

# PINETOP VILLAGE

Pinetop, Arizona



100% Occupied | 18,127 SF | Complimentary Mix of Tenants | Excellent Visibility

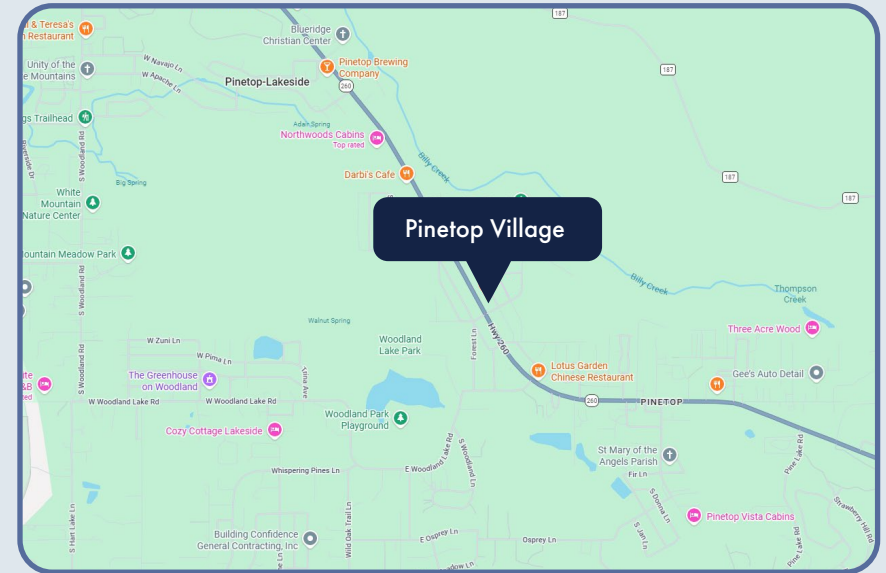


# Pinetop Village

674 E White Mountain Blvd  
Pinetop, AZ 85935

## OFFERING SUMMARY

Price	\$1,995,000
Cap Rate	8.12%
Net Operating Income	\$161,973
Price PSF	\$110.06
Occupancy	100.0%
Year Built	1974
Gross Leasable Area	18,127 SF
Lot Size	1.82 Acres



INCOME & EXPENSES		CURRENT	PSF
Base Rent - Occupied Space	100%	\$217,132	\$11.98
Base Rent - Lease Up Space		-	-
<b>GROSS POTENTIAL RENT</b>		<b>\$217,132</b>	<b>\$11.98</b>
Expense Reimbursements			
CAM		\$5,750	\$0.32
Total Expense Reimbursements		\$5,750	\$0.32
<b>GROSS POTENTIAL INCOME</b>		<b>\$222,882</b>	<b>\$12.30</b>
<b>EFFECTIVE GROSS INCOME</b>		<b>\$222,882</b>	<b>\$12.30</b>
Operating Expenses			
Real Estate Taxes		(\$18,267)	(\$1.01)
Insurance		(\$22,925)	(\$1.26)
CAM		(\$13,037)	(\$0.72)
Management Fee	3.00%	(\$6,680)	(\$0.37)
Total Recoverable Expenses		(\$60,910)	(\$3.36)
<b>NET OPERATING INCOME</b>		<b>\$161,973</b>	<b>\$8.94</b>

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 For Financing Options Contact: [PEAK CAPITAL HERE](#)

EXPENSES		CURRENT	PSF
Real Estate Taxes		\$18,267	\$1.01
Insurance		\$22,925	\$1.26
Total CAM		\$13,037	\$0.72
Management Fee	3.00%	\$6,680	\$0.37
<b>TOTAL EXPENSES</b>		<b>\$60,910</b>	<b>\$3.36</b>



