

# RETAIL DEVELOPMENT OPPORTUNITY

EXCLUSIVE LISTING | NEC LAKE POWELL BOULEVARD & HIGHWAY 89 | PAGE, ARIZONA

**LOCATION** Property is located at the NEC of Lake Powell Boulevard & Highway 89 in Page, Arizona

**PRICE** Submit

**SIZE** ±18 acres

**PARCEL** 801-12-003Y

**ZONING** PRD (Planned Recreational Development)

## TRAFFIC COUNTS

Hwy 89: North/South ±13,805 VPD

Source: ADOT 2016

## COMMENTS

- Over 4.43 Million people visited Glen Canyon National Recreation area in 2017 (National Park Service)
- Average length of stay is 4.5 days - longest of any federal park (Arizona Leisure 2014)
- Highway 89 is the main north/south arterial.



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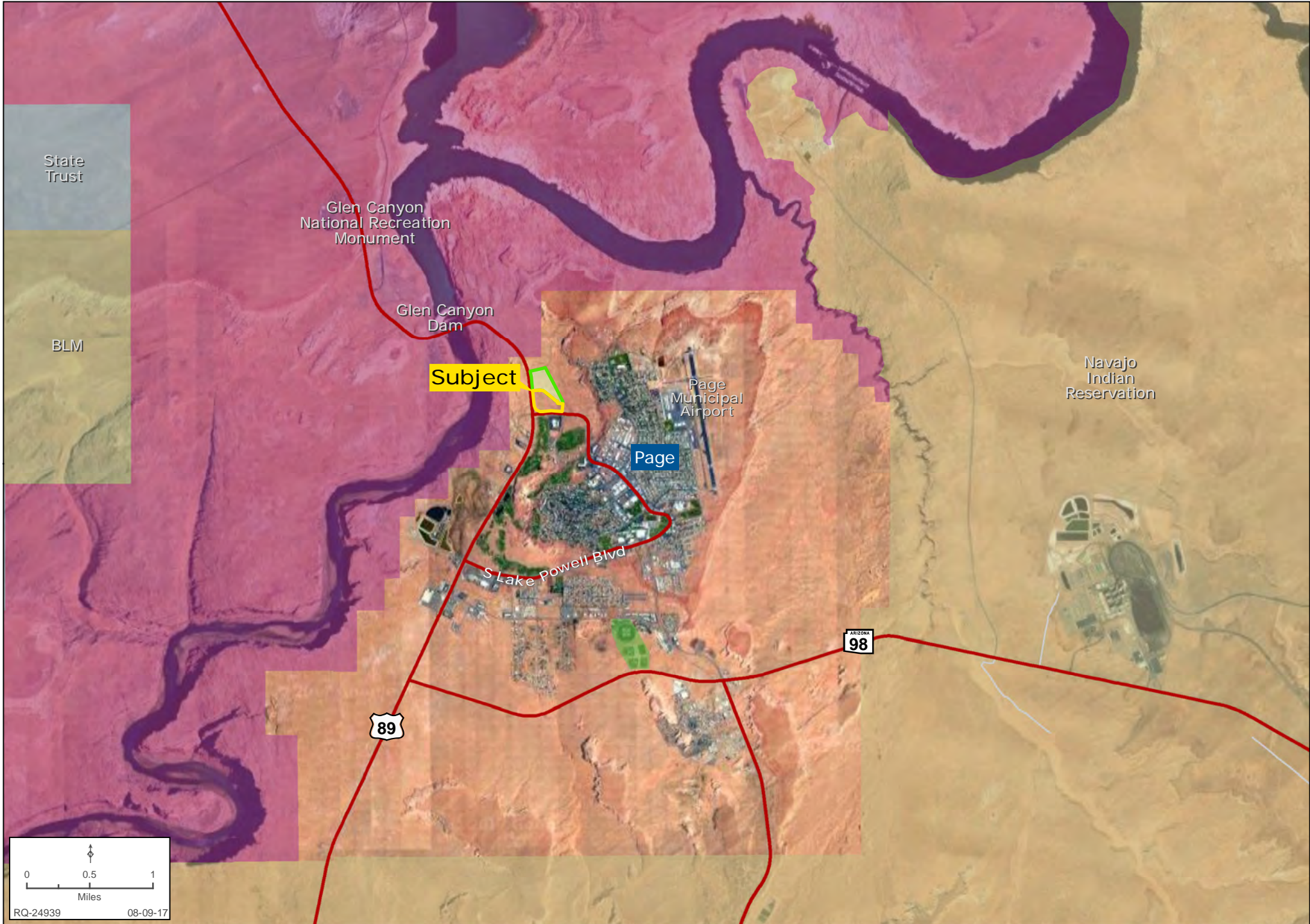
# PROPERTY DETAIL MAP

