



Flagstaff Drive-Thru PAD Opportunity with Milton Ave Exposure

FLAGSTAFF, ARIZONA 86001

FOR BTS OR GROUND LEASE



GATEWAY TO
DOWNTOWN
FLAGSTAFF

1.29

TOTAL AVAIL.
ACRES



HIGH TRAFFIC
COUNTS

I-40

EASILY
ACCESSED



GROWING
POPULATION

**Kidder
Mathews**

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2650 S. Beulah Blvd

SITE PLAN



PROPERTY HIGHLIGHTS

APN 103-24-010K

ACRES 1.29 total

HC highway commercial

APPROVED drive thru

REDEVELOPMENT

OWNER will lower site to grade of Olive Garden and Red Lobster with direct access on Beulah Blvd.

DARRELL DESHAW

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CHUCK WELLS

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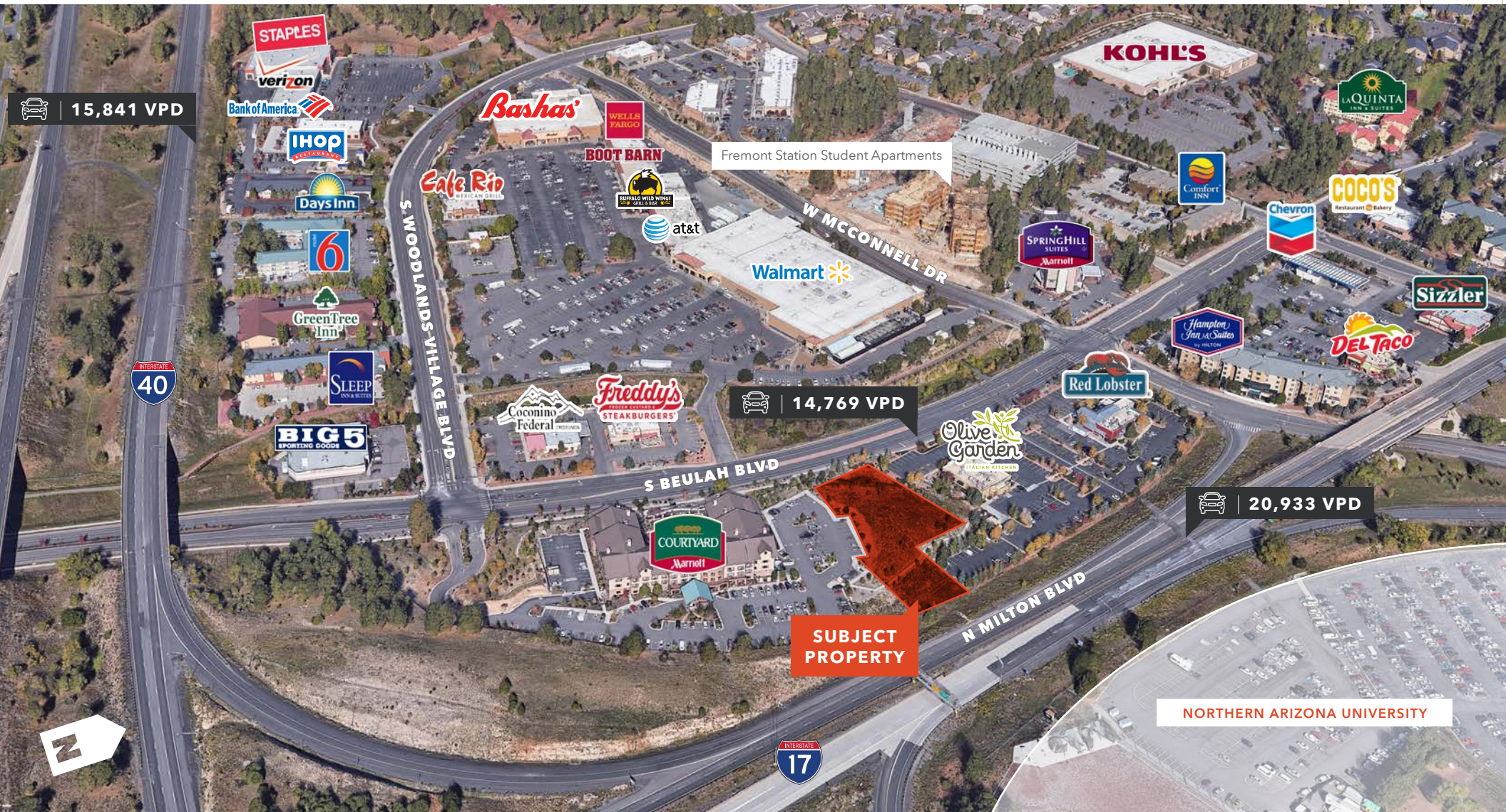
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RETAIL MAP