Suite	Tenant	Sq Ft	% of Sq Ft	Start	End	Annual Rent	PSF	Escalation Date	Escalation Amount	Escalation PSF	Lease Type
1	Four Pillars Recovery	4,360	24.05%	1/2/2025	12/31/2035	\$53,890	\$12.36	01/01/2027	\$55,507	\$12.73	Utilities
2	Four Pillars Recovery	1,200	6.62%	9/1/2025	12/31/2030	\$15,276	\$12.73				Utilities
3	Springerville Smoke Shop	1,300	7.17%	10/21/2024	10/31/2030	\$15,600	\$12.00	11/01/2026	\$16,068	\$12.36	Utilities
4	Baked in Pinetop	2,380	13.13%	8/1/2022	7/31/2027	\$28,560	\$12.00				Utilities
5	Rogers Hesse LLC	2,400	13.24%	7/23/2025	7/31/2029	\$28,800	\$12.00	08/01/2026	\$29,664	\$12.36	Utilities
6	Timberline Medical Supply	635	3.50%	5/24/2019	MTM	\$6,000	\$9.45				Utilities
7	Neko Asian Fusion	2,600	14.34%	6/1/2025	5/31/2028	\$31,200	\$12.00	06/01/2026	\$32,136	\$12.36	Utilities
8	Little Bluebirds Studios	1,852	10.22%	6/1/2021	MTM	\$15,600	\$8.42				Utilities
9	USPS	1,400	7.72%	4/1/2019	3/31/2029	\$20,048	\$14.32				Utilities
<b>Occupied</b>		<b>18,127</b>	<b>100%</b>				<b>\$214,974</b>	<b>\$11.86</b>	<b>\$217,132 *</b>		
<b>Vacant</b>		<b>0</b>	<b>0%</b>								
<b>Total</b>		<b>18,127</b>	<b>100%</b>								

\*Analysis Start Date is 08/01/2026 and Takes Into a Consideration a 12 Month Hold From This Date





**DBA** United States Postal Service

**Description** The United States Postal Service (USPS) is an independent agency of the federal government responsible for providing mail and package delivery services across the United States. Established in 1775 with Benjamin Franklin as its first Postmaster General, the USPS has played a crucial role in connecting Americans and supporting commerce for nearly 250 years. It operates one of the largest logistical networks in the world, delivering to over 160 million addresses, including remote and rural locations that private carriers may not serve. The USPS offers a wide range of services, including first-class mail, Priority Mail, retail services, and international shipping, and it is legally obligated to provide universal service at uniform prices and quality.



**DBA** Neko Asian Fusion

**Description** Neko Asian Fusion is a restaurant located in Pinetop-Lakeside, Arizona, that delivers a vibrant blend of Asian culinary traditions under one roof. The restaurant seeks to marry the flavors of hibachi, ramen, sushi, and more contemporary Asian fare, offering both traditional and inventive dishes. The food is fresh and visually appealing—patrons often highlight beautifully presented sushi rolls and well-balanced flavor profiles. Ambience is warm and relaxed, striking a balance between modern design and comfort. It's a setting that works equally well for casual meals or a gathering with friends.



**DBA** Baked in Pinetop

**Description** Baked in Pinetop has carved out a reputation among locals and visitors alike for its freshly baked breads, pastries, and specialty loaves made with care and creativity. The bakery operates with "morning hours"—typically opening around 7:30 AM on weekdays (Tuesday through Saturday), with slightly curtailed hours on Sundays, and being closed on Mondays. On the menu you will find a wide variety: classic sourdough bread, flavored and specialty loaves (for example black pepper asiago), rich and flaky croissants and danishes (e.g. strawberry-cheese, chocolate-raspberry), sticky buns, zucchini and honey-oat breads, and more.

- 100% Occupied, 18,127 SF Shopping Center Located in Pinetop, AZ
- Attractive Go-In Yield of 8.12% | Priced at \$110/SF - Well Below Replacement Cost
- New 10-year Lease Extension Reinforces Four Pillars Recovery's Long-Term Dedication to the Site and Underscores the Asset's Strategic Market Position
- Complimentary Mix of Tenants That Are Internet Resistant
- Located Directly Along White Mountain Blvd (Highway 260) - Pinetop's Primary Retail Corridor
- Excellent Visibility and Access - Large Pylon Sign for Tenants Benefit to Advertise
- Over 22,300 Vehicles Per Day Along E White Mountain Blvd
- Surrounding National Retailers Include Safeway, ACE Hardware, McDonald's, Taco Bell, Chase Bank, Dollar General, Burger King, Circle K, AutoZone Auto Parts and Many More