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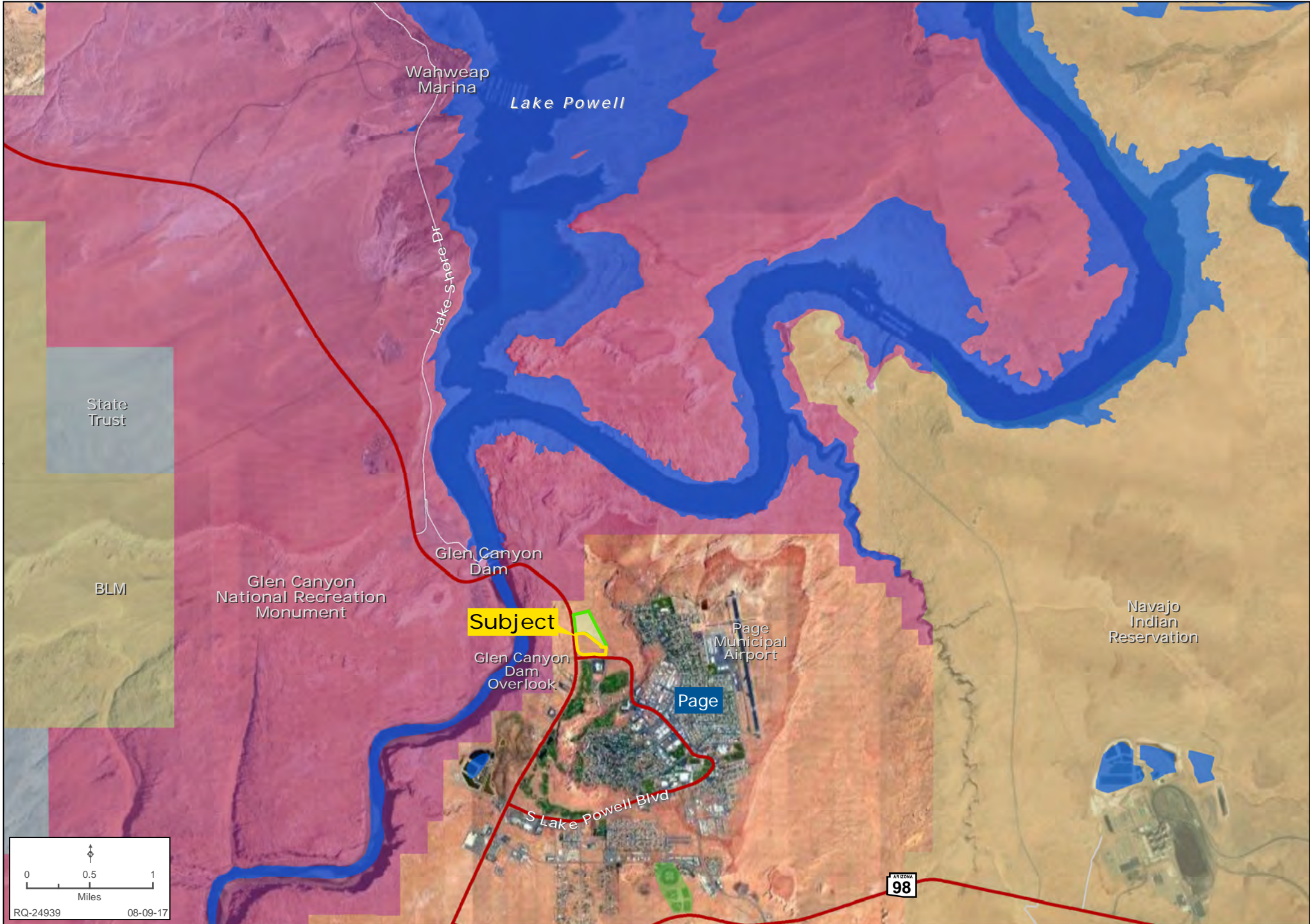
# SURROUNDING AREA MAP

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# NORTHERN PAGE/LAKE POWELL MAP