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AERIAL OVERVIEW

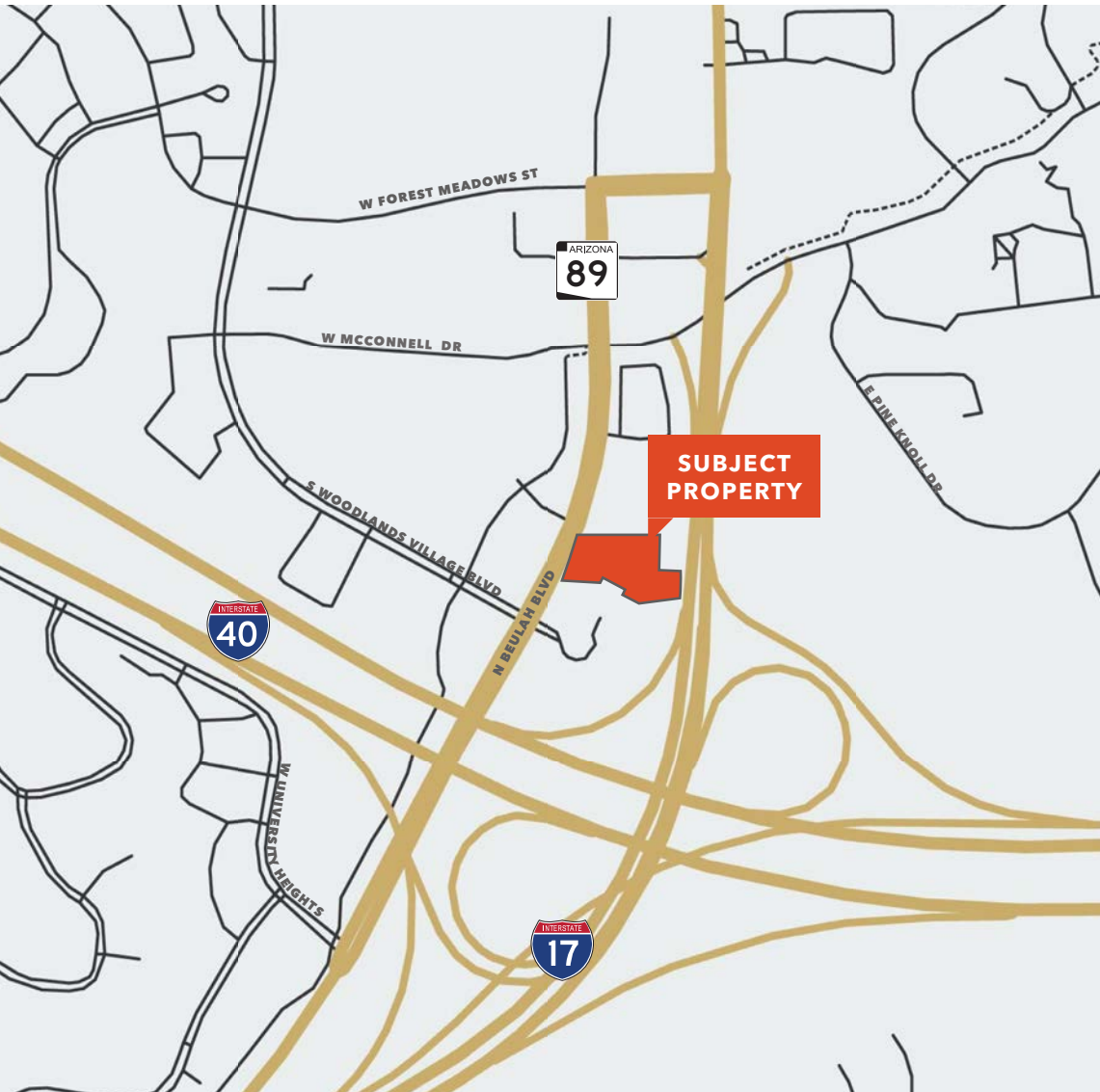


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DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2024 Projection	20,764	49,297	70,619
2019 Estimate	19,793	47,169	68,136
Growth 2019-2024	4.91%	5.51%	3.64%
Households			
2024 Projection	6,045	16,596	23,889
2019 Estimate	5,620	15,712	22,934
2019 Avg HH Income	\$49,790	\$64,681	\$68,432
2019 Med HH Income	\$32,343	\$47,056	\$53,647
Employment			
Daytime Employment	8,300	29,909	40,578

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LOCATION OVERVIEW

FLAGSTAFF, AZ

FOUR season tourist destination

GATEWAY to the Grand Canyon

REGIONAL retail center with 202,000 people within the trade area and loyal customer base

NEW scientific and high tech research and development industries have located to Flagstaff, broadening the economic base of tourism, government, education, and transportation.

SITUATED in the ponderosa pines at an elevation of approximately 7,000 feet, near the base of the San Francisco Peaks with over 29 parks and several outdoor recreational options.

NORTHERN ARIZONA UNIVERSITY

RESEARCH-LED public university with its main campus located in Flagstaff with more than 20 additional locations across Arizona

LARGEST number of employees at 3,393

OVER 30,000 students enrolled as of Fall 2019

RANKED 38 in best Undergraduate Engineering Program

NO. 1

AMERICA'S MOST UP AND
COMING CITY

18

MOST UNDERRATED CITIES
IN THE U.S.

20

BEST COLLEGE TOWNS IN
AMERICA



Downtown Flagstaff



Northern Arizona University

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