

# HIGHWAY 69 & SUND OG RANCH RD

PRESCOTT VALLEY, AZ

±6,500 SF Mini Major Now Available

<b>WELCOME</b> <b>WELLS FARGO</b>	<b>LA Z BOY</b> <b>AMERICA'S BEST</b> CONTACTS & EYEGLASSES	<b>MI Tierra Mexicana</b> RESTAURANT	<b>DOLLAR TREE</b>
<b>ubreakifix</b> BY asurion	<b>verizon</b>	<b>crumbl</b> cookies	<b>Edward Jones</b> MAKING SENSE OF INVESTING
<b>Firestone</b>	<b>POPEYES</b> LOUISIANA KITCHEN		

<b>Angie's LOBSTER</b>	<b>Cracker Barrel</b>	<b>WaFd Bank</b>	<b>THE JOINT</b> chiropractic
<b>Rocking Cane's</b> CHICKEN FINGERES	<b>Carl's Jr.</b>	<b>DUTCH BROS</b>	<b>CHIPOTLE</b> MEXICAN GRILL

**HOBBY LOBBY**

**THE HOME DEPOT**

**CHASE**

**CAL Ranch**

**DICK'S**  
SPORTING GOODS

**SPROUTS**  
FARMERS MARKET

<b>M</b> MEXICAN RESTAURANT	<b>maurices</b>	<b>W 2</b> ASIAN RESTAURANT & SUSHI BAR	<b>TJ-maxx</b>
<b>SportClips</b> (HAIRCUTS)	<b>Buckle</b>	<b>ULTA</b> BEAUTY	
<b>MATTRESS FIRM</b>	<b>ROSS</b> DRESS FOR LESS	<b>K A Y</b> JEWELERS	<b>CHASE</b>

# property summary

## property details

Regional retail power center approximately ±1,300,000 SF on ±100 AC.

## traffic count ADOT 2024

### Highway 69

**N** ±39,805 VPD (NB & SB)

**S** ±38,205 VPD (NB & SB)

### Sundog Ranch (North of SR-69)

**E** N/A

**W** ±6,091 VPD (EB & WB)

## available

Major 7A	±6,503 SF (Former Rue 21) - Monument panel
B-115	±1,079 SF
Shops 7	±3,000 SF (Former Coldfront)

## buildable

Major B	±15,000 SF
Pad 8A	±4,000 SF DT / up TP ±5,000 SF
Pad 2	±6,501 SF
Shops	±7,000 SF

## property highlights

- Caters to greater Verde Valley trade area.
- Located at the intersection of Highway 69 & Sundog Ranch Rd.
- First major retail development located on Highway 69, traveling west into Prescott.
- Excellent visibility from Highway 69 with signalized access.



# PRESCOTT VALLEY

DOLLAR GENERAL



Walmart

CVS pharmacy  
SAFWAY  
FAMILY DOLLAR

KOHL'S

fru's

Harkins THEATRES

Walgreens

WELLS FARGO | THE HOME DEPOT

LABOY

AMERICA'S BEST CONTACTS & EYEGLASSES

Firestone

crumbl cookies | HOBBY LOBBY

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Mi Tierra Mexicana

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CAL Ranch

Angie's LOBSTER

Cane's

Crocker Barrel | WaFd Bank

DUTCH BROS

THE JOINT chiropractic | Carl's Jr.