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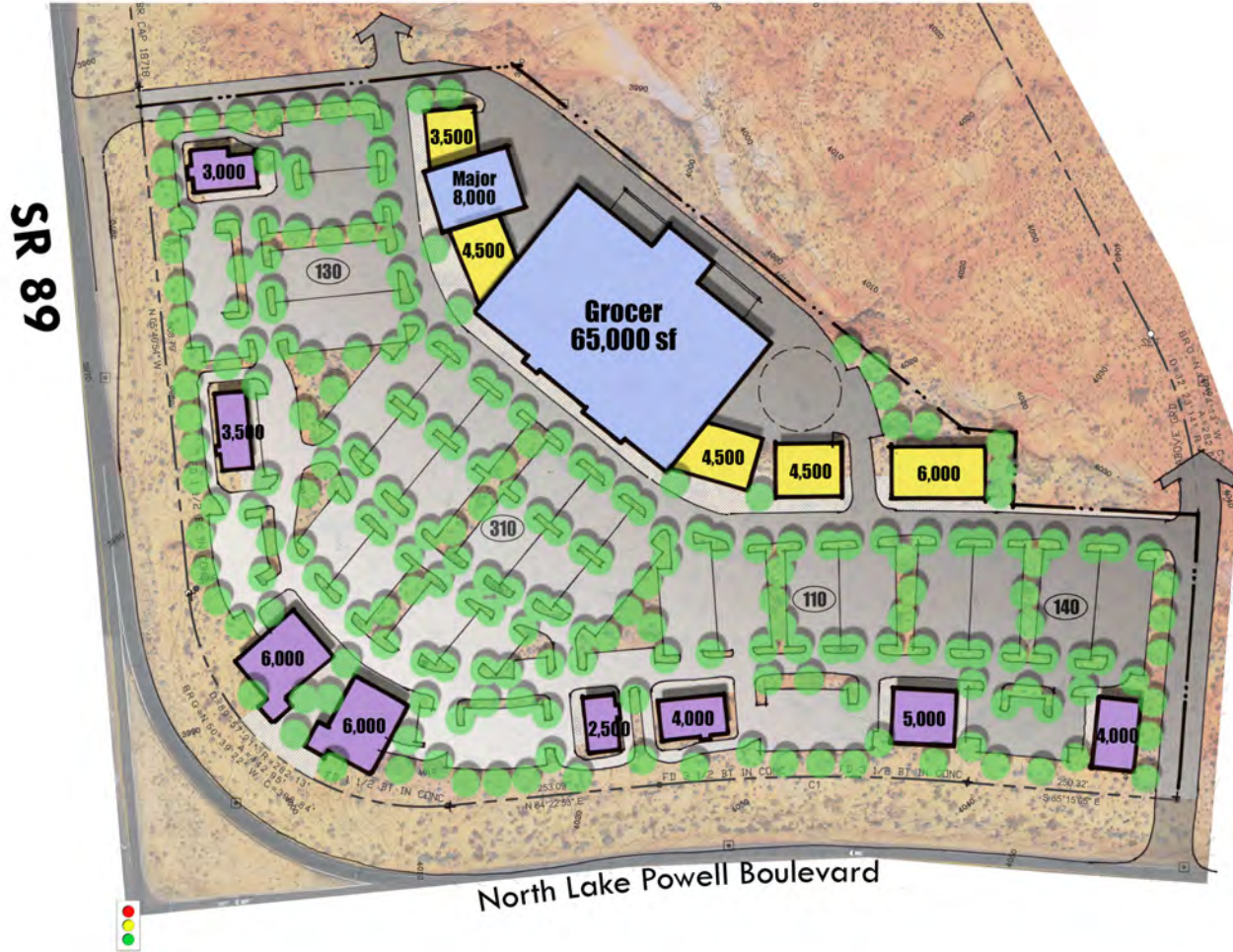


# REGIONAL MAP

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# RETAIL SITE OPTION A



## Option A Project Data

Retail Site (Net) +/- 775,000 sf  
+/- 17.8 ac

Building Areas	
Grocer	65,000 sf
Major	8,000 sf
Shops	23,000 sf
Pad-Fast Casual	17,000 sf
Pad-Sit Down	17,000 sf
<b>Total Area</b>	<b>130,000 sf</b>

Lot Coverage 16.8%

Parking Required	
Grocer/Retail (1/300)	320 sp
Fast Casual (1/75)	148 sp
Sit Down (1/50)	221 sp
<b>Total Required</b>	<b>689 sp</b>

Parking Provided 690 sp  
(5.3/1000)



