



AVAILABLE INLINE SHOP SPACE | RESTURANTS | RETAIL | BIG BOX



# PINE RIDGE MARKETPLACE

STATE ROUTE 69, PRESCOTT, AZ



PRESCOTT COMMERCIAL  
REAL ESTATE

PRESCOTTCOMMERCIALREALESTATE.COM

# Property Overview

**Pine Ridge Marketplace, established in 2002, is a contemporary regional shopping center that features a unique combination of an indoor traditional mall and an open-air lifestyle center, making it the only hybrid facility within a 100-mile radius.**

**The indoor area boasts approximately 133,000 square feet and includes 67 retail suites, with six dedicated to a welcoming food court, all beneath an impressive exposed beam ceiling. The outdoor lifestyle center complements this with 29 exterior-facing suites spread over approximately 192,000 square feet, set within beautifully landscaped surroundings.**

**This shopping destination accommodates a diverse mix of national, regional, and independent retailers, including well-known brands such as Michaels, Mattress Firm, Famous Footwear, Chico's, Bath & Body Works, and Spencer's, with major anchors like Dillard's, JC Penney, and Espire Sports. Its extensive variety and central location make it a vital community hub for the Quad City Area, encompassing Prescott, Prescott Valley, Chino Valley, Dewey-Humboldt, and beyond.**



# Property Summary

<b>AVAILABLE RANGE</b>	620 SF - 30,000 SF	<b>LEASE TYPE</b>	NNN
<b>ADDRESS</b>	3250 Gateway Blvd, Prescott, AZ	<b>LEASE RATE</b>	Negotiable

## ANNUAL VISITORS

## TENANT HIGHLIGHTS

- 1** Pine Ridge Marketplace trade area receive 6.2M annual visitors.
- 2** Texas Roadhouse receives 287K annual visitors, is in the upper 10 percentile for the chain.
- 3** Dillards receives 178K in annual visitors, ranking more than the national average.

Dillard's

Michael's

chico's



FAMOUS  
footwear



JCPenney

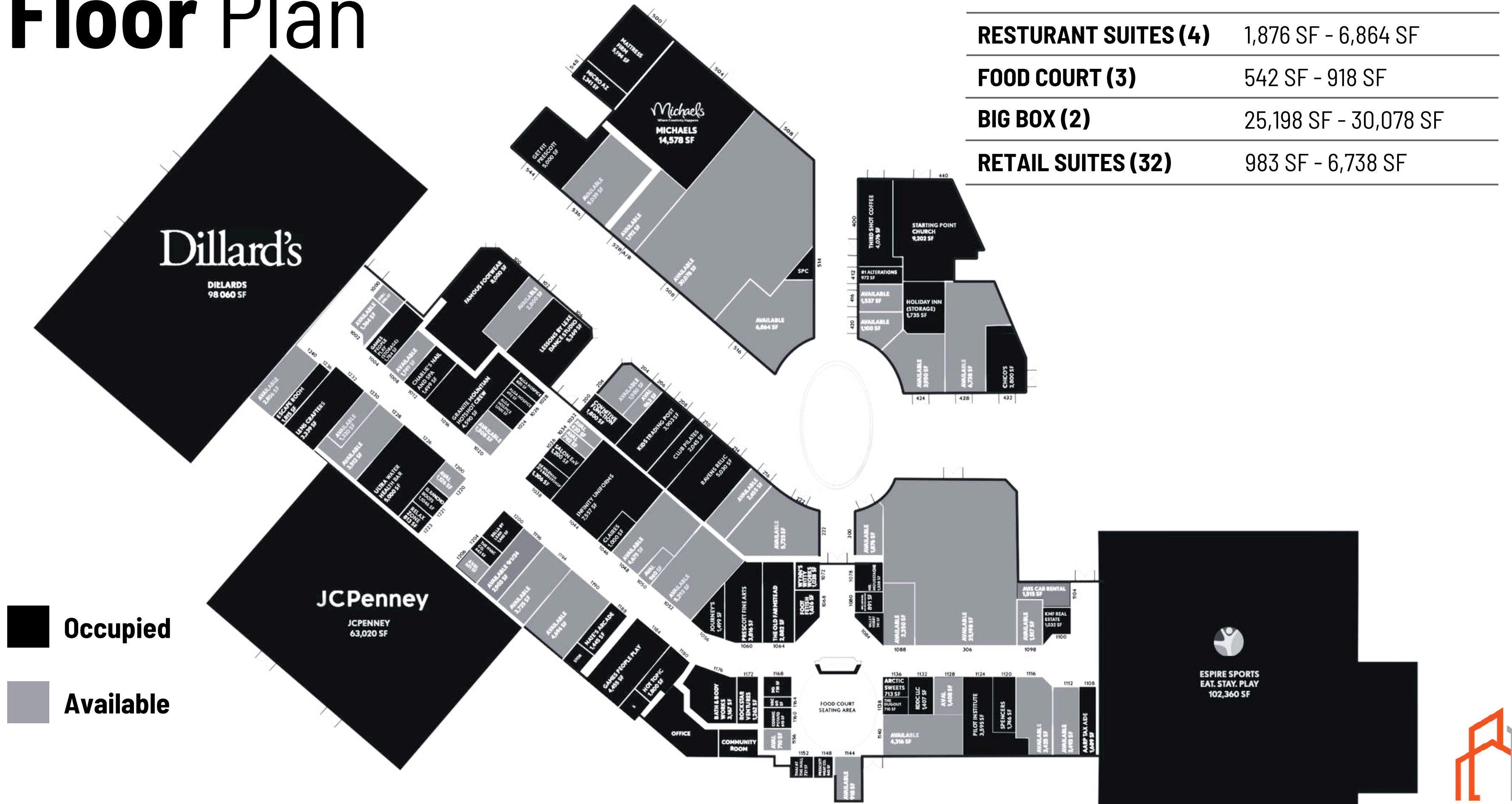
WILDFLOWER  
EAT. SIP. ENJOY.