DICK'S SPORTING GOODS | SPROUTS FARMERS MARKET | maurices | SportClips

W-2 | MATTRESS FIRM | ROSS DRESS FOR LESS | CHASE | ULTA

TJ-maxx | Buckle | KAY JEWELERS



VIEW FROM SOUTHWEST

# PRESCOTT

# Prescott Valley CROSSROADS

RESTAURANT PAD AVAILABLE

11.12 AC  
AVAILABLE

19.5 AC  
AVAILABLE

PARCEL B



# Prescott Valley CROSSROADS

WELCOME



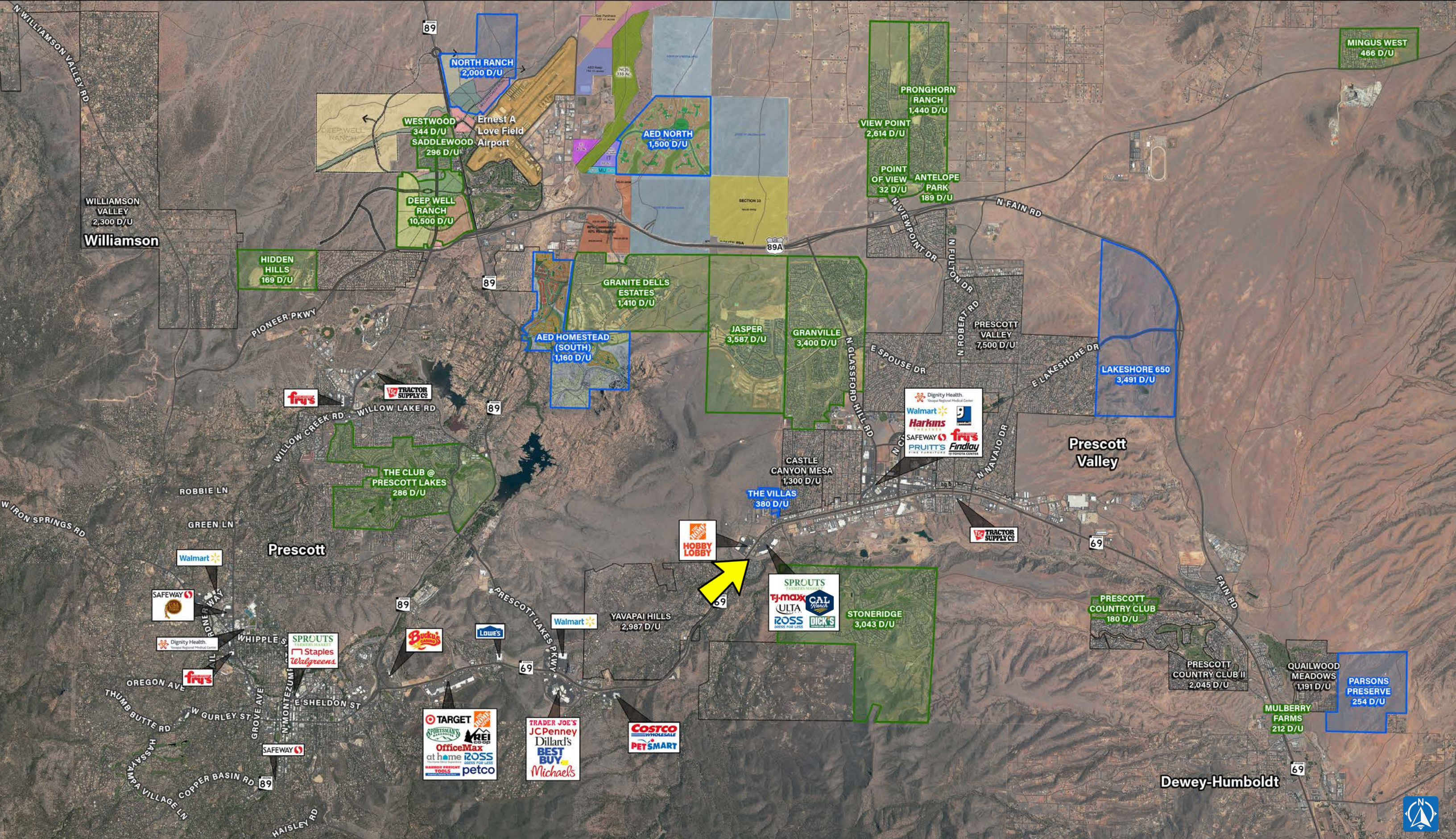
L A Z B O Y

AMERICA'S BEST CONTACTS & EYEGLASSES.



