



## Property Highlights

- 925 SF – 5,000 SF former restaurant
- Only 1 Pad left
- $\frac{3}{4}$  of a miles from proposed 4 year university campus. (Approximately 6,000 students plus faculty.)
- Property is located at the intersection of two highways of regional significance.
- Easy access to both Hwy87 & Hwy 260

## Area Co-Tenants



## Contact

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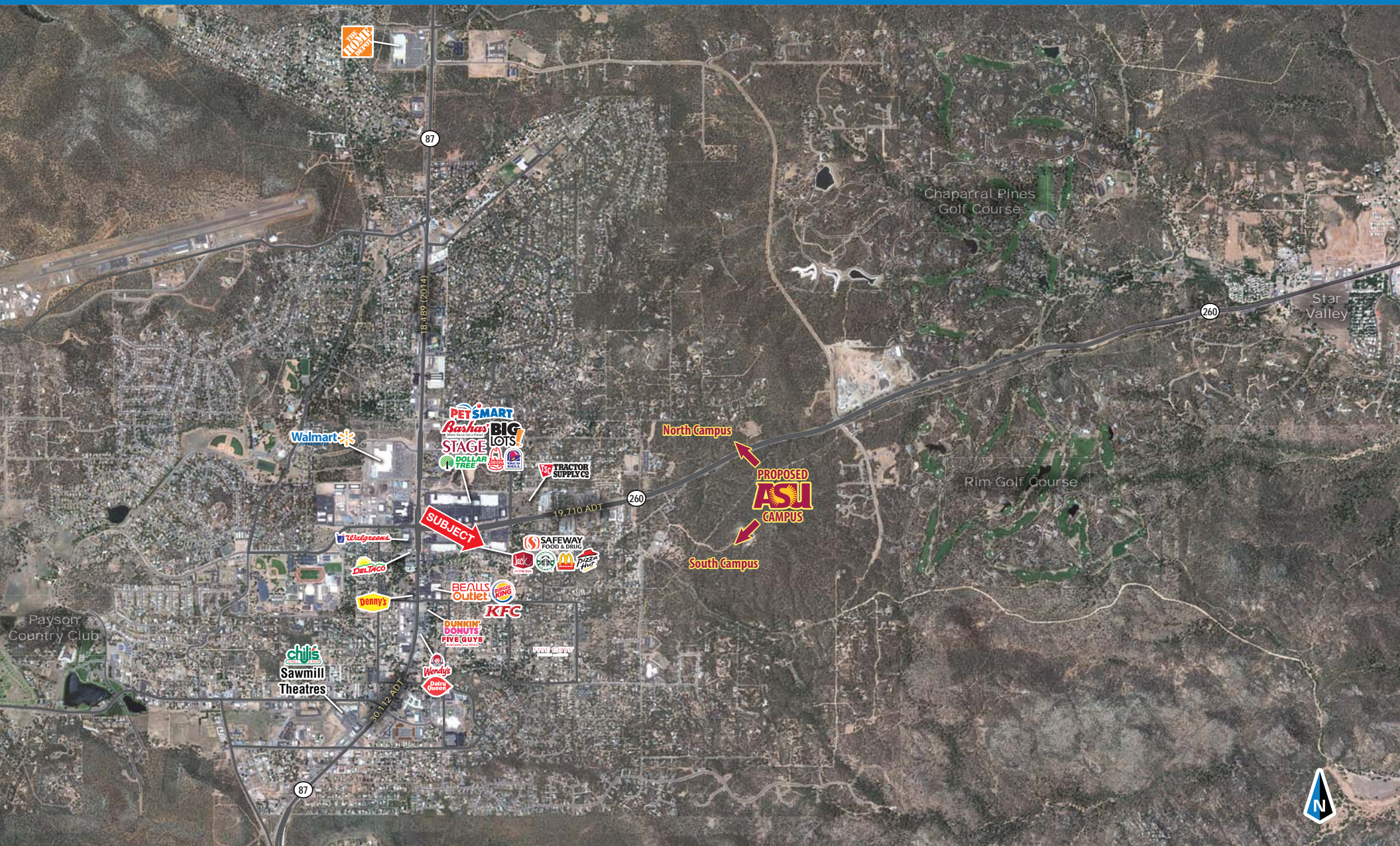




**WESTERN**  
RETAIL ADVISORS

# Payson Village

Northeast Corner Highway 87 & US 260 | Payson, Arizona



**WESTERN RETAIL ADVISORS**  
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

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SHOP	TENANT	SF
112	AVAILABLE	1,400
114	AVAILABLE	1,890
122	DEPT OF TRANSPORTATION	3,507
126	H&R BLOCK	2,101
128-130	SUBWAY	1,600
132	JJ'S BARBERSHOP	800
134	AVAILABLE	1,300
136	WOK EXPRESS	2,100
140	PAYSON HAIR COMPANY	1,386
142	BASHAS	53,305

SHOP	TENANT	SF
160	AVAILABLE	1,320
200	DOLLAR TREE	14,000
210	NATIVE GRILL & WINGS	5,000
212	AVAILABLE	925
214	VALLEY IMAGING	1,895
217-218	SEARS	6,011
230	STARBUCKS	2,400
234	QUIGTONE MUSIC	900
238	THE PIZZA FACTORY	3,250
240	PV SOAP	1,050

SHOP	TENANT	SF
242-245	TIME OUT	6,200
250	AVAILABLE	1,500
252	SUDDENLINK COMMUNICATION	1,700
254	CANYON STATE CREDIT UNION	3,200
300	FREDDY'S FROZEN CUSTARD	3,200
404	AVAILABLE	5,000
1	GOODWILL	15,000



	1 miles	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2018 Total Population	7,686	15,409	18,438
2023 Total Population	7,823	15,785	19,346
2018-2023 Annual Growth Rate	0.35%	0.48%	0.50%
2018 Median Age	54.2	56.1	56.1
<b>INCOME SUMMARY</b>			
Median Household Income	\$39,647	\$41,261	\$40,903
Average Household Income	\$54,359	\$56,182	\$56,478
<b>BUSINESS DATA</b>			
Total Businesses:	611	793	878
Total Employees:	5,751	7,137	7,788
Daytime Population:	10,864	17,085	19,945
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	12.3%	11.5%	11.6%
Bachelor's Degree	12.9%	14.9%	15.2%
Graduate/Professional Degree	8.5%	8.8%	9.1%
Percent of Population with Degrees	33.7%	35.2%	35.9%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	2,573	5,461	6,709
White Collar	54.3%	55.1%	54.2%
Services	25.4%	25.7%	26.6%
Blue Collar	20.3%	19.2%	19.2%
<b>HOUSEHOLD SUMMARY</b>			
2018 Households	3,423	6,987	8,543
2018 Average Household Size	2.18	2.16	2.17
2018 Average Family Size	2.80	2.70	2.70
2018 Median Home Value	\$213,989	\$215,417	\$214,888