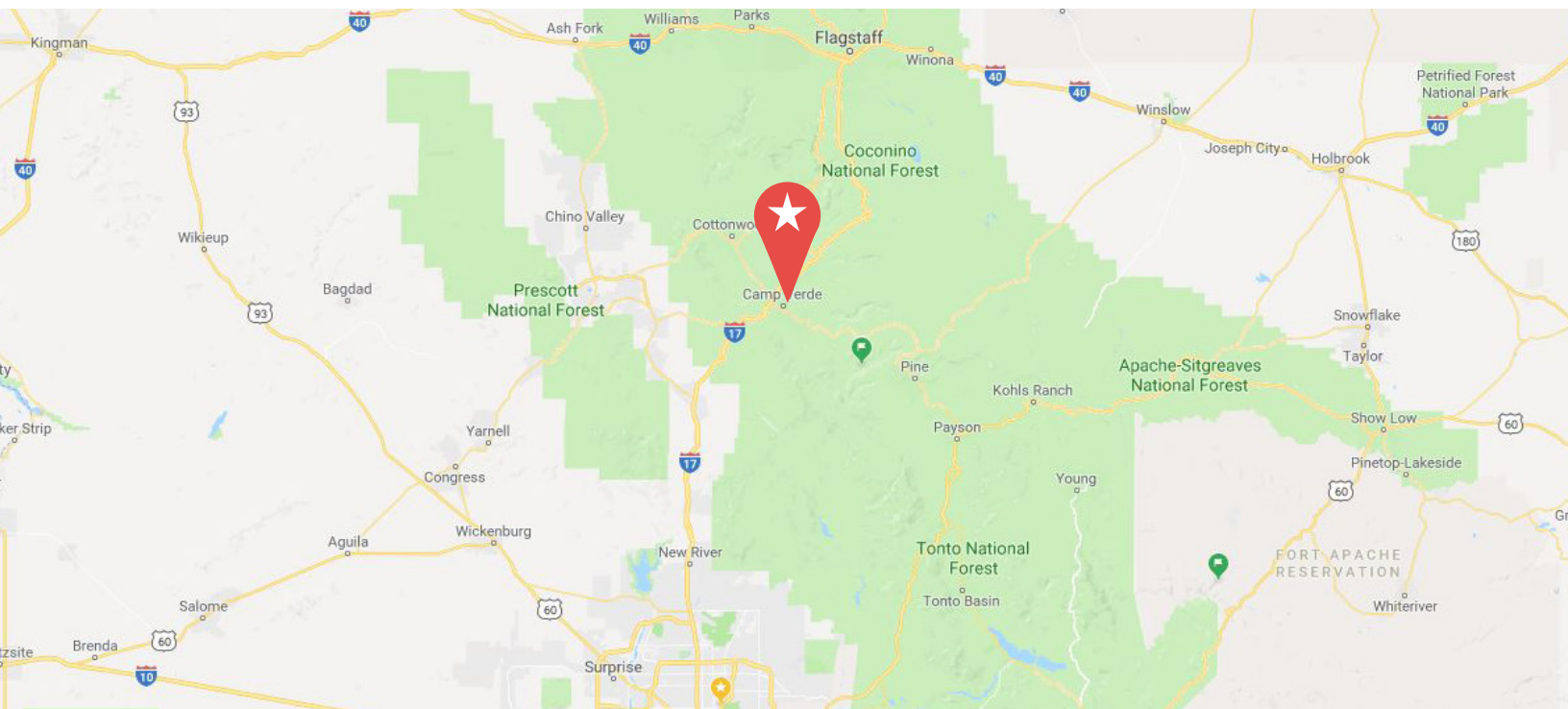
Executive Vice President
602.820.8725
kalen.rickard@advisorscommercialre.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2018

2398 E. Camelback Rd.
Phoenix, AZ 85016
602.887.8345

www.AdvisorsCommercialRE.com

ADVISORS
COMMERCIAL REAL ESTATE



CARL WOOD

Associate
702.759.2620
carl.wood@advisorscommercialre.com

JASON FESSINGER

Executive Managing Partner
480.241.1475
jason.fessinger@advisorscommercialre.com

KALEN RICKARD

Executive Vice President
602.820.8725
kalen.rickard@advisorscommercialre.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2018