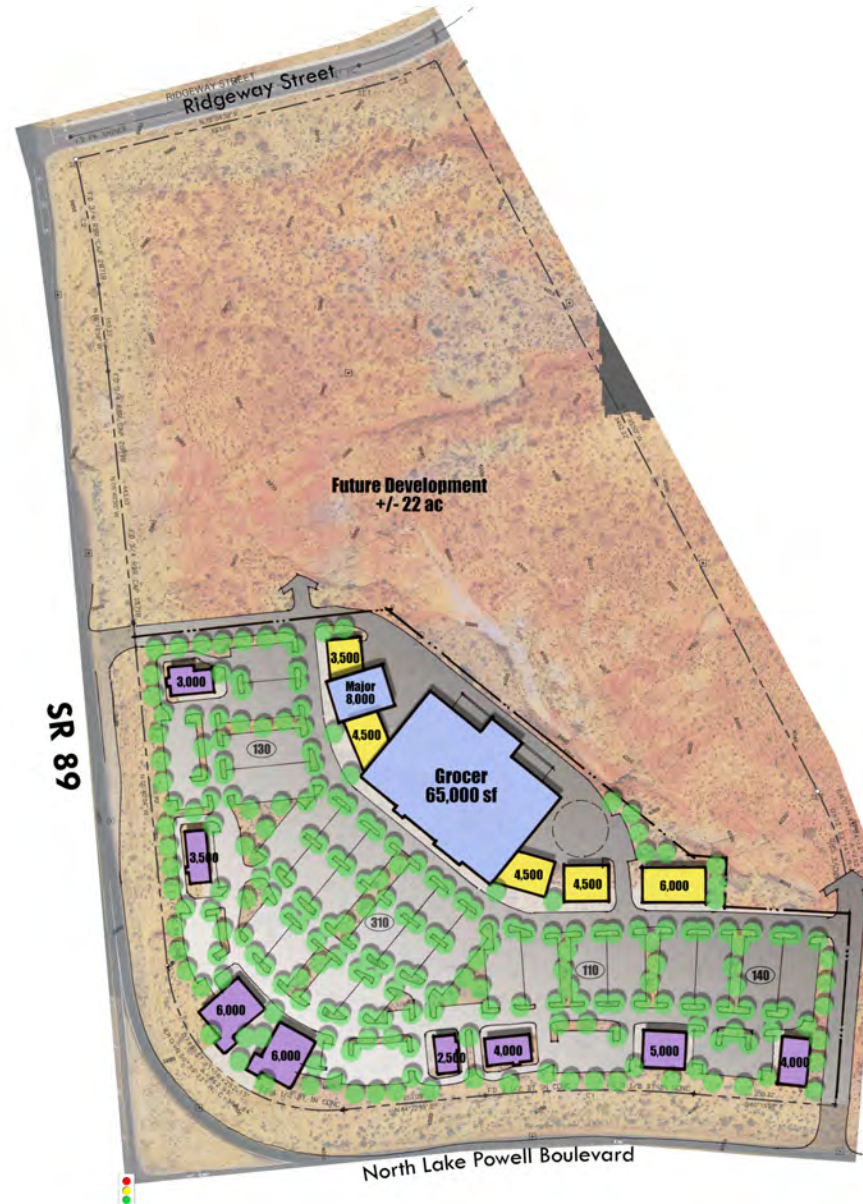
Vicinity Map  
nfs

NEC SR89 and Lake Powell Blvd  
Page, Arizona  
Retail Site Option A



Disclaimer:  
The information provided herein is based solely upon background site information provided by others. No warranties are granted for the accuracy of this data and information provided herein shall not be relied upon for due diligence or any business transactions. Actual property conditions may vary. Any existing easements for utilities, access and other purposes are not fully known and may require mitigation to achieve the represented uses and configurations.

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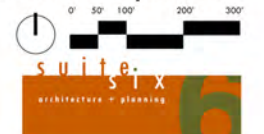
Parking Required	
Grocer/Retail (1/300)	320 sp
Fast Casual (1/75)	148 sp
Sit Down (1/50)	221 sp
<b>Total Required</b>	<b>689 sp</b>

Parking Provided 690 sp  
(5.3/1000)



