



WESTERN
RETAIL ADVISORS

Knights Inn

RODEWAY INN

BIG TIRES



Lake Powell Blvd

22,791 ADT



verizon
SUBWAY
i-swirl
Kayak Rental

SAFEWAY

DOLLAR TREE



K-BBQ & Tofu

HIBBETT



Elm St

6th Ave

Coconino Federal
CREDIT UNION

±1,800 SF
±868 SF

H&R BLOCK

PAD AVAILABLE

Alberto's

WELLS FARGO

NATIONAL BANK OF ARIZONA

ACE Hardware

RETAIL PROPERTY FOR LEASE

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LOCATION DESCRIPTION

Lake Powell Blvd & Elm St

PROPERTY HIGHLIGHTS

- PAD & LAST SHOP SPACES AVAILABLE
- Popular Vacation Destination - Lake Powell
- Safeway anchored
- Dominant shopping center for the trade area

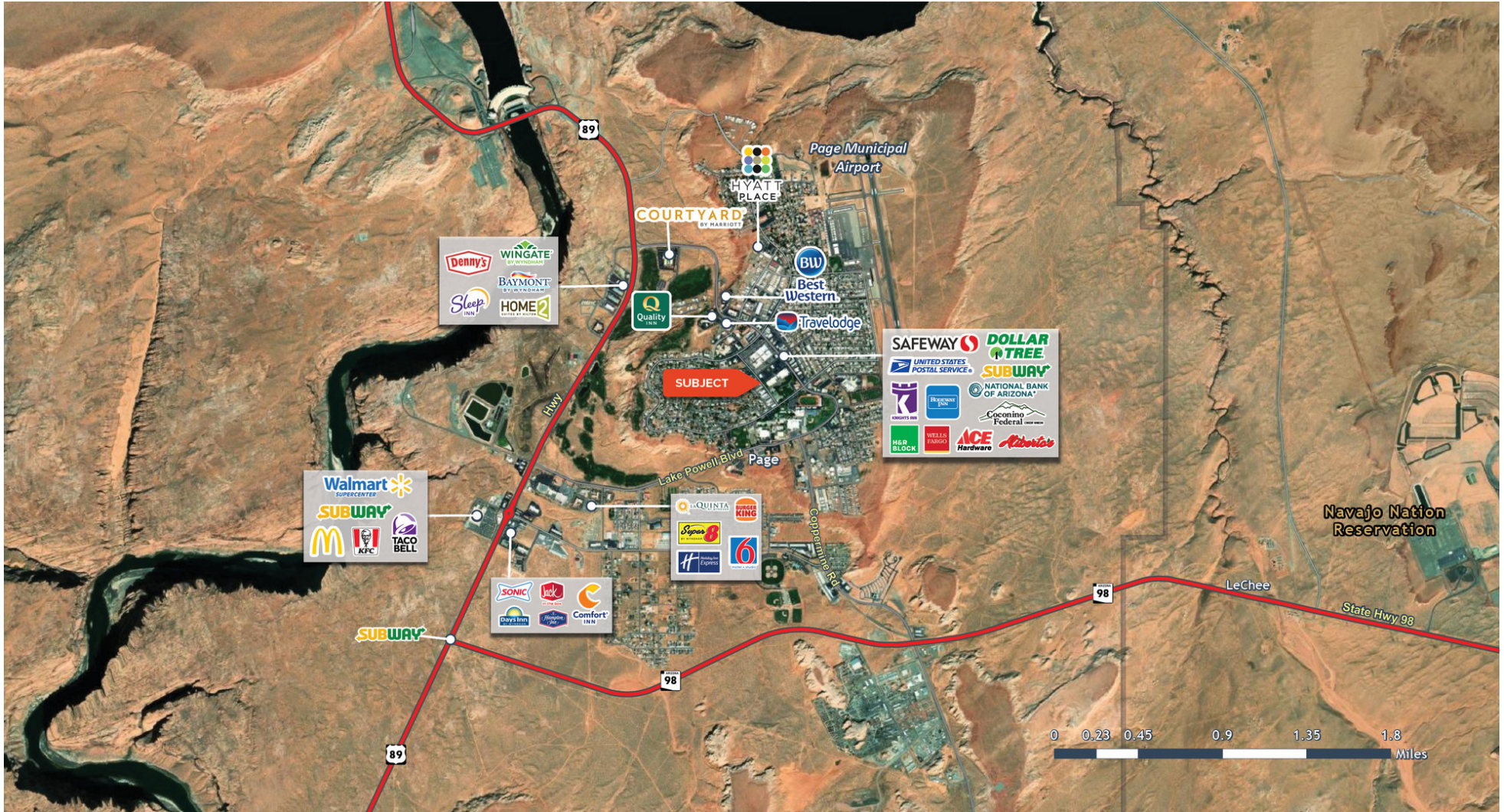
AREA CO-TENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	0 - 1,800 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
PAD	Available	0 SF		CALL FOR PRICING
10	KAYAK RENTAL	2,517 SF	NNN	-
20	VERIZON WIRELESS	1,510 SF	NNN	-
40	AVA BELLA	755 SF	NNN	-
50	SUBWAY	1,126 SF	NNN	-
60	U-SWIRL	1,140 SF	NNN	-
70	SAFEWAY	40,453 SF	NNN	-
80	HIBBETT SPORTS	4,423 SF	NNN	-
110	ALLIED CASH ADVANCE	1,113 SF	NNN	-
120	TOP NAILS & SPA	980 SF	NNN	-
130	DOMINOS PIZZA	2,309 SF	NNN	-
140	DOLLAR TREE	14,915 SF	NNN	-
150A	K-BBQ & TOFU	7,000 SF	NNN	-
150B	RED HERITAGE	11,920 SF	NNN	-
160	DARA THAI EXPRESS	3,757 SF	NNN	-