2398 E. Camelback Rd.
Phoenix, AZ 85016
602.887.8345
www.AdvisorsCommercialRE.com





Demographic and Income Profile

650 Finnie Flat Rd, Camp Verde, Arizona, 86322
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 34.56572
 Longitude: -111.86482

Summary	Census 2010		2017		2022	
Population	8,786		10,490		11,511	
Households	3,474		4,138		4,551	
Families	2,350		2,758		3,012	
Average Household Size	2.42		2.43		2.44	
Owner Occupied Housing Units	2,632		2,982		3,252	
Renter Occupied Housing Units	842		1,156		1,299	
Median Age	45.6		47.5		48.7	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.87%		1.41%		0.83%	
Households	1.92%		1.35%		0.79%	
Families	1.78%		1.27%		0.71%	
Owner HHS	1.75%		1.32%		0.72%	
Median Household Income	2.01%		1.84%		2.12%	
Households by Income	2017				2022	
	Number		Percent		Number	Percent
<\$15,000	813		19.6%		856	18.8%
\$15,000 - \$24,999	508		12.3%		506	11.1%
\$25,000 - \$34,999	449		10.9%		426	9.4%
\$35,000 - \$49,999	769		18.6%		740	16.3%
\$50,000 - \$74,999	798		19.3%		870	19.1%
\$75,000 - \$99,999	317		7.7%		462	10.2%
\$100,000 - \$149,999	294		7.1%		418	9.2%
\$150,000 - \$199,999	110		2.7%		164	3.6%
\$200,000+	80		1.9%		109	2.4%
Median Household Income			\$39,565		\$43,704	
Average Household Income			\$53,293		\$62,057	
Per Capita Income			\$21,662		\$25,012	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	506	5.8%	563	5.4%	600	5.2%
5 - 9	532	6.1%	554	5.3%	594	5.2%
10 - 14	533	6.1%	586	5.6%	629	5.5%
15 - 19	526	6.0%	556	5.3%	610	5.3%
20 - 24	450	5.1%	550	5.2%	530	4.6%
25 - 34	822	9.4%	1,136	10.8%	1,221	10.6%
35 - 44	948	10.8%	1,002	9.5%	1,131	9.8%
45 - 54	1,255	14.3%	1,296	12.4%	1,312	11.4%
55 - 64	1,353	15.4%	1,715	16.3%	1,795	15.6%
65 - 74	1,091	12.4%	1,532	14.6%	1,839	16.0%
75 - 84	592	6.7%	765	7.3%	987	8.6%
85+	177	2.0%	238	2.3%	263	2.3%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,331	83.4%	8,476	80.8%	9,063	78.7%
Black Alone	42	0.5%	86	0.8%	117	1.0%
American Indian Alone	511	5.8%	715	6.8%	851	7.4%
Asian Alone	37	0.4%	57	0.5%	74	0.6%
Pacific Islander Alone	10	0.1%	14	0.1%	17	0.1%
Some Other Race Alone	502	5.7%	663	6.3%	806	7.0%
Two or More Races	352	4.0%	479	4.6%	583	5.1%
Hispanic Origin (Any Race)	1,347	15.3%	1,805	17.2%	2,199	19.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

December 13, 2017

©2017 Esri

Page 5 of 6

CARL WOOD

Associate
 702.759.2620
 carl.wood@advisorscommercialre.com

JASON FESSINGER

Executive Managing Partner
 480.241.1475
 jason.fessinger@advisorscommercialre.com

KALEN RICKARD

Executive Vice President
 602.820.8725
 kalen.rickard@advisorscommercialre.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2018