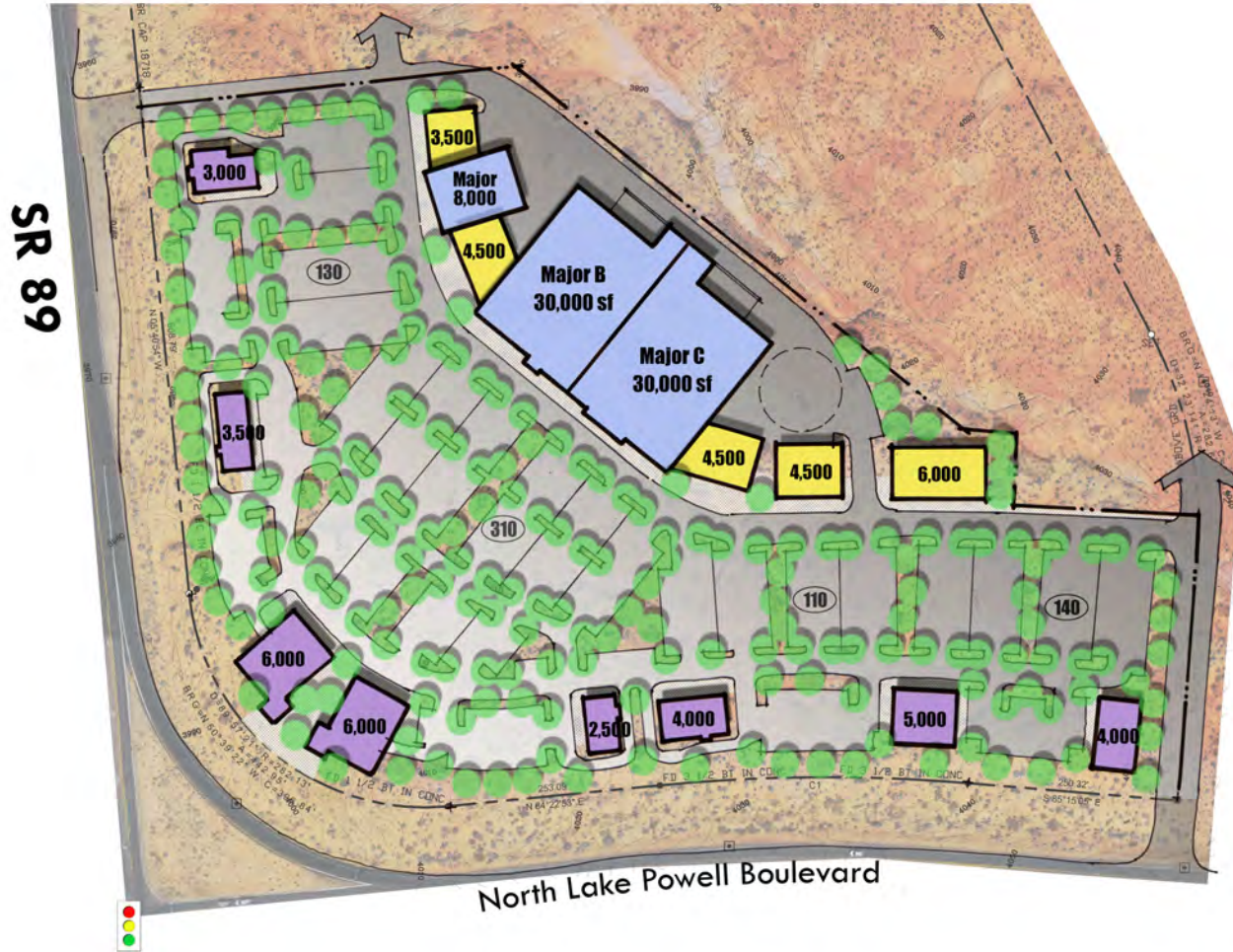
Vicinity Map  
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NEC SR89 and Lake Powell Blvd  
Page, Arizona  
Retail Site Option A



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# RETAIL SITE OPTION B



## Option B Project Data

Retail Site (Net) +/- 775,000 sf  
+/- 17.8 ac

**Building Areas**  
 Majors 68,000 sf  
 Shops 23,000 sf  
 Pad-Fast Casual 17,000 sf  
 Pad-Sit Down 17,000 sf  
**Total Area 125,000 sf**

Lot Coverage 16.1%

**Parking Required**  
 Majors/Retail (1/300) 304 sp  
 Fast Casual (1/75) 148 sp  
 Sit Down (1/50) 221 sp  
**Total Required 673 sp**

Parking Provided 690 sp  
(5.5/1000)



