

FREESTANDING RETAIL OPPORTUNITY FOR SALE

2025 N East Street, Flagstaff, AZ 86004



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PROPERTY HIGHLIGHTS

Property Features

- **Sale Price: \$990,000**
- Approximately 4 miles from Northern Arizona University, serving more than 28,000 students and thousands of faculty and staff
- Less than 3 miles from Downtown Flagstaff, offering a vibrant mix of restaurants, breweries, retail, entertainment, and year-round community events
- Convenient access to Interstate 40 (±55,073 VPD)
- Strong average household incomes over \$107,000 in a 5 mile radius

Demographics: *ESRI 2025

	1 MILE	3 MILES	5 MILES
Population 	10,445	52,154	80,316
Average Household Income 	\$85,949	\$102,088	\$107,897
Daytime Population 	12,108	61,152	82,198
Households 	4,152	17,583	28,758

Property Summary

Address:	2025 N East St, Flagstaff, AZ 86004
Building Size:	±3,300 SF
Lot Size:	±0.31 AC (±13,560 SF)
APN:	107-02-079-A
Year Built:	1966
Zoning:	Community Commercial

Traffic Counts: *COSTAR

NORTH ON FOURTH STREET:	±22,425 VPD
SOUTH ON FOURTH STREET:	±27,470 VPD
EAST ON U.S. ROUTE 66:	±23,830 VPD
WEST ON U.S. ROUTE 66:	±27,425 VPD



SITE

PROPERTY OVERVIEW
RETAIL MAP

COCONINO
NATIONAL FOREST

SITE

FLAGSTAFF

COCONINO
NATIONAL FOREST



**CUSHMAN &
WAKEFIELD**

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