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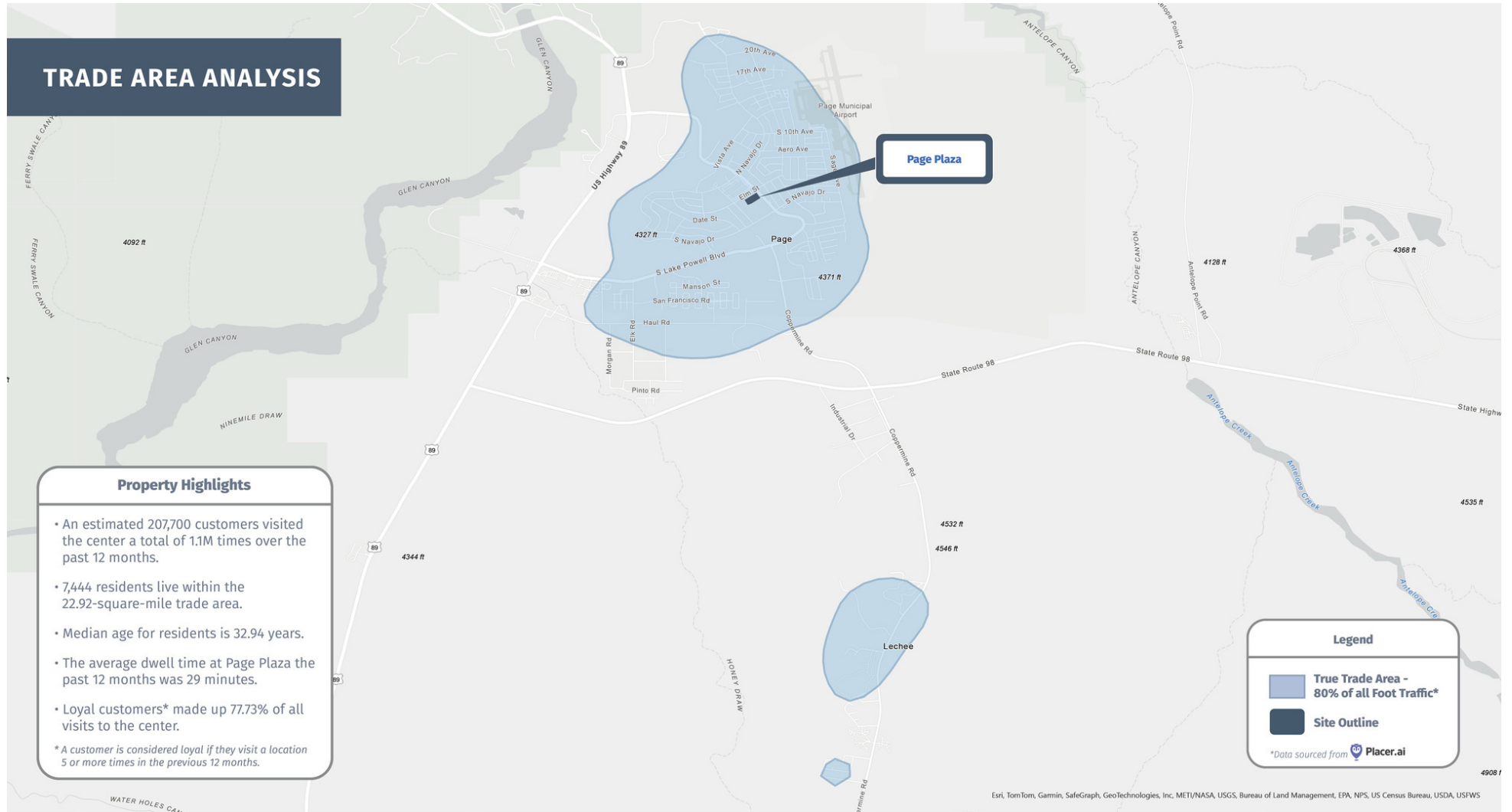
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SUITE	TENANT	SIZE	TYPE	RATE
160A	WELLS FARGO ATM	100 SF	NNN	-
170	ALIBERTO'S MEXICAN RESTAURANT	1,200 SF	NNN	-
190	Available	1,800 SF	NNN	CALL FOR PRICING
200	Available	868 SF	NNN	CALL FOR PRICING
210	H&R BLOCK	2,400 SF	NNN	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	6,131	7,323	8,527
Median Age	35.0	34.8	35.2



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$83,646	\$90,111	\$88,982
Average	\$104,111	\$108,344	\$108,253



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	321	410	413
Employees	5,022	6,066	6,122
Daytime Population	7,845	9,334	10,349



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	36.5%	39%	36.6%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	57.0%	58.4%	55.3%
Services	28.7%	28.2%	28.8%
Blue Collar	14.3%	13.4%	16.0%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	2,187	2,627	2,994
Median Home Value	\$264,407	\$296,552	\$251,857

*2025 Demographic data derived from ESRI

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