Vicinity Map  
nfs

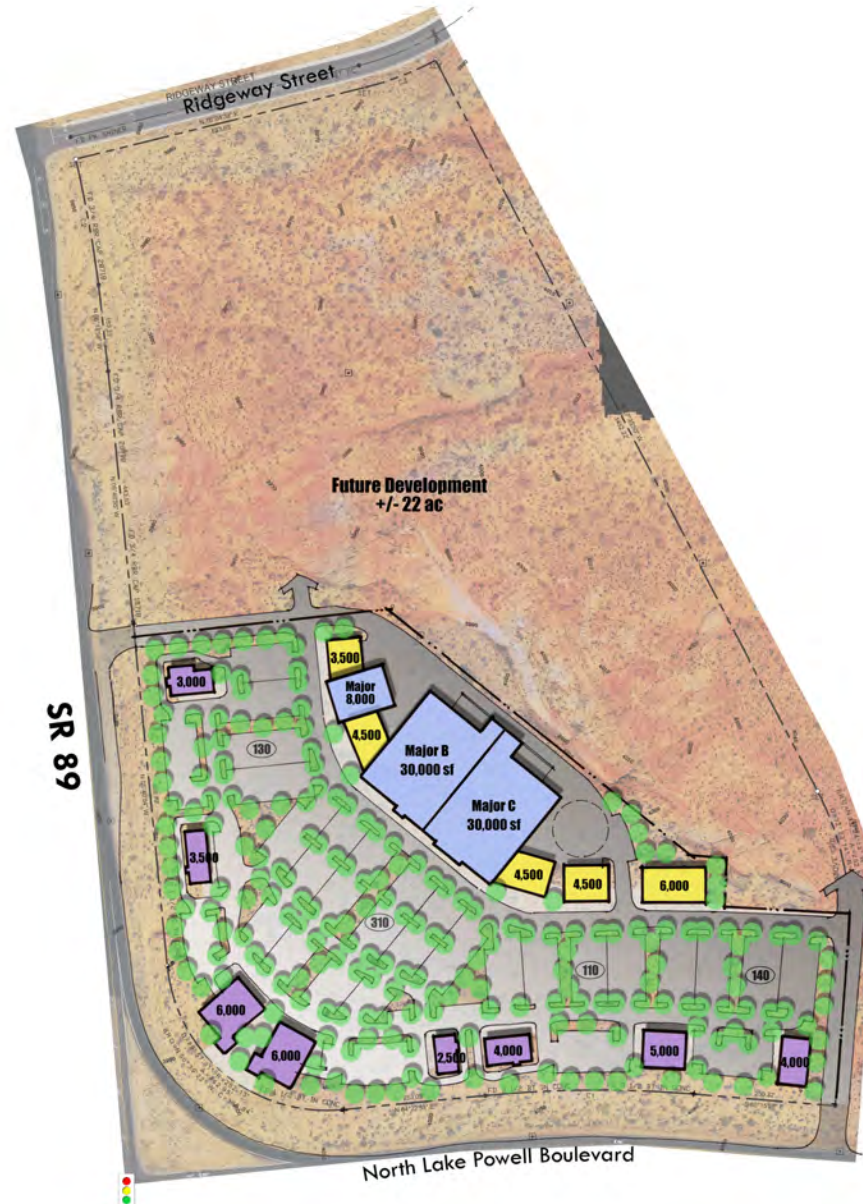
NEC SR89 and Lake Powell Blvd  
Page, Arizona  
Retail Site Option B



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# RETAIL SITE OPTION B



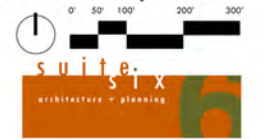
### Option B Project Data

Retail Site (Net)	+/- 775,000 sf
	+/- 17.8 ac
<b>Building Areas</b>	
Majors	68,000 sf
Shops	23,000 sf
Pad-Fast Casual	17,000 sf
Pad-Sit Down	17,000 sf
<b>Total Area</b>	<b>125,000 sf</b>
<b>Lot Coverage</b>	<b>16.1%</b>
<b>Parking Required</b>	
Majors/Retail (1/300)	304 sp
Fast Casual (1/75)	148 sp
Sit Down (1/50)	221 sp
<b>Total Required</b>	<b>673 sp</b>
<b>Parking Provided</b>	<b>690 sp</b>
	(5.5/1000)



Vicinity Map  
nfs

NEC SR89 and Lake Powell Blvd  
Page, Arizona  
Retail Site Option B



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# NEARBY TOURIST ATTRACTIONS



