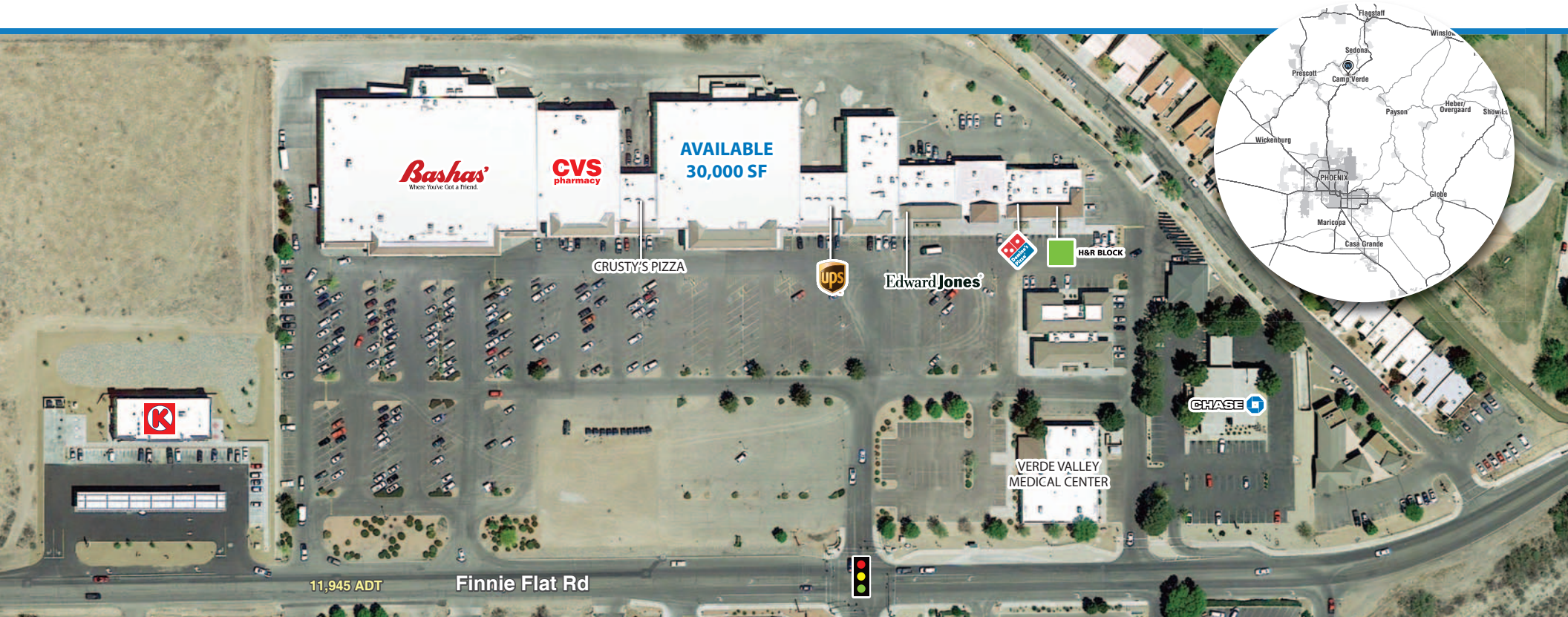




WESTERN
RETAIL ADVISORS

Verde Village

Northwest Corner Finnie Flat Road & Cliffs Parkway | Camp Verde, Arizona



Property Highlights

- Space available from 688 SF - 30,651 SF
- PAD available for sale - 57,500 SF
- Top producing Bashas' in the entire chain
- New 200 home subdivision immediately to the west

Intersection / Area Co-Tenants



Bashas'

CHASE 

Walgreens



Contact

JASON FESSINGER 602.368.1090
jfessinger@w-retail.com

KALEN RICKARD 602.931.4492
krickard@w-retail.com



**WESTERN
RETAIL ADVISORS**

Verde Village

Northwest Corner Finnie Flat Road & Cliffs Parkway | Camp Verde, Arizona



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

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



WESTERN
RETAIL ADVISORS

Verde Village

Northwest Corner Finnie Flat Road & Cliffs Parkway | Camp Verde, Arizona



SHOP	TENANT	SF
522-C	AVAILABLE	1,266
522-D	AVAILABLE	30,651
522-B2	AVAILABLE	912
522-B4	AVAILABLE	923
522-G1	AVAILABLE	4,173
522-G2	AVAILABLE	4,173

SHOP	TENANT	SF
522-K	AVAILABLE	1,408
452-A	AVAILABLE	1,716
452-E	AVAILABLE	1,224
452-L	AVAILABLE	854
452-M	AVAILABLE	688
PAD	AVAILABLE	57,500



	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	3,523	7,186	10,604
2023 Total Population	3,871	7,769	11,457
2018-2023 Annual Growth Rate	1.90%	1.57%	1.56%
2018 Median Age	44.4	49.6	47.6
INCOME SUMMARY			
Median Household Income	\$38,561	\$41,899	\$42,709
Average Household Income	\$47,228	\$54,325	\$56,749
BUSINESS DATA			
Total Businesses:	184	322	375
Total Employees:	1,800	2,943	3,650
Daytime Population:	4,052	7,400	10,281
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	5.4%	5.6%	6.1%
Bachelor's Degree	26.4%	18.8%	16.2%
Graduate/Professional Degree	6.5%	7.2%	6.5%
Percent of Population with Degrees	38.3%	31.6%	28.8%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	1,273	2,731	3,974
White Collar	53.3%	48.7%	48.1%
Services	30.0%	32.5%	29.9%
Blue Collar	16.9%	18.9%	22.0%
HOUSEHOLD SUMMARY			
2018 Households	1,447	2,958	4,172
2018 Average Household Size	2.42	2.42	2.43
2018 Average Family Size	3.03	2.95	2.94
2018 Median Home Value	\$180,077	\$190,405	\$188,968