

FREESTANDING RETAIL OPPORTUNITY FOR SALE

575 W University Ave, Flagstaff, AZ 86001



Shane Carter
Director
Direct +1 602 224 4442
shane.carter@cushwake.com

Jordyn Galvin
Brokerage Specialist
Direct +1 602 229 5855
jordyn.strube@cushwake.com

Adam Madison
Executive Director
Direct +1 602 229 5914
adam.madison@cushwake.com

PROPERTY HIGHLIGHTS

Property Features

- **Sale Price: \$1,408,500**
- Potential redevelopment opportunity
- Prime location adjacent to Northern Arizona University, serving more than 28,000 students and thousands of faculty and staff
- Less than 1 mile from Downtown Flagstaff, offering a vibrant mix of restaurants, breweries, retail, entertainment, and year-round community events
- Surrounded by national retailers and restaurants including Target, Sprouts Farmers Market, Burger King, Wendy’s, Burlington, Michaels, Chase Bank, Raising Cane’s and more
- Convenient access to Interstate 40 (±50,431 VPD) and Interstate 17 (±43,249 VPD)
- Strong average household incomes over \$110,000 in a 5 mile radius

Demographics: *ESRI 2025

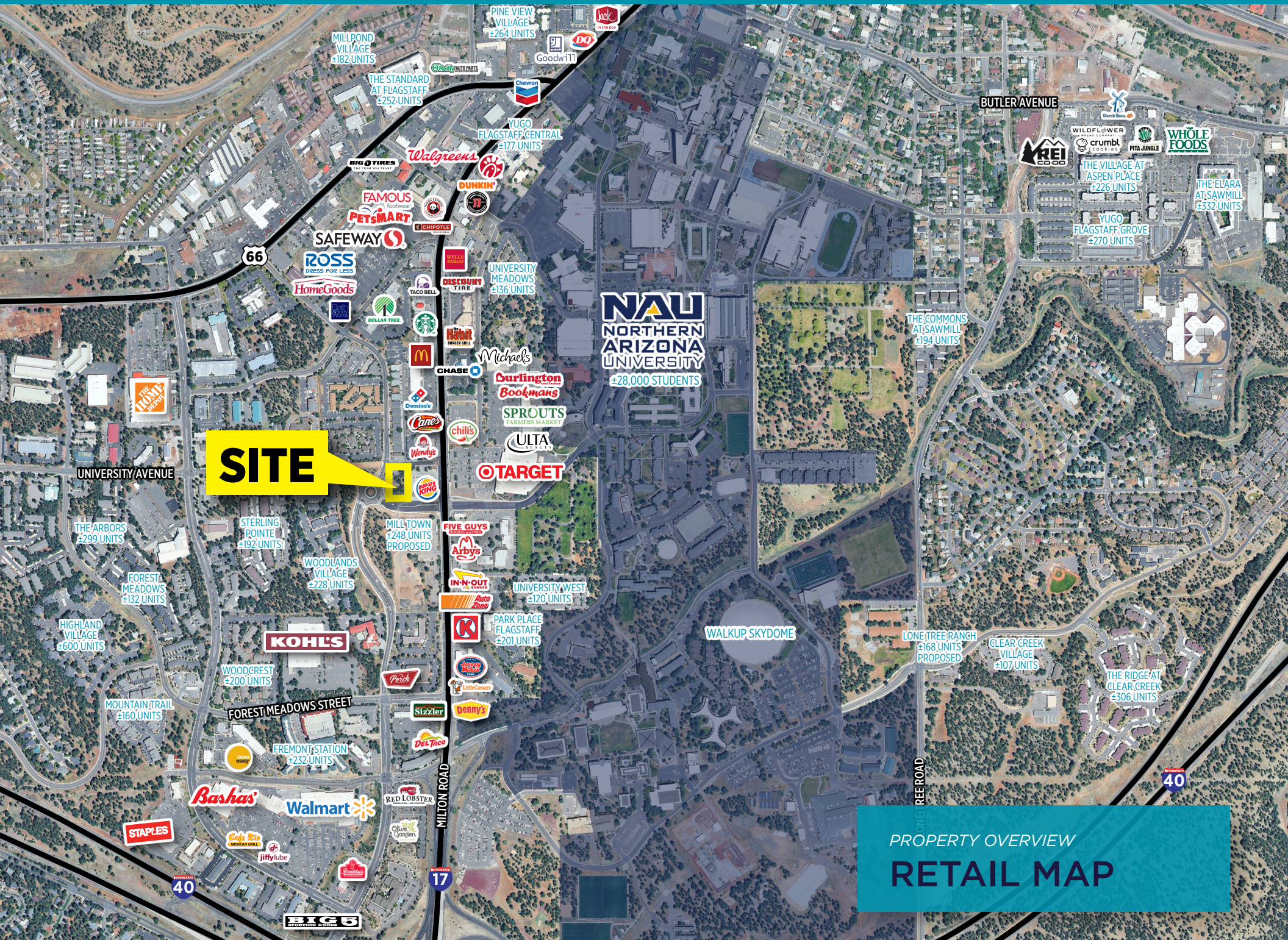
	1 MILE	3 MILES	5 MILES
Population 	21,937	52,533	74,239
Average Household Income 	\$70,798	\$103,497	\$110,990
Daytime Population 	22,798	55,360	75,810
Households 	5,573	17,983	26,261

Property Summary

Address:	575 W University Ave, Flagstaff, AZ 86001
Building Size:	±4,500 SF
Lot Size:	±0.76 AC (±33,105 SF)
APN:	103-21-021-C
Year Built:	1986
Zoning:	Highway Commercial

Traffic Counts: *COSTAR

NORTH ON MILTON AVENUE:	±30,759 VPD
SOUTH ON MILTON AVENUE:	±32,995 VPD
EAST ON UNIVERSITY AVENUE:	±7,184 VPD
WEST ON UNIVERSITY AVENUE:	±5,046 VPD



SITE

NAU
NORTHERN
ARIZONA
UNIVERSITY
±28,000 STUDENTS

PROPERTY OVERVIEW
RETAIL MAP

COCONINO
NATIONAL FOREST

SITE

FLAGSTAFF

COCONINO
NATIONAL FOREST



**CUSHMAN &
WAKEFIELD**

SHANE CARTER

Director

Direct +1 602 224 4442

shane.carter@cushwake.com

JORDYN GALVIN

Brokerage Specialist

Direct +1 602 229 5855

jordyn.strube@cushwake.com

ADAM MADISON

Executive Director

Direct +1 602 229 5914

adam.madison@cushwake.com

2555 East Camelback Road, Suite 400

Phoenix, AZ 85016

ph:+1 602 954 9000

www.cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.