RESTAURANT PAD  
AVAILABLE







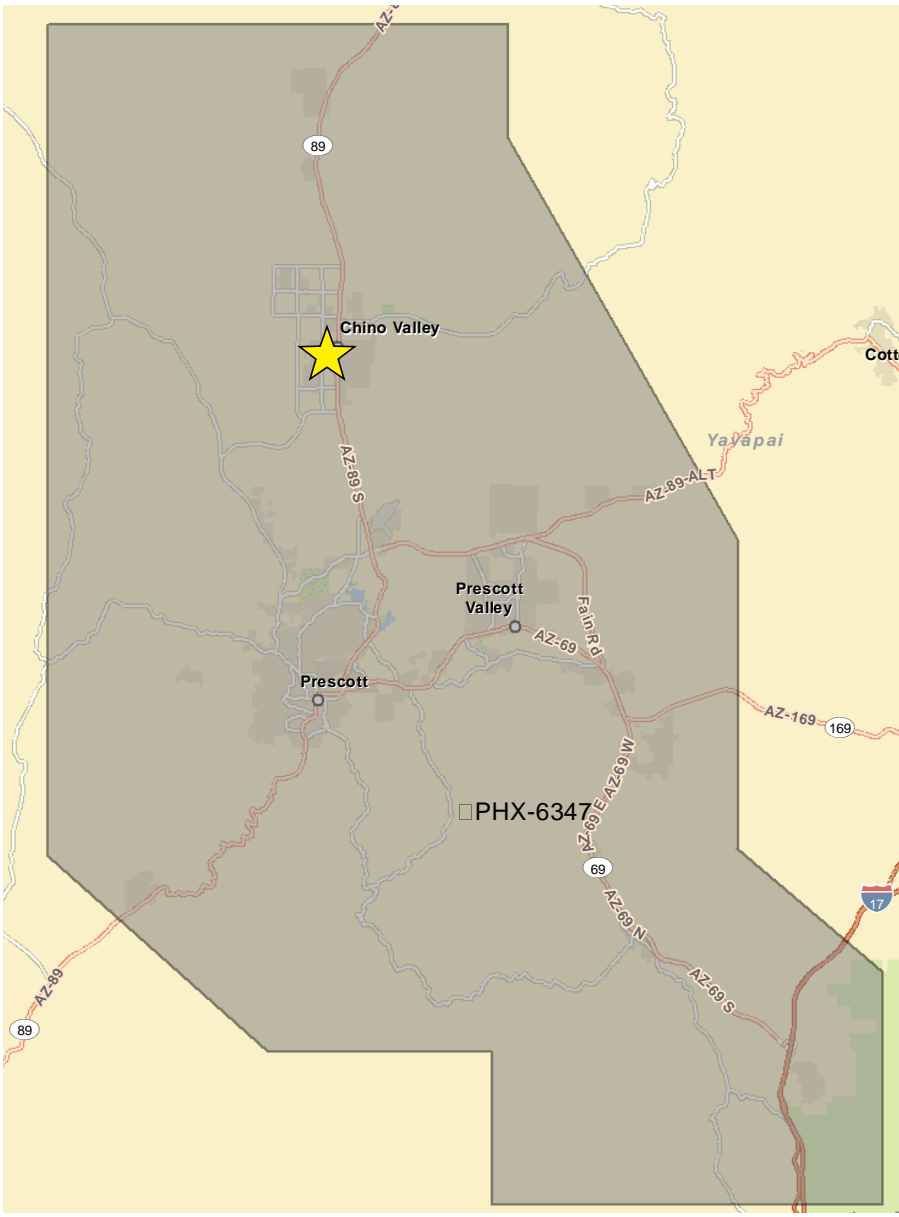
Major 7A ±6,503 SF (Former Rue 21)  
Monument panel on Highway 69





# demographics

trade area ESRI 2025 Estimates



## 2025 Daytime Population

Total Daytime Population	226,545
Workers	86,387
Residents	140,158



## 2025 Housing Units

Housing Units	117,226
Owner Occupied	77.0%
Renter Occupied	23.0%



## 2025 Incomes

Average HH Income	\$98,898
Median HH Income	\$72,016
Per Capita Income	\$43,911



## Population

2025 Total Population	233,016
2030 Total Population	246,132



## Households

2025 Households	103,234
2030 Households	110,094

## area population estimates

	2023 CENSUS	2030 CYMPO	2030 AZDOA	GROWTH RATE
PRESCOTT	48,055	62,245	68,099	2.81%
PRESCOTT VALLEY	49,736	64,703	70,739	3.33%
DEWEY-HUMBOLDT	4,309	5,161	4,295	1.63%
CHINO VALLEY	14,120	19,038	30,286	3.80%
WILLIAMSON CDP	6,574	9,640	9,814	3.36%
CYMPO PLANNING AREA	121,783	205,935		3.45%
TOTAL INFLUENCE AREA	122,764	225,998		3.60%

Population estimates from the Arizona Department of Administration (AZDoA)

# growth & development

## PRESCOTT VALLEY GENERAL PLAN 2035

### GROWTH & DEVELOPMENT TIER I

Exhibit GA-2

#### LEGEND

##### Land Use

- Low Density
- Medium Density
- Medium-High Density
- Mixed Use
- Regional Commercial
- Community Commercial
- Business Park
- Industrial
- Public/Quasi
- Open Space