GLEN CANYON DAM



ANTELOPE CANYON



HORSESHOE BEND



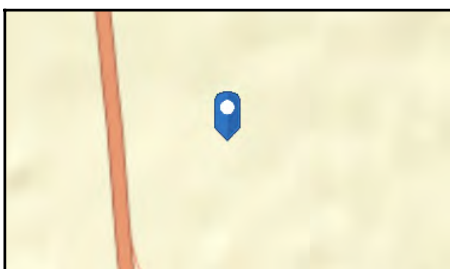
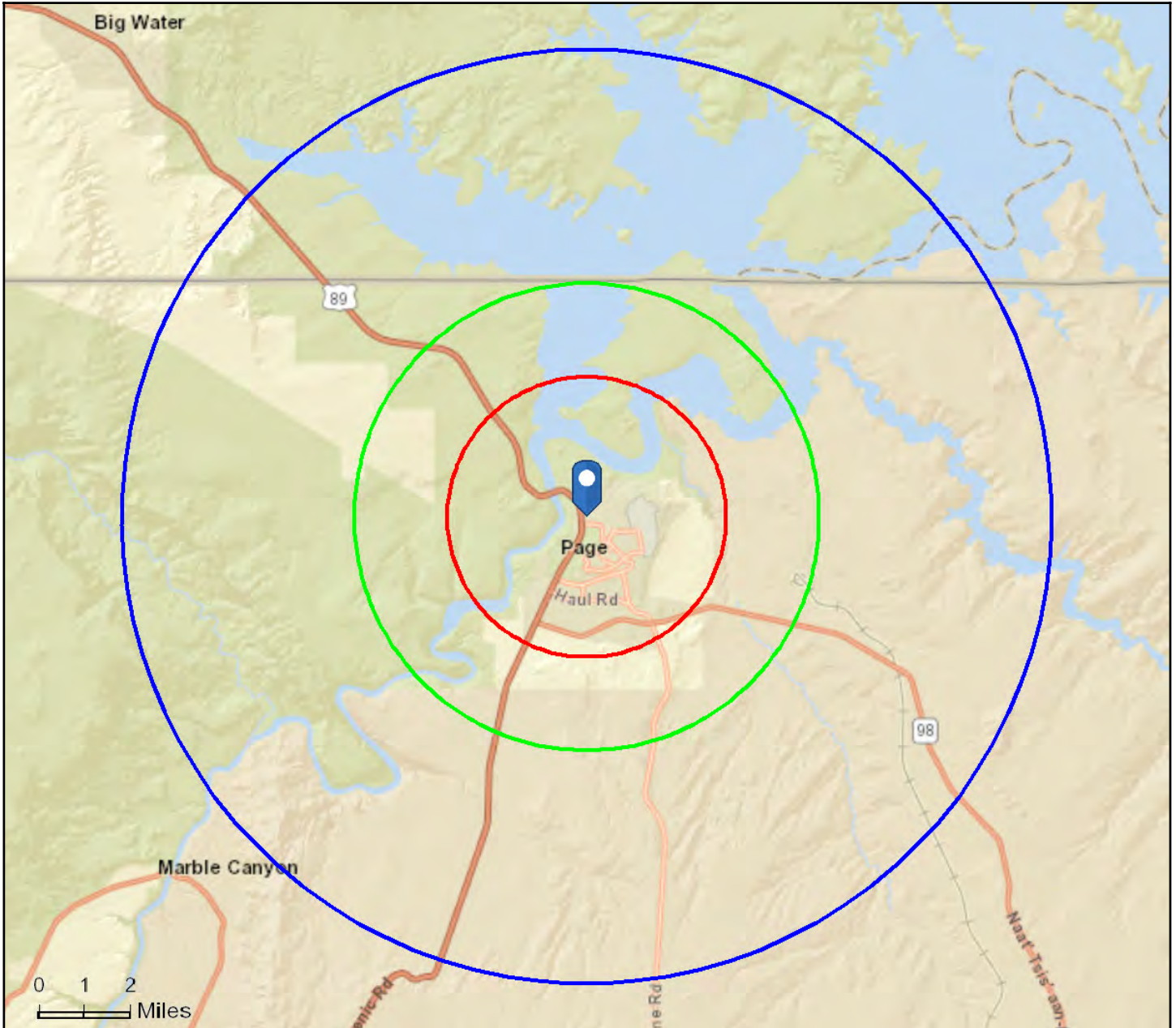
LAKE POWELL



