

FREMONT PLAZA MULTI-TENANT

141 S McCormick Street, Prescott, AZ 86301



THIS IS AN UNDER PERFORMING ASSET

ASKING PRICE \$4,500,000

CURRENT NOI (2025) \$88,306

NEW NNN NOI 2028 \$300,000±

Call for appraisal, financials, and lease performance.

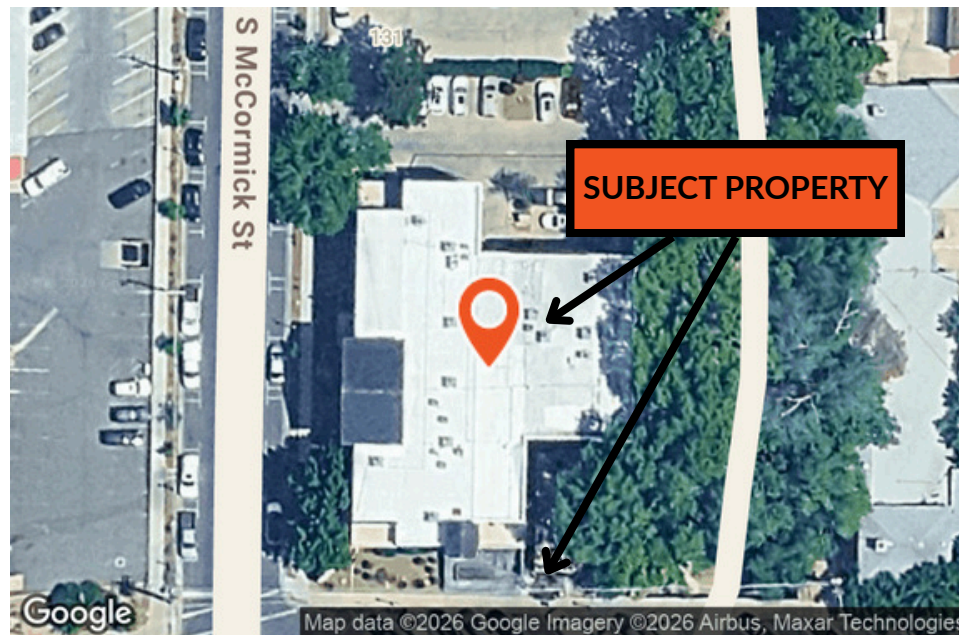
DOWNTOWN PRESCOTT, ARIZONA

PROPERTY INFORMATION



UNDER PERFORMING MULTI- TENANT ASSET: PRESCOTT, ARIZONA

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This fully leased, under perming, multi-tenant retail and office complex is located in downtown Prescott, Arizona, just two blocks from Whiskey Row and Yavapai County Courthouse. Tenants include Prescott's famous El Gato Azul Restaurant, and the office building is located on the NE Corner of Goodwin and McCormick Streets.

PROPERTY HIGHLIGHTS

- Net Leasable Space is 20,891 SF
- Two Stories with Private Parking Garage
- 2025 NOI: \$88,306 2028 (Convert to NNN)
- 2028 Estimate NNN NOI: \$300,000 +/-
- Underperforming Multi-Tenant Asset

OFFERING SUMMARY

Sale Price:	\$3,000,000
Number of Units:	32
Lot Size:	0.86 Acres
Building Size:	23,434 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,648	25,003	41,375
Total Population	8,990	50,940	88,848
Average HH Income	\$69,498	\$93,470	\$91,606

PROPERTY HIGHLIGHTS



LOCATION INFORMATION

Building Name	Fremont Plaza
Street Address	141 S McCormick
City State Zip	Prescott , AZ 86305
County	Yavapai

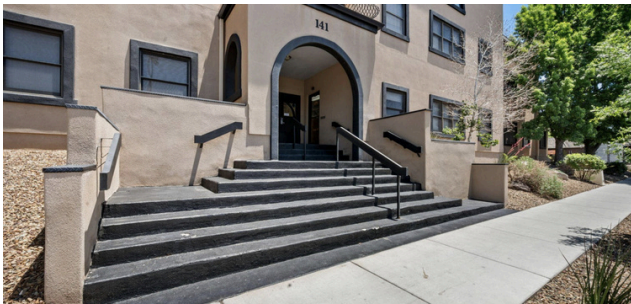
BUILDING INFORMATION

Building Class	B
Occupancy %	100%
Tenancy	32

PROPERTY HIGHLIGHTS

- 32 Tenants
- Zoned DTB
- Located on the hard corner of Goodwin and McCormick
- 100% occupancy
- Call for Lease Performance Analysis
- Net Leaseable Space is 20,891 SF

