

ROBERT ROAD INVESTMENT PROPERTY

3681 NORTH ROBERT
ROAD, PRESCOTT VALLEY,
AZ 86314

FOR SALE: \$595,000

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ARIZONA COMMERCIAL REAL ESTATE



FOR SALE BROCHURE | OFFICE/RETAIL CENTER

PROPERTY SUMMARY



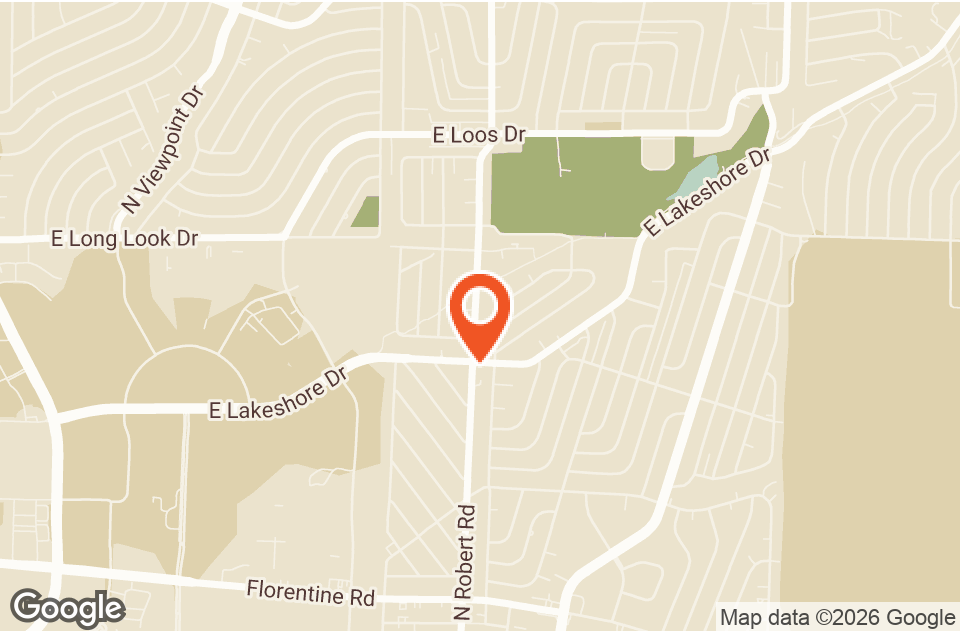
PROPERTY DESCRIPTION

2,380 SF professional office building at the signalized corner of Robert Road and Lakeshore Drive in Prescott Valley. The property is divided into two suites, offering flexibility for both investors and owner-users.

INVESTOR: Pro forma rents of **\$16.00/SF NNN** support a projected **6.6% CAP rate**, providing an attractive income-producing opportunity.

OWNER-USER: Occupy one suite and lease the other. The rental income from the leased suite can cover a portion of the property’s debt service, potentially allowing the owner-user to operate with minimal net occupancy cost while building equity.

Suite A – 1,200 SF: Two private offices, reception area, half bathroom, and flexible space that can be converted to a third office. **Suite B – 1,280 SF:** Three private offices, half bathroom, and dedicated breakroom. High-visibility location with ample parking and convenient access to State Route 69 and Prescott Valley’s primary business district.



OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.24 Acres
Building Size:	2,380 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,084	22,675	46,626
Total Population	10,415	54,136	105,974
Average HH Income	\$63,766	\$85,074	\$88,165

ADDITIONAL PHOTOS

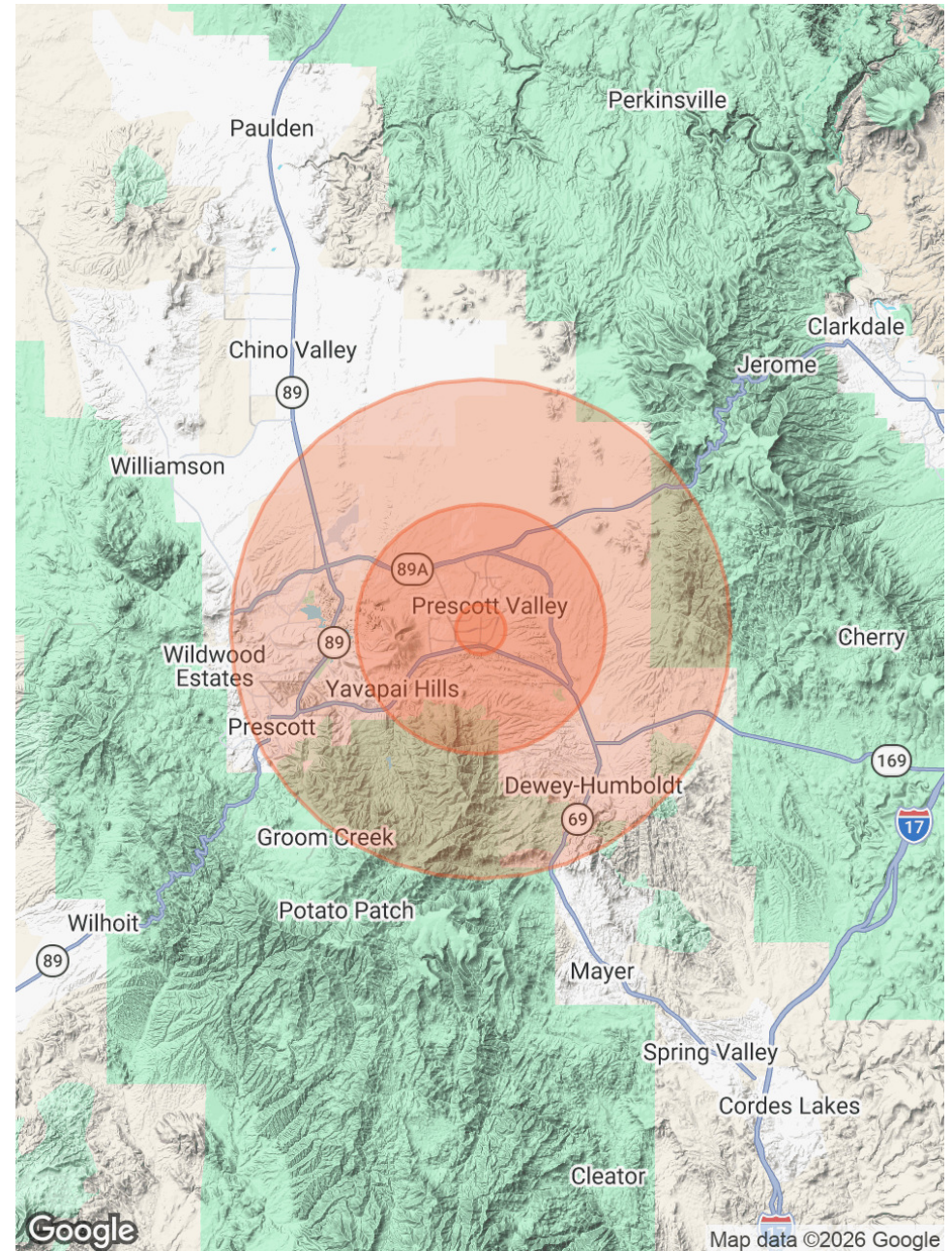


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,415	54,136	105,974
Average Age	38.1	47.1	50.1
Average Age (Male)	34.9	45.7	48.7
Average Age (Female)	41.2	48.7	52.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,084	22,675	46,626
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$63,766	\$85,074	\$88,165
Average House Value	\$284,798	\$382,513	\$444,619

2023 American Community Survey (ACS)



CONTACT OUR TEAM



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