

For Sale

CBRE

Big Red Barn Marketplace

3402 Kimball Street, Heber, AZ 85928



Property Description

Property Address	3402 Kimball Street Heber, AZ 85928	Sale Price	\$1,100,000
Building Size	±12,143 SF	Year Built	1940
Total Land Area	±2.05 Acres	Parcel	207-16-009B

Building Amenities



Property has ±30,000 SF of additional land with over 200 feet of frontage on Hwy 260



Located in Heber, AZ on corner of State Route 260 & Kimball Street



Hidden Gem of Indoor Shopping featuring Specialty Shops



Tenants: Front Porch Cafe (with Bingo on Fridays & Saturdays), Rustic Rise Sourdough Creations, Indian Fry Bread, Dog Grooming, & Boutique Clothing



Summer population swells to ±12,000 and ±20,000 for 4th of July week. Local business revenue can rise by about 30% during peak summer and holiday periods.

Demographics

Demographic Comprehensive	±3 Mile	±5 Miles	±10 Miles
2025 Population - Current Year Estimate	2,679	4,175	4,315
2030 Population - Five Year Projection	2,739	4,265	4,408
2025 Households - Current Year Estimate	1,265	2,005	2,055
2030 Households - Five Year Projection	1,304	2,066	2,117
2025 Average Household Income	\$65,217	\$65,832	\$66,972
2030 Average Household Income	\$71,792	\$72,256	\$73,904
2025 Daytime Population	2,396	3,921	4,016





Not to Scale

260

260

ate Highway 260

State Highway 260

State Highway 260

Arizona Highway 260

Arizon

Black Canyon Ln

Black Canyon Ln

Black Canyon Rd

Black Canyon Rd

Black Canyon Rd

Kimball St

Kimball St

Buckskin Canyon Rd

Buck

SITE

207-16-009B

3405

3401

3402

3410

3406

3401

1809

3398

1813

1815

3396

Heber Market

1825

1827

Heber-Overgaard, AZ

Heber-Overgaard is located in Navajo County. The Community lies at an elevation of $\pm 6,627$ feet and is located about halfway between Payson and Show Low. the community has evolved into a retirement and tourism destination. Recreational and lifestyle activities such as hiking and fishing can be enjoyed in the summer, and cross country skiing in the winter. The town is a haven for those wishing to flee the heat of Phoenix.

Phoenicians escape the summer heat and discover Heber-Overgaard, Arizona, where the serene mountain air invites a dramatic population swell each year. While the full-time resident count hovers around 2,800 to 2,900, the summer months transform this charming community, with the population soaring to nearly **12,000** as visitors seek refuge from the desert warmth. This refreshing shift is due to Heber-Overgaard's enviable climate, boasting summer temperatures that rarely climb above 85 degrees Fahrenheit, offering a cool sanctuary and a welcome change of pace. The allure continues into the patriotic celebrations, as the annual 4th of July parade alone draws an impressive crowd, with up to **20,000 people** gathering to partake in the festive atmosphere. With many homes serving as secondary residences, Heber-Overgaard truly becomes a vibrant summer haven, perfect for hiking, fishing, and enjoying a picturesque mountain getaway.



Contact Us

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