Panera  
BREAD

Bath  
& Body  
Works



# Floor Plan



**Dillard's**  
DILLARDS  
98 060 SF

**JCPenney**  
JCPENNEY  
63,020 SF

**Michaels**  
MICHAELS  
14,578 SF



**ESQUIRE SPORTS**  
EAT. STAY. PLAY  
102,360 SF

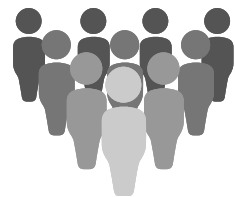


# Aerial Overview



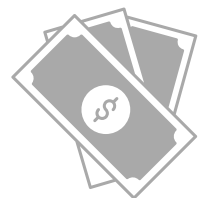
# Prescott, Arizona

No matter your industry, the City of Prescott offers a wealth of diverse consumer demographics and financial landscapes to support your business model. With a robust existing workforce spanning more than 15 industry verticals. In Prescott, you'll find a dedicated City Council and Chamber of Commerce that truly want you to succeed and will do whatever it takes to help you grow your business.



## RESIDENT POPULATION IN PRESCOTT, AZ - MSA

242,253 people - Third largest metropolitan area in AZ



## AVERAGE INCOME

\$77,000 - \$100,000



## "THIRD IN THE COUNTRY FOR JOB GROWTH AND ECONOMIC VITALITY"

-Wall Street Journal



# Demographics

From personal quality of life to thriving economics, business development and more, the City of Prescott and surrounding area is a wonderful place to work, live, and play.

Prescott is currently growing at a rate of 2.19% annually and its population has increased by 19.07% since 2010.

Prescott has become a mecca for business vitality, quality of life and offers a diverse community with economic opportunity for all.

## BASIC INFORMATION

**Founded:** 1864    **Incorporated:** 1883  
**Elevation:** 5,410 ft.    **Location:** Yavapai County

### Distance to major cities:

**Phoenix:** 102 miles    **San Diego:** 373 miles  
**Tucson:** 213 miles    **Los Angeles:** 379 miles  
**Las Vegas:** 252 miles

## POPULATION

	2010	2021 (est.)
Prescott	39,771	44,311
Yavapai County	210,899	235,099
State of Arizona	6,401,569	7,520,103

*Office of Economic Opportunity*

## PROPERTY TAX

	2010	2019
Elementary / High School	2.64	3.09
City / Fire District	2.05	3.05
Yavapai County	3.47	4.95
Totals (Yavapai County)	8.16	11.09

*Arizona Dept. of Revenue & Arizona Tax Research Foundation*

## SALES TAX / TRANSACTION PRIVILEGE TAX

Prescott	2.75%
Yavapai County	0.75%
State	5.60%

*Arizona Dept. of Revenue & Arizona Tax Research Foundation*

\* azcommerce.com

## LABOR FORCE

	2010	2021
Civilian Labor Force	93,223	102,861
Unemployed	9,302	6,026
Unemployment Rate	10.1%	5.5%

*Office of Economic Opportunity*

## WORKFORCE EDUCATION ATTAINMENT

	Count	Share
Less than high school	1,882	5.9%
High school or equivalent, no college	5,354	16.7%
Some college or Associate degree	12,387	38.5%
Bachelor's degree or advanced degree	12,519	38.9%

*American Community Survey*

## INDUSTRY (RATED BY EMPLOYMENT)

	Count	Share
Education, health care & social assistance	4,537	31.2%
Arts, entertainment, food & recreation services	1,893	13.0%
Professional, scientific, & administrative services	1,751	12.1%
Retail trade	1,592	11.0%
Public administration	916	6.3%
Finance, insurance & real estate	739	5.1%
Construction	721	5.0%
Other services, except public administration	712	4.9%
Transportation, warehousing, & utilities	653	4.5%
Manufacturing	552	3.8%
Information	203	1.4%
Wholesale trade	200	1.4%
Agriculture, forestry, fishing, hunting, & mining	53	0.4%



**EXCLUSIVELY LISTED BY PRESCOTT COMMERCIAL REAL ESTATE**



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**CALL US FOR ADDITIONAL INFORMATION**



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