

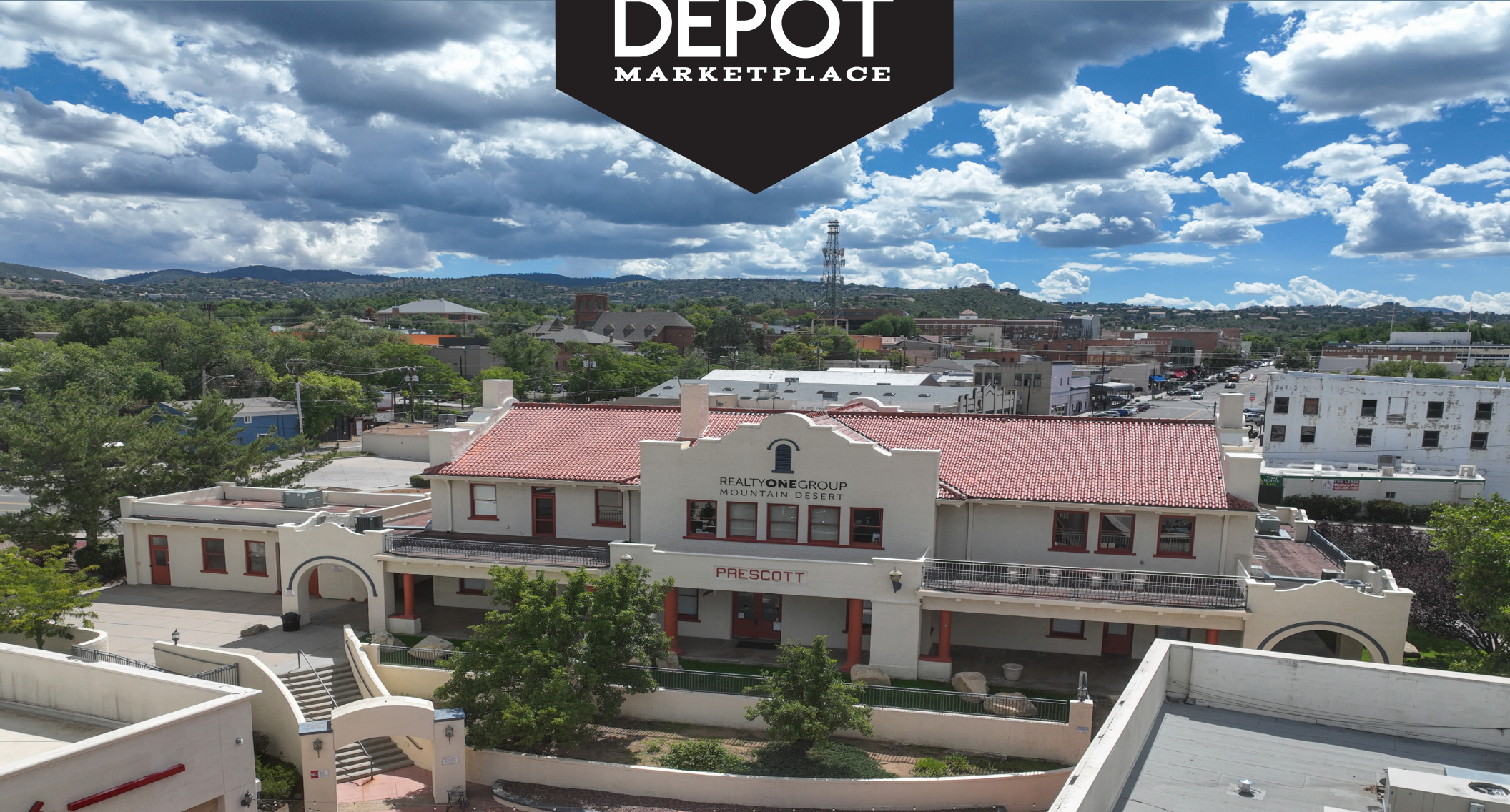
DOWNTOWN PRESCOTT S



DEPOT

MARKETPLACE

SHOPPING DESTINATION



DEPOTMARKETPLACEPRESCOTT.COM



@DEPOTMARKETPLACE



ArizonaCommercial

REAL ESTATE

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.



