



RETAIL PROPERTY FOR LEASE

VERDE VILLAGE

452-522 W Finnie Flat Rd
Camp Verde, AZ 86322



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VERDE VILLAGE

452-522 W Finnie Flat Rd Camp Verde, AZ 86322



LOCATION DESCRIPTION

NWC Finnie Flat Road & Cliffs Pkwy

460-522 W Finnie Flat Rd

PROPERTY HIGHLIGHTS

- LAST SPACE AVAILABLE! 1,232 SF
- Top producing Bashas' in the entire chain
- New 200 home subdivision immediately to the west

AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,232 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

TENANT	SIZE	TYPE	RATE	DESCRIPTION
BASHAS'	0 SF	NNN	-	-
CVS	14,700 SF	NNN	-	-
CRUSTY'S PIZZA	1,800 SF	NNN	-	-
BAAN BAAN THAI EXPRESS	1,266 SF	NNN	-	-
HANNA'S NAILS	900 SF	NNN	-	-
MO BINS	912 SF	NNN	-	-
NAPA	4,173 SF	NNN	-	-
EDWARD JONES	900 SF	NNN	-	-
VERDE VALLEY DENTAL	1,847 SF	NNN	-	-
ACTION JACKSON BARBERSHOP	1,408 SF	NNN	-	-
CAMP VERDE EYE CARE	2,088 SF	NNN	-	-
STEIGMAN EMBROIDERY	1,716 SF	NNN	-	-
DOMINO'S PIZZA	1,232 SF	NNN	-	-
Available	1,232 SF	NNN	CALL FOR PRICING	-
H&R BLOCK	1,232 SF	NNN	-	-

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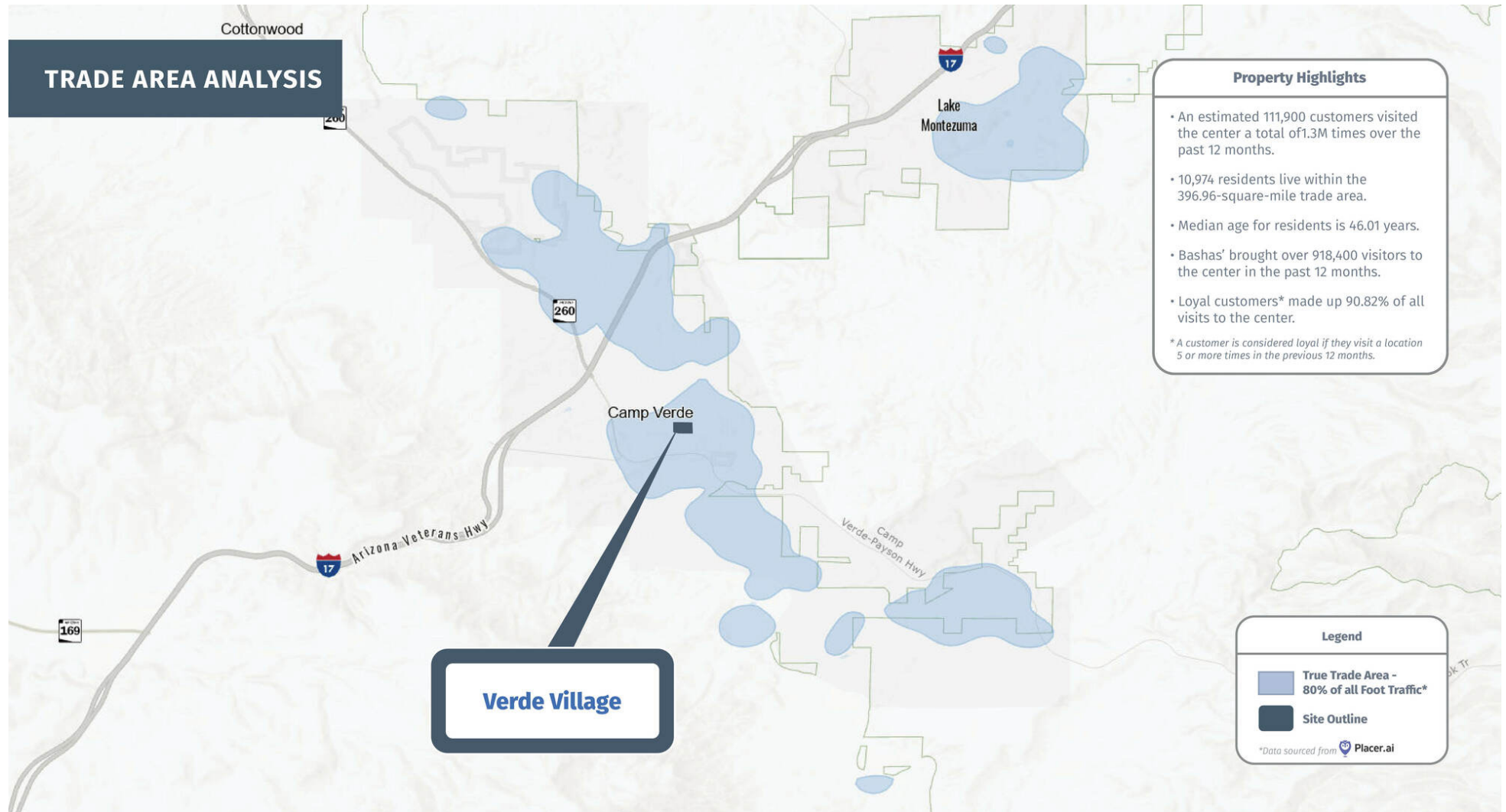
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TENANT	SIZE	TYPE	RATE	DESCRIPTION
MEXICAN RESTAURANT	1,224 SF	NNN	-	-
STEIGMAN EMBROIDERY	854 SF	NNN	-	-
BODYWORKS MASSAGE	688 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	3,378	6,909	10,400
Median Age	48.5	52.5	49.8



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$58,220	\$66,674	\$65,345
Average	\$90,871	\$100,557	\$99,535



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	204	341	388
Employees	1,763	2,907	3,441
Daytime Population	3,378	6,909	10,400



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	34.6%	35.6%	32.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	42.8%	47.6%	45.7%
Services	36.8%	30.3%	31.7%
Blue Collar	20.4%	22.1%	22.5%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,480	2,897	4,192
Median Home Value	\$440,126	\$424,447	\$388,600

*2025 Demographic data derived from ESRI

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