

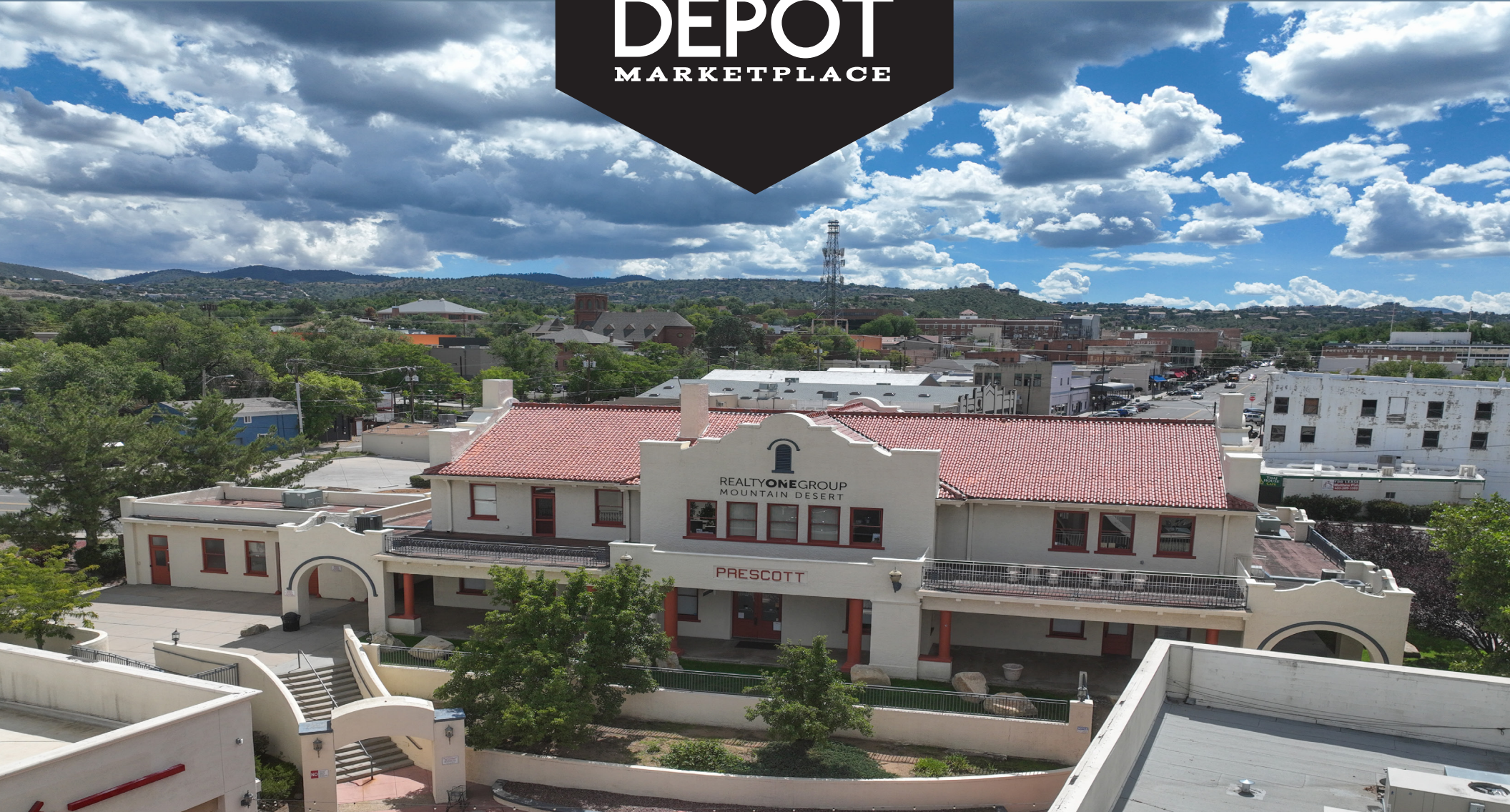
DOWNTOWN PRESCOTT'S



DEPOT

MARKETPLACE

SHOPPING DESTINATION



DEPOTMARKETPLACEPRESCOTT.COM



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ArizonaCommercial

R E A L E S T A T E

DEPOT MARKETPLACE IN GOOD COMPANY

Sprouts the only grocer in downtown Prescott.

