

AVAILABLE

±25,000 SF ANCHOR

verizon



CHASE



MAZY'S

SITE



STATE ROUTE 89

W Rd 3 N



FOR LEASE

Butterfield Shopping Center

1950 Butterfield Rd | Chino Valley, AZ 86323
SWC Road 3 North & State Route 89



Butterfield Shopping Center

SWC Road 3 North & State Route 89 | Chino Valley, AZ 86323



AVAILABLE

± 25,000 SF

GLA

± 68,612 SF

CONTACT

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ABOUT THE PROPERTY

- Excellent opportunity for 25,000 SF Grocer or Retailer
- Originally developed as Safeway with rear loading dock
- Join Dollar Tree, Auto Zone and McDonald's
- Serves expansive trade area that draws from surrounding communities
- Chino Valley is a community among the Prescott/ Prescott Valley trade area in Northern Arizona, just 17 miles north of Prescott

TRAFFIC COUNTS

SR-89	25,075 VPD
W Rd 3	3,542 VPD

Source: ADOT 2024

NEARBY RETAILERS



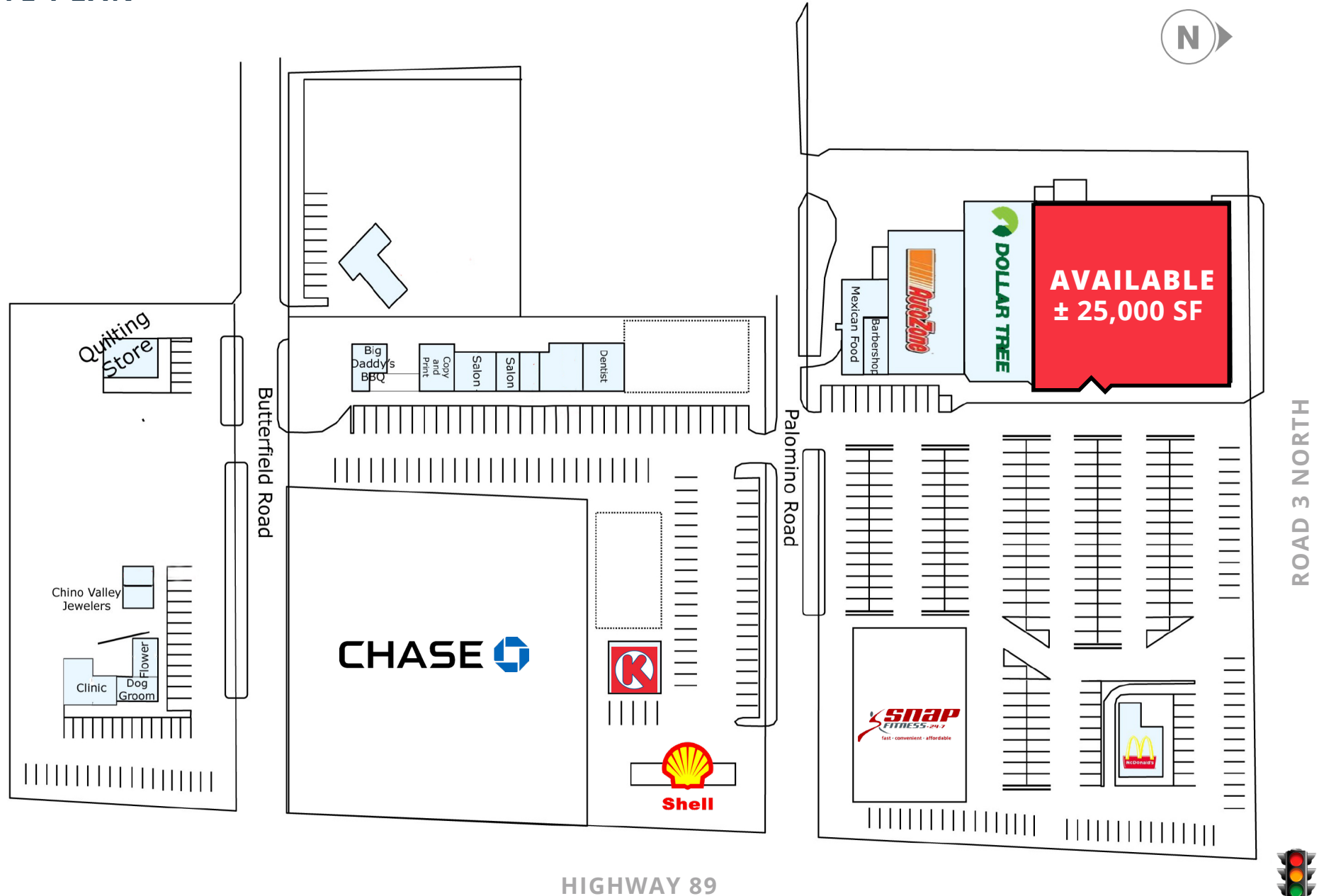
The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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SITE PLAN