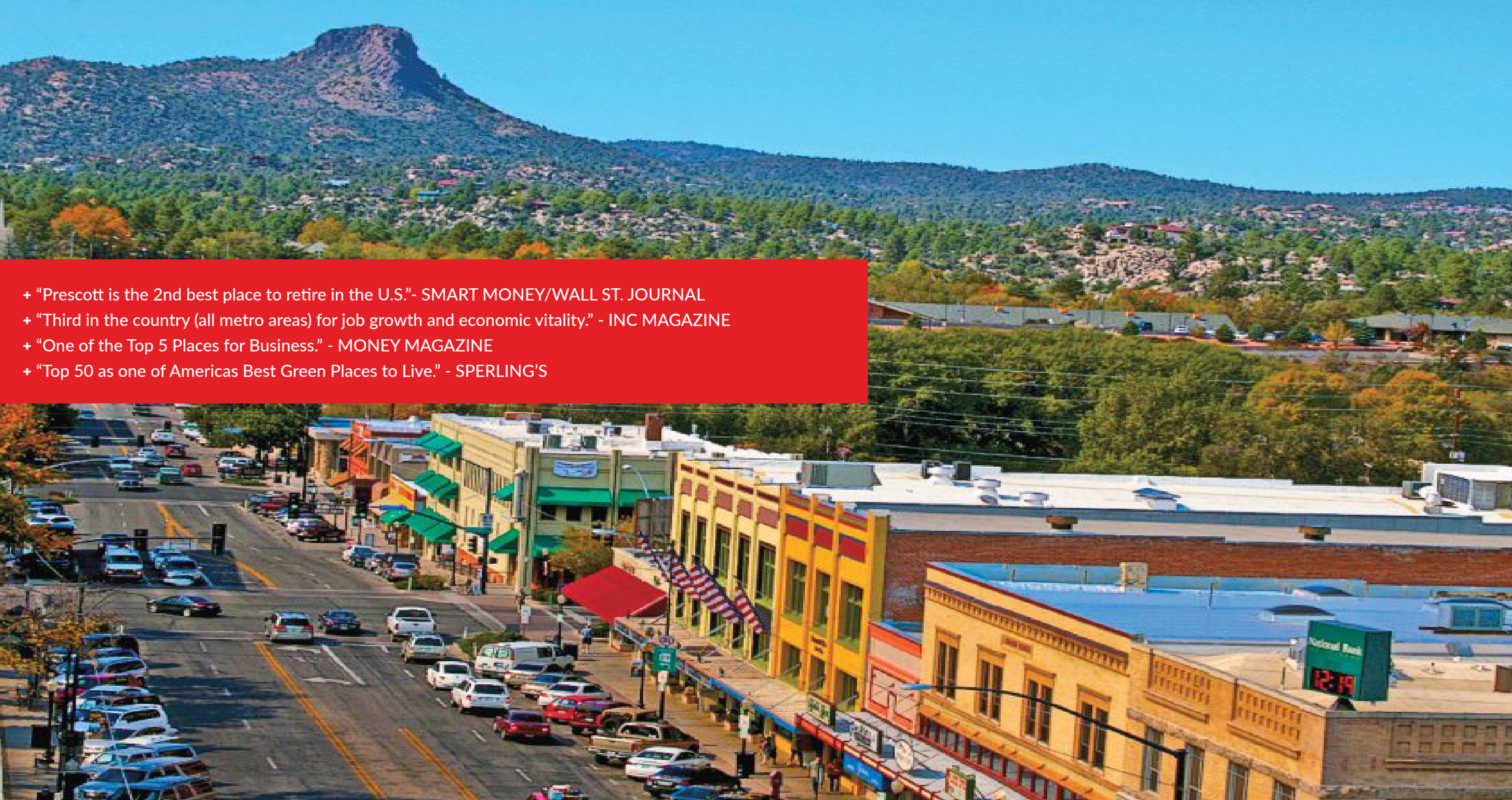
DOWNTOWN DENSITY

