



FOR LEASE | OFFICE

WOOLFORD OFFICE COMPLEX

1500 E Woolford Rd, Show Low, AZ 85901

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	8,460 SF
Lease Rate:	\$22 SF/yr (NNN)
Lot Size:	1.38 Acres
Building Size:	12,460 SF
Building Class:	B
Zoning:	Municipal
Cross Streets:	SR-260 and Woolford Rd

PROPERTY OVERVIEW

Available for Lease: spacious Suite 102 totaling 8,460 SF. With multiple offices, a conference room, reception, and more, this space is designed for functionality. Located off the highly travelled SR-260, this office is easily accessible for clients and employees alike. Sitting across the street from hotels, medical offices, and an incoming retail center, this is a top-tier location in Show Low. Supported by the population of Show Low and surrounding towns, which have experienced a 40% population growth since 2000, this office is the prime location to be in.

PROPERTY HIGHLIGHTS

- Located minutes from downtown Show Low
- Town of Show Low's population has grown 40% in the past 25 years, which numbers only increasing
- Professional office park has private parking, beautiful views, and nearby access to several restaurants
- Office borders future retail-office center, making this a prime location to establish your business

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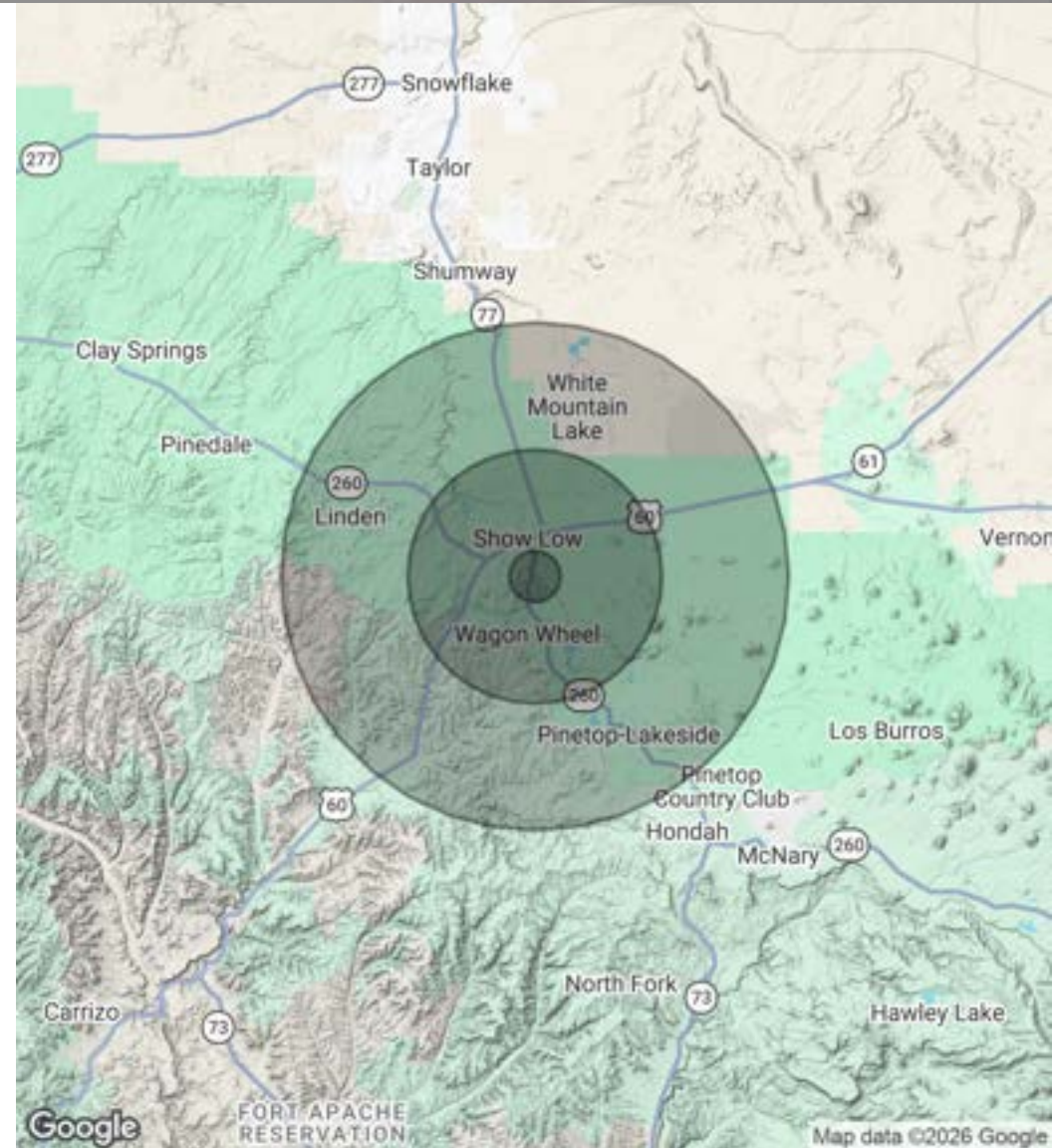
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,192	16,220	27,983
Average Age	40.8	40.4	42.0
Average Age (Male)	41.2	39.8	40.9
Average Age (Female)	40.5	40.7	42.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	500	6,657	11,472
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$51,945	\$51,885	\$54,895
Average House Value		\$184,861	\$197,039

2020 American Community Survey (ACS)



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