GALLERY PHOTOS



LOCATION INFORMATION



UNDER PERFORMING MULTI- TENANT ASSET: PRESCOTT, ARIZONA

AERIAL MAP



DEMOGRAPHICS

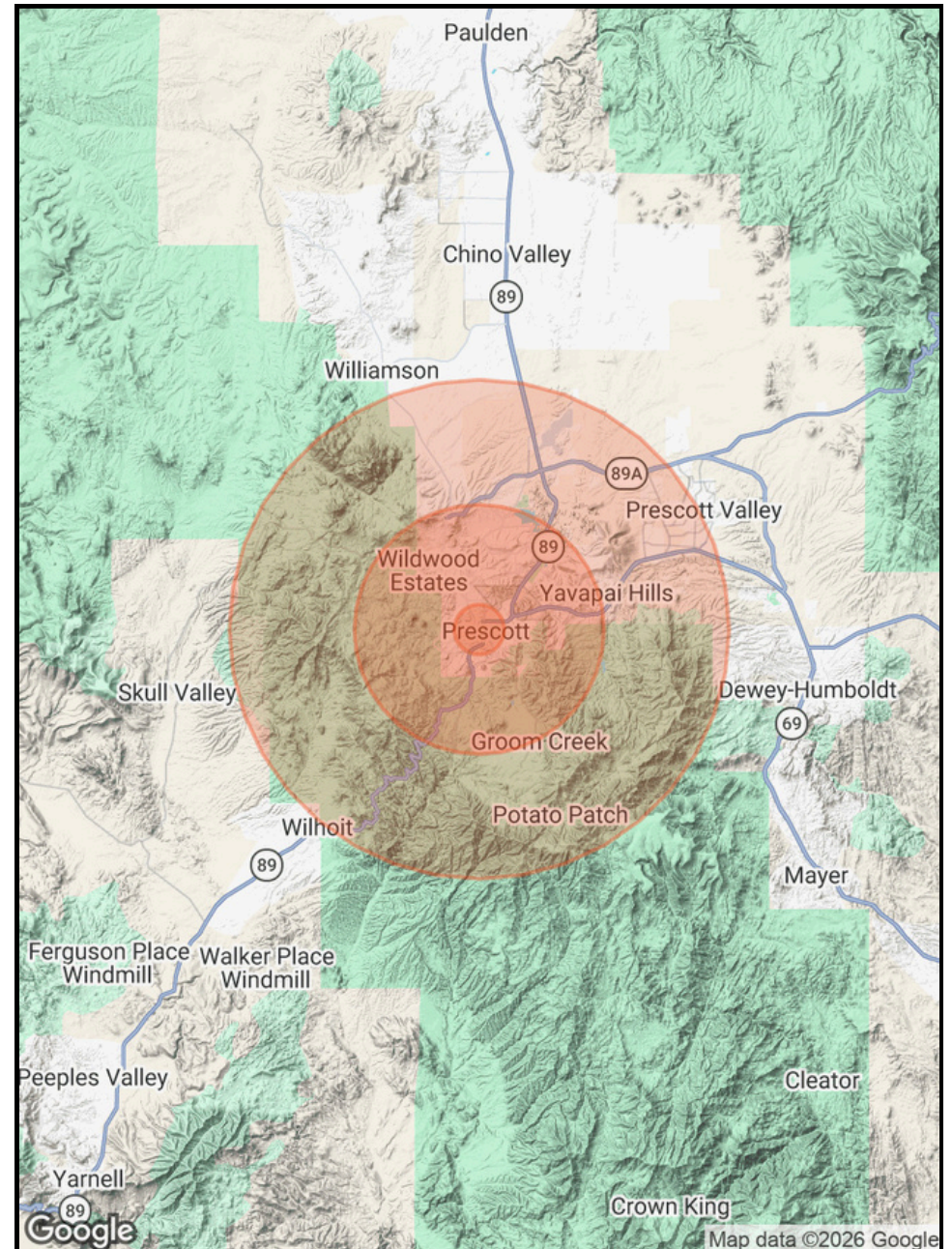


UNDER PERFORMING MULTI- TENANT ASSET: PRESCOTT, ARIZONA

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,990	50,940	88,848
Average Age	49	55	52
Average Age (Male)	48	54	51
Average Age (Female)	50	56	53
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,648	25,003	41,375
# of Persons per HH	1.9	2	2.1
Average HH Income	\$69,498	\$93,470	\$91,606
Average House Value	\$490,984	\$560,817	\$517,090

Demographics data derived from AlphaMap



CONTACT US



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