##### Area Plans

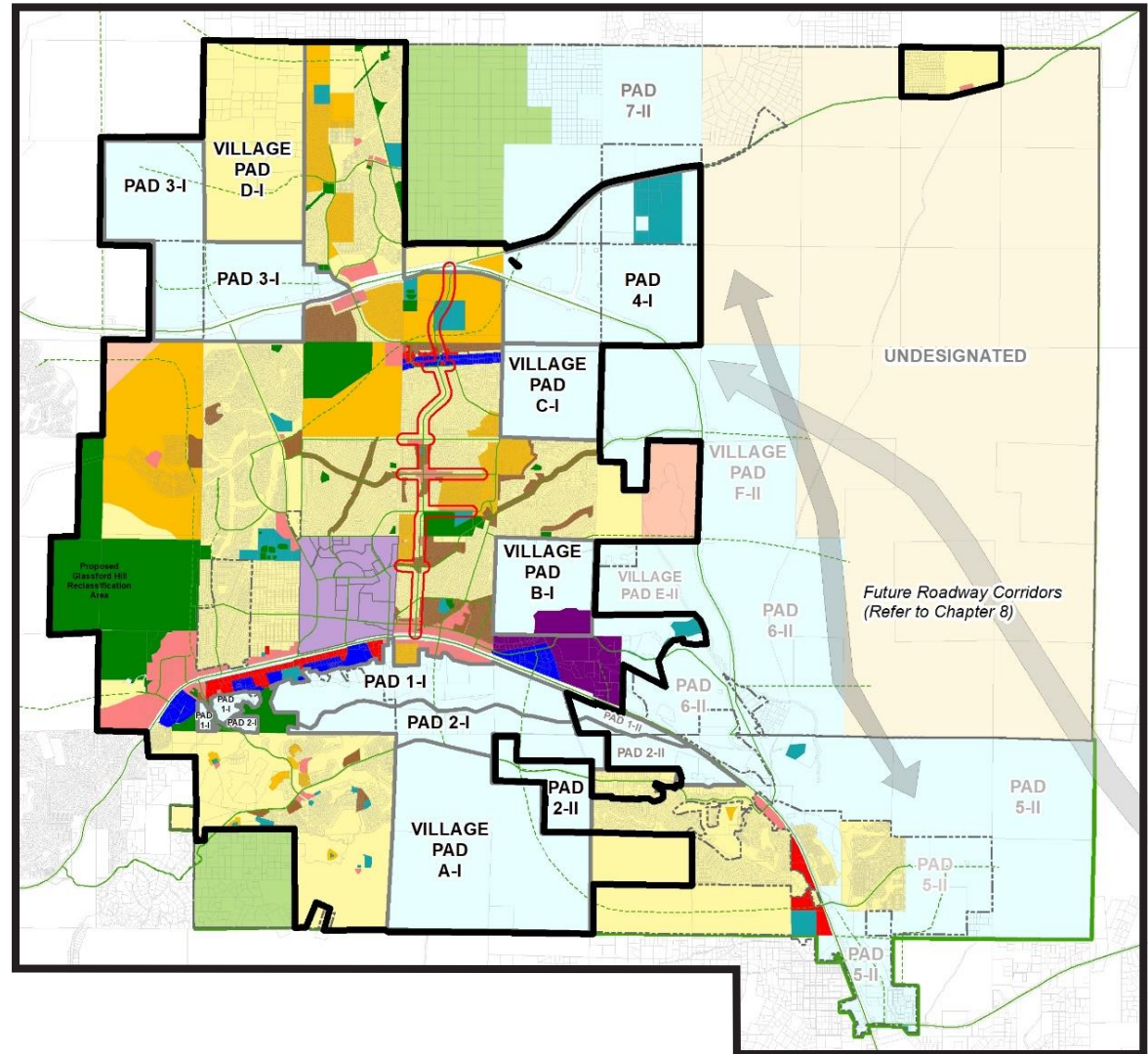
- Town Center Plan - Sec. 6.4.6
- Robert Road Area Plan - Sec. 6.4.2

##### Boundaries

- Growth and Development Tier I
- PAD Boundaries
- Town Limits

##### Roads

- Major Roadways
- Future Roads



# Prescott Valley CROSSROADS

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**MI Tierra Mexicana**

Edward Jones MAKING SENSE OF INVESTING

ubreakifix **DOLLAR TREE**



**RESTAURANT PAD  
AVAILABLE**



## LEASING TEAM

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