Staples high-sales volume location.

Chipotle first and only location in Prescott!

Massage Envy draws with discretionary spending.

Panda Express high volume for dine-in and drive-thru.

Bikesmith Cyclery full service bike repair shop since 1947.

Berkshire Hathaway Home Services the Prescott office.

Verizon only store in the downtown hub, 4.7 star rating.

See's Candies only retail location in Prescott.

Streets of New York an Arizona favorite serving New York style pizza.

Walgreen's only drug store serving this protected hub.



PROPERTY HIGHLIGHTS

DEPOT MARKETPLACE



HUB

FOR LOCALS AND TOURISTS WITH 1,470 HOTEL ROOMS, B&B'S AND OVER 25 HEAVILY ATTENDED SIGNATURE EVENTS.



MAGNET

FOR QUALITY RETAILERS WITH OVER 30 RESTAURANTS WITHIN WALKING DISTANCE.



DOWNTOWN DENSITY

PROVIDES HIGHER RETAIL SALE POTENTIAL THAN SUBURBAN DESTINATIONS.



DAILY NEEDS COMPONENT

WITH THE CONVENIENCE OF A SHORT WALK FROM WHAT'S HAPPENING.



- + “Prescott is the 2nd best place to retire in the U.S.”- SMART MONEY/WALL ST. JOURNAL
- + “Third in the country (all metro areas) for job growth and economic vitality.” - INC MAGAZINE
- + “One of the Top 5 Places for Business.” - MONEY MAGAZINE
- + “Top 50 as one of Americas Best Green Places to Live.” - SPERLING’S





WHY PRESCOTT?

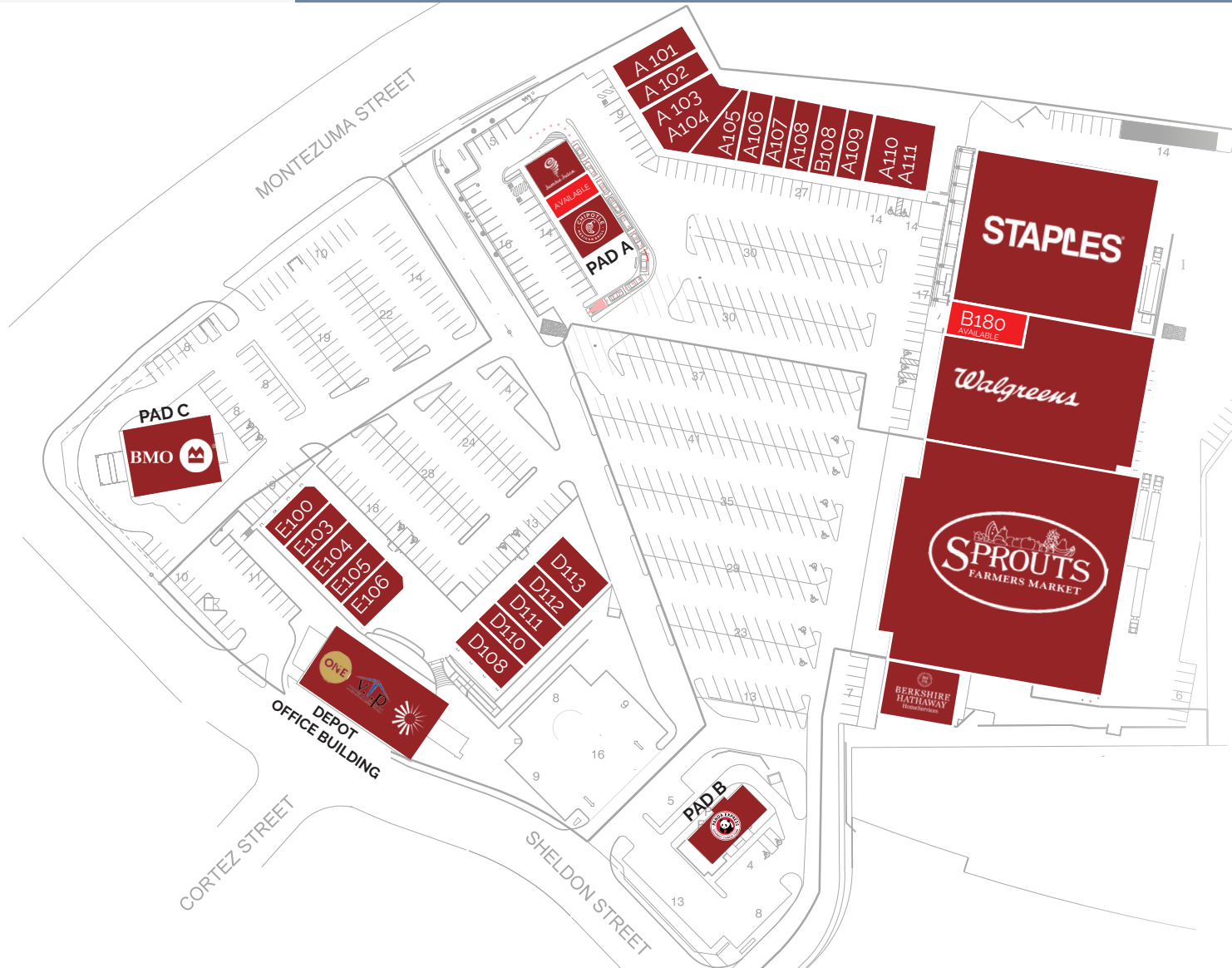
PRESCOTT DEFIES THE SEASONS AS A YEAR-ROUND DESTINATION!