POPULATION  
WITHIN 5 MILE RADIUS

**15,261**

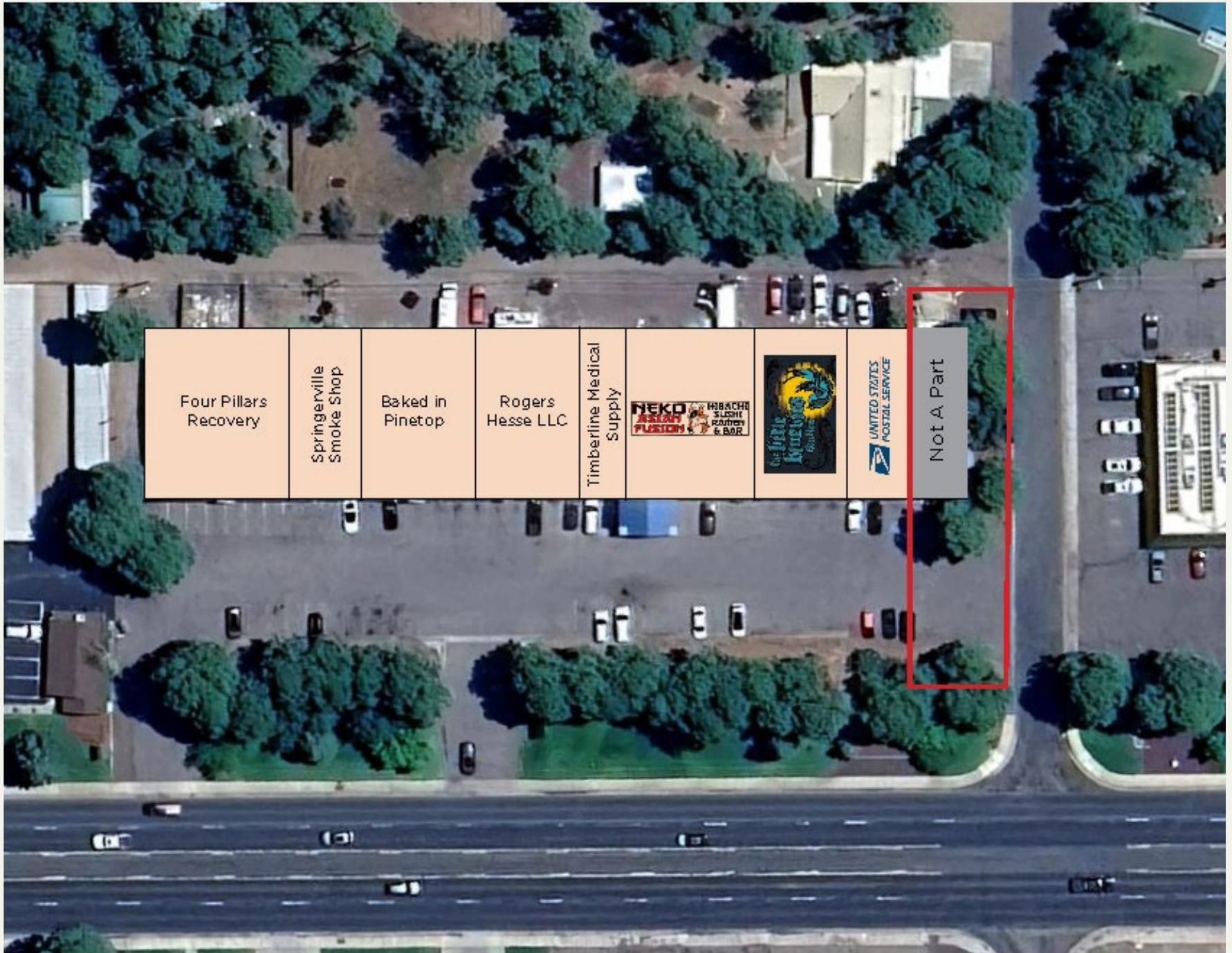
AVERAGE HOUSEHOLD  
INCOME

**\$77,666**

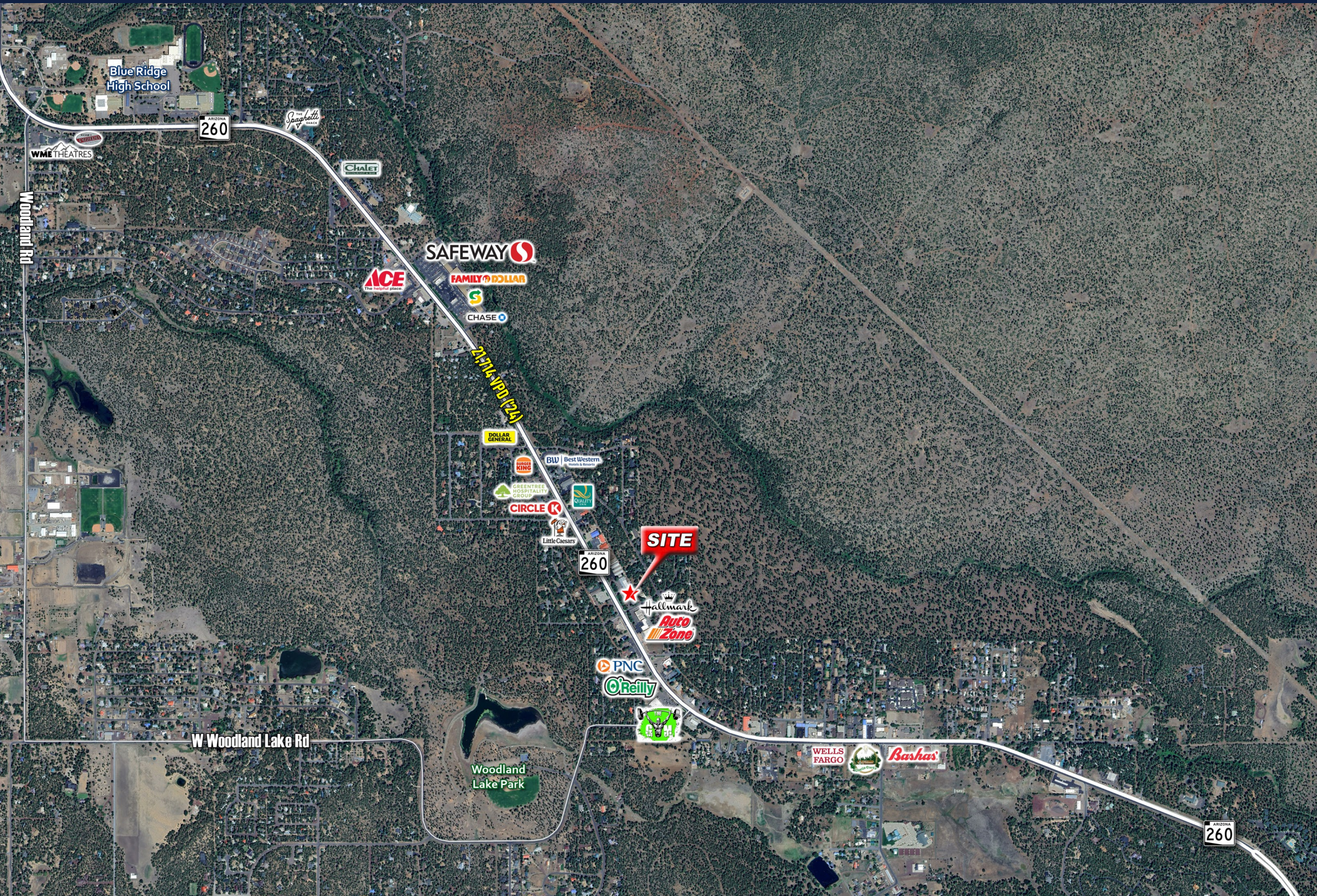
ANNUAL GROWTH  
PER YEAR

**6.40%**





Four Pillars Recovery	Springerville Smoke Shop	Baked in Pinetop	Rogers Hesse LLC	Timberline Medical Supply	NEKO ASIAN FUSION HIBACHI SUSHI RATTEN & BAR	The World's Most Unique Guide	UNITED STATES POSTAL SERVICE	Not A Part
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# PINETOP-LAKESIDE, AZ

## OVERVIEW

Pinetop-Lakeside, Arizona, is a picturesque town located in the White Mountains of northeastern Arizona, with an elevation of approximately 6,800 feet. Covering an area of 35.5 square miles, it has a population of around 4,000 residents, though that number swells during the summer months as seasonal visitors flock to the area for its cool climate and outdoor recreational opportunities.