2398 E. Camelback Rd.
 Phoenix, AZ 85016
 602.887.8345
www.AdvisorsCommercialRE.com



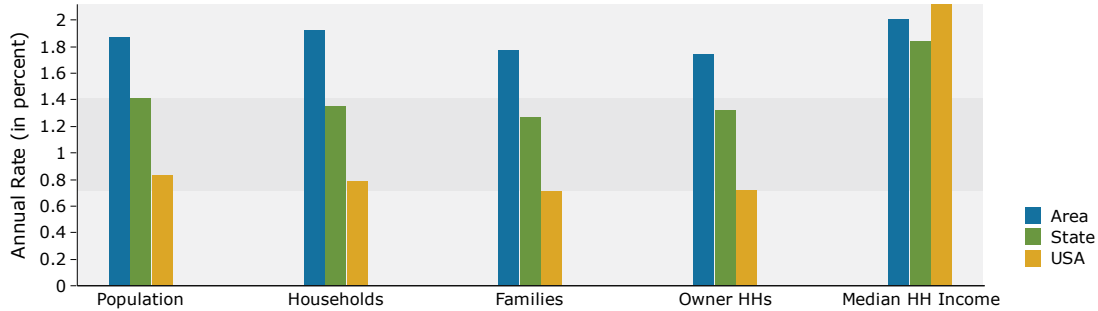


Demographic and Income Profile

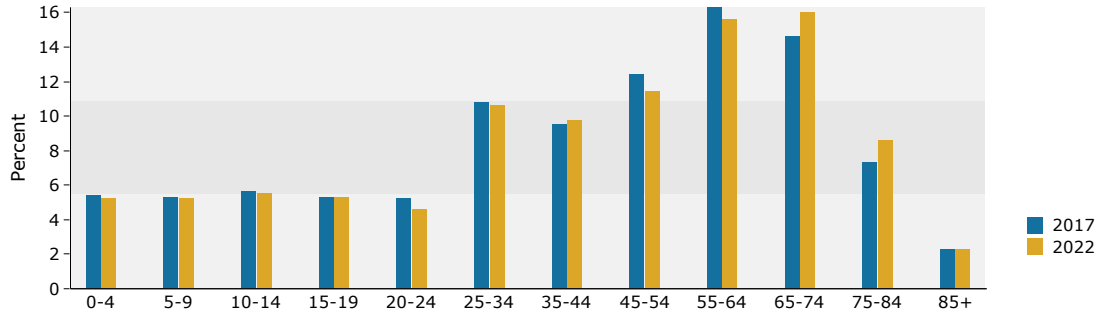
650 Finnie Flat Rd, Camp Verde, Arizona, 86322
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 34.56572
 Longitude: -111.86482

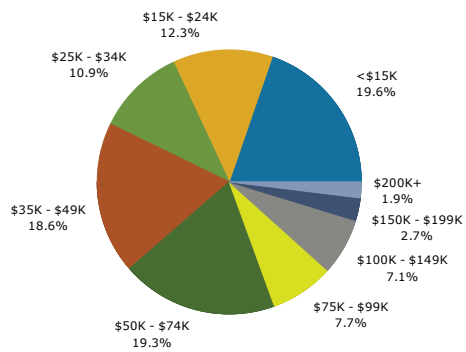
Trends 2017-2022



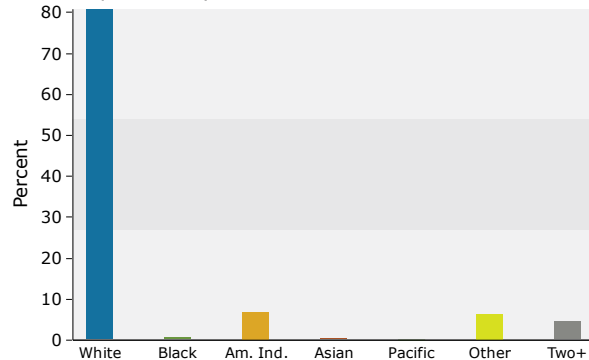
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 17.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

December 13, 2017

©2017 Esri

Page 6 of 6

CARL WOOD

Associate
 702.759.2620
 carl.wood@advisorscommercialre.com

JASON FESSINGER

Executive Managing Partner
 480.241.1475
 jason.fessinger@advisorscommercialre.com

KALEN RICKARD

Executive Vice President
 602.820.8725
 kalen.rickard@advisorscommercialre.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2018

2398 E. Camelback Rd.
 Phoenix, AZ 85016
 602.887.8345
www.AdvisorsCommercialRE.com