## Site Map

N. Lake Powell Blvd & Highway 89  
Page, Arizona  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 36.92821  
Longitude: -111.47026





## Executive Summary

N. Lake Powell Blvd & Highway 89  
Page, Arizona  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 36.92821  
Longitude: -111.47026

	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	6,816	7,999	8,987
2010 Population	7,250	8,335	9,291
2017 Population	7,450	8,573	9,550
2022 Population	7,677	8,835	9,841
2000-2010 Annual Rate	0.62%	0.41%	0.33%
2010-2017 Annual Rate	0.38%	0.39%	0.38%
2017-2022 Annual Rate	0.60%	0.60%	0.60%
2017 Male Population	50.4%	50.4%	50.4%
2017 Female Population	49.6%	49.6%	49.6%
2017 Median Age	34.3	33.6	34.1

In the identified area, the current year population is 9,550. In 2010, the Census count in the area was 9,291. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 9,841 representing a change of 0.60% annually from 2017 to 2022. Currently, the population is 50.4% male and 49.6% female.

### Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	58.5%	52.1%	50.5%
2017 Black Alone	0.5%	0.4%	0.5%
2017 American Indian/Alaska Native Alone	31.8%	38.8%	40.6%
2017 Asian Alone	1.2%	1.1%	1.2%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Other Race	2.2%	2.0%	1.9%
2017 Two or More Races	5.8%	5.5%	5.4%
2017 Hispanic Origin (Any Race)	7.7%	7.0%	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.2 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	2,345	2,599	2,931
2010 Households	2,520	2,781	3,137
2017 Total Households	2,590	2,858	3,224
2022 Total Households	2,671	2,948	3,325
2000-2010 Annual Rate	0.72%	0.68%	0.68%
2010-2017 Annual Rate	0.38%	0.38%	0.38%
2017-2022 Annual Rate	0.62%	0.62%	0.62%
2017 Average Household Size	2.87	2.98	2.93

The household count in this area has changed from 3,137 in 2010 to 3,224 in the current year, a change of 0.38% annually. The five-year projection of households is 3,325, a change of 0.62% annually from the current year total. Average household size is currently 2.93, compared to 2.94 in the year 2010. The number of families in the current year is 2,294 in the specified area.



## Executive Summary

N. Lake Powell Blvd & Highway 89  
Page, Arizona  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 36.92821  
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	3 miles	5 miles	10 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$50,328	\$50,400	\$49,503
2022 Median Household Income	\$54,303	\$54,697	\$54,095
2017-2022 Annual Rate	1.53%	1.65%	1.79%
<b>Average Household Income</b>			
2017 Average Household Income	\$65,376	\$65,216	\$64,146
2022 Average Household Income	\$73,979	\$73,994	\$73,052
2017-2022 Annual Rate	2.50%	2.56%	2.63%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$22,891	\$22,153	\$22,052
2022 Per Capita Income	\$25,904	\$25,145	\$25,097
2017-2022 Annual Rate	2.50%	2.57%	2.62%

### Households by Income

Current median household income is \$49,503 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$54,095 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$64,146 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$73,052 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,052 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$25,097 in five years, compared to \$34,828 for all U.S. households

### Housing

	3 miles	5 miles	10 miles
2000 Total Housing Units	2,625	2,918	3,394
2000 Owner Occupied Housing Units	1,748	1,970	2,204
2000 Renter Occupied Housing Units	597	629	727
2000 Vacant Housing Units	280	319	463
2010 Total Housing Units	2,805	3,087	3,570
2010 Owner Occupied Housing Units	1,767	1,986	2,230
2010 Renter Occupied Housing Units	753	795	907
2010 Vacant Housing Units	285	306	433
2017 Total Housing Units	2,959	3,256	3,766
2017 Owner Occupied Housing Units	1,708	1,926	2,163
2017 Renter Occupied Housing Units	882	933	1,061
2017 Vacant Housing Units	369	398	542
2022 Total Housing Units	3,079	3,388	3,917
2022 Owner Occupied Housing Units	1,763	1,987	2,232
2022 Renter Occupied Housing Units	908	960	1,093
2022 Vacant Housing Units	408	440	592

Currently, 57.4% of the 3,766 housing units in the area are owner occupied; 28.2%, renter occupied; and 14.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 3,570 housing units in the area - 62.5% owner occupied, 25.4% renter occupied, and 12.1% vacant. The annual rate of change in housing units since 2010 is 2.40%. Median home value in the area is \$180,907, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.77% annually to \$217,692.