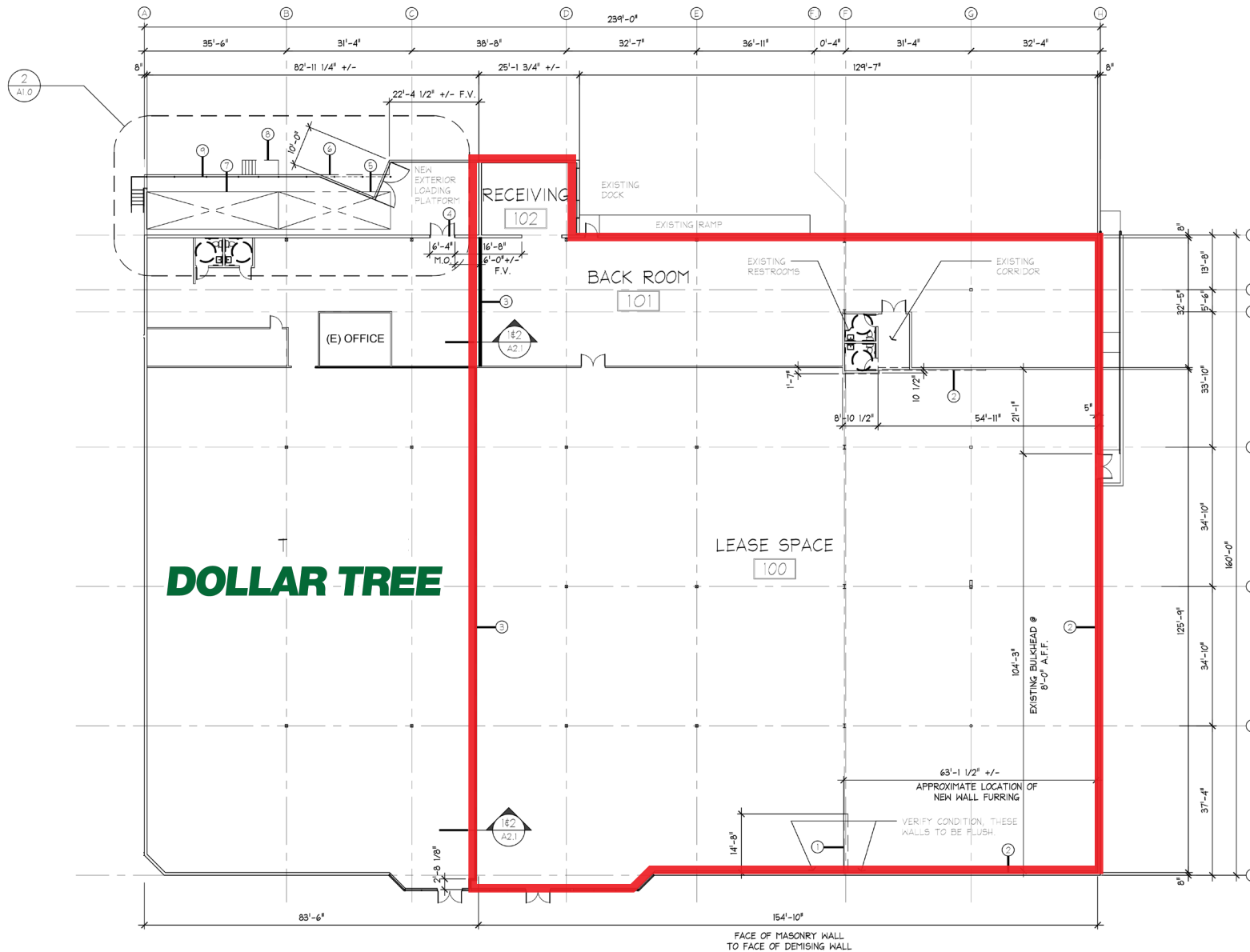
HIGHWAY 89

Butterfield Shopping Center

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FLOOR PLAN



1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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EXTERIOR BUILDING FRONT



INTERIOR



INTERIOR



ROLL UP DOORS



INTERIOR - BACK ROOM



EXTERIOR - LOADING DOCK

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SURROUNDING TRADE AREA DEMOGRAPHIC HIGHLIGHTS (2025)



POPULATION

TRADE AREA

2025 Total Population	166,714
2030 Total Population	177,354



HOUSEHOLDS

2025 Households	74,441
2030 Households	79,933



2025 INCOMES

Average HH Income	\$102,872
Median HH Income	\$74,880
Per Capita Income	\$45,958



2025 HOUSING UNITS

Housing Units	84,103
Owner Occupied	78%
Renter Occupied	22%
Vacant	11%



2025 DAYTIME POPULATION

Total Daytime Population	163,148
Workers	61,975
Residents	101,173

CHINO VALLEY

Butterfield Shopping Center serves as a key community destination in the heart of Chino Valley, offering a convenient mix of retail, dining, and everyday services for local residents and visitors. With its established presence and easy accessibility along the town's main thoroughfare, the center provides a comfortable and familiar shopping experience that reflects the welcoming, small-town character of Chino Valley. Butterfield Shopping Center continues to be a trusted gathering place for the community—supporting local business and meeting the daily needs of this growing area.



SOURCE esri

Trade Area: Chino Valley, Paulden, Wilhoit, Prescott, Prescott Valley, Dewey-Humboldt, Mayer, Cordes Junction, and Arcosanti

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