Monthly and annual iconic events draw consistent foot traffic to Depot Marketplace.

- + **Solid Job Growth** at 2.2 % YE 2023
- + **Unemployment Rate** at 2.3% YE 2023
- + **Courthouse Square** is blocks away from Depot Marketplace
- + **Various** Colleges attract and keep the well-educated
- + **Retreat** for those escaping from the summer heat

SITE PLAN

Magnet for quality retailers and over 30 Restaurants in walking distance. Hub for local and tourist with 1,470 hotel rooms and B&B's and over 25 heavily attended events. Downtown Density provides higher retail sale potential than suburban. Strong Daily Needs Component with the convenience of a short walk from what's happening.



| Building A | Unit |
|------------------------|-----------|
| Landmark Title Agency | A101 |
| Circle of Life | A102 |
| Bikesmith Cyclery | A103-A104 |
| Canton Dragon | A105 |
| Personal Touch Jeweler | A106 |
| Cost Cutters | A107 |
| Framers Market | A108 |
| See's Candy | B108 |
| Warhammer | A109 |
| Tru Tan | A110-111 |

| Building B | Unit |
|------------|------|
| AVAILABLE | B180 |

| Building C | Unit |
|--------------------|------|
| Berkshire Hathaway | C100 |

| Building D | Unit |
|-----------------------|------|
| Streets of New York | D108 |
| Yogurtz - Swirl N Top | D110 |
| Uncle Buds Place | D111 |
| All Star Sports Cards | D112 |
| Verizon | D113 |

| Building E | Unit |
|--------------|------|
| Massage Envy | E100 |
| Realty One | E103 |
| Winn Nails | E104 |
| Subway | E106 |

| Pad A |
|--------------------------------|
| Jamba Juice / AVAILABLE |

| |
|----------|
| Chipotle |
|----------|

| Pad B |
|---------------|
| Panda Express |

| Pad C |
|-----------------|
| BMO Harris Bank |

| Majors | Address |
|-----------|----------------|
| Sprouts | 174 E. Sheldon |
| Walgreens | 178 E. Sheldon |
| Staples | 186 E. Sheldon |

| Depot Office Building | Unit |
|-------------------------|------|
| Stratos Wealth Partners | 105 |
| VIP Mortgage | 106A |
| Realty One | 200 |

EXCLUSIVE REPRESENTATION BY:



Dan Frederiksen, CCIM, CCLS, RENE

dan@arizonacommercial.net

928-583-2579



Nancy McClure

nancy.mcclure@cbre.com

520.323.5117



DEPOT

MARKETPLACE

100 E Sheldon Street Prescott, AZ 86301



@DEPOTMARKETPLACE

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REAL ESTATE

DEPOT MARKETPLACE

Whether you are a national retailer or a local tenant, we have permanent leasing opportunities for businesses of all sizes and categories. Our team of leasing professionals will partner with you to discuss the smartest options for growing your business and creating a financial foundation for success. Depot Marketplace offers a variety of leasing options for traditional retail, office, medical, and other uses.