

FREESTANDING RETAIL OPPORTUNITY FOR SALE

850 N Locust Dr, Flagstaff, AZ 86001



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PROPERTY HIGHLIGHTS

Property Features

- **Sale Price: \$2,693,475**
- Potential redevelopment opportunity
- Approximately 4 miles from Northern Arizona University, serving more than 28,000 students and thousands of faculty and staff
- Less than 2 miles from Downtown Flagstaff, offering a vibrant mix of restaurants, breweries, retail, entertainment, and year-round community events
- Convenient access to Route 66 (±29,298 VPD)
- Strong average household incomes over \$108,000 in a 5 mile radius

Demographics: *ESRI 2025

	1 MILE	3 MILES	5 MILES
Population 	7,396	57,884	80,557
Average Household Income 	\$85,927	\$98,722	\$108,371
Daytime Population 	15,608	65,886	82,267
Households 	3,119	20,035	28,833

Property Summary

Address:	850 N Locust Dr, Flagstaff, AZ 86001
Building Size:	±11,971 SF
Lot Size:	±2.71 AC (±118,047 SF)
APN:	101-42-068
Year Built:	1999
Zoning:	High Density Residential

Traffic Counts: *COSTAR

EAST ON ROUTE 66:	±29,298 VPD
WEST ON ROUTE 66:	±23,124 VPD



SITE

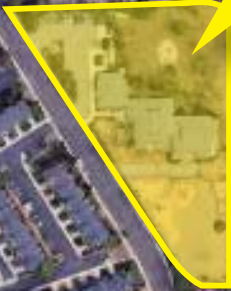
SITE



NAU
NORTHERN
ARIZONA
UNIVERSITY

INTERSTATE
40

SITE



fray's
FOOD & DRUG STORES

CRUNCH
FITNESS



Goodwill

jiffy lube



EPONDAROSA PKWY



SITE

PROPERTY OVERVIEW
RETAIL MAP

COCONINO
NATIONAL FOREST



**CUSHMAN &
WAKEFIELD**

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