The town is a blend of year-round residents and vacation homeowners, with a median age of about 50, reflecting the area's appeal to both retirees and families seeking a quieter lifestyle. The median household income is roughly \$45,000, and the community is primarily made up of homeowners. Pinetop-Lakeside is part of Navajo County and benefits from a rural yet well-connected location, offering easy access to neighboring cities such as Show Low, located approximately 10 miles to the east.

Pinetop-Lakeside is well known for its outdoor activities, including hiking, fishing, and winter sports. Nearby Sunrise Park Resort provides skiing and snowboarding during the winter months,

while local lakes such as Woodland Lake and Rainbow Lake are popular destinations for fishing, boating, and relaxation.

While the town retains a small-town atmosphere, it offers essential services and amenities, including schools, healthcare facilities, and retail shops. The combination of scenic beauty, a close-knit community, and abundant recreational opportunities makes Pinetop-Lakeside a desirable destination for both visitors and those seeking a more tranquil lifestyle in the Arizona mountains.

In addition to its natural appeal, Pinetop-Lakeside hosts a variety of community events and local attractions that contribute to its vibrant character. Annual celebrations such as the Pinetop-Lakeside Fall Festival bring together residents and visitors for arts, crafts, food, and live entertainment, fostering a strong sense of community pride. Outdoor enthusiasts can also explore the many hiking trails within the Apache-Sitgreaves National Forest and enjoy the region's rich wildlife, including elk, deer, and a diverse range of bird species.



	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2020 Population	1,091	7,655	12,154
2024 Population	1,422	9,645	15,261
2029 Population Projection	1,540	10,396	16,444
Annual Growth 2020–2024	7.60%	6.50%	6.40%
Annual Growth 2024–2029	1.70%	1.60%	1.60%
Median Age	46.8	45.1	47.2
Bachelor's Degree or Higher	31%	29%	29%

<b>POPULATION BY RACE</b>			
White	983	5,850	9,774
Black	11	137	223
American Indian / Alaskan Native	183	2,290	3,153
Asian	7	62	100
Hawaiian & Pacific Islander	16	49	63
Two or More Races	222	1,257	1,948
Hispanic Origin	239	1,371	2,191

<b>HOUSING</b>			
Median Home Value	\$263,855	\$239,473	\$228,513
Median Year Built	1984	1987	1988

Demographic data © CoStar 2024

	1 Mile	3 Mile	5 Mile
<b>HOUSEHOLDS:</b>			
2020 Households	479	3,039	4,834
2024 Households	590	3,801	6,053
2029 Household Projection	635	4,100	6,533
Annual Growth 2020–2024	0.50%	1.30%	1.00%
Annual Growth 2024–2029	1.50%	1.60%	1.60%
Owner Occupied	457	3,062	5,022
Renter Occupied	178	1,038	1,511
Avg Household Size	2.4	2.5	2.4
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$17.8M	\$117.8M	\$192.2M

<b>INCOME</b>			
Avg Household Income	\$68,575	\$75,880	\$77,666
Median Household Income	\$52,449	\$57,734	\$58,883
< \$25,000	107	672	1,088
\$25,000 – \$50,000	176	908	1,397
\$50,000 – \$75,000	105	845	1,205
\$75,000 – \$100,000	98	526	776
\$100,000 – \$125,000	27	270	599
\$125,000 – \$150,000	36	193	347
\$150,000 – \$200,000	28	234	393
\$200,000+	13	154	247

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**SHOWINGS:** All property showings are by appointment only. Please contact the Summit RE agent for more details.

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# Exclusively Listed



SummitRE.io

485 E 17th, Suite 220  
Costa Mesa, CA 92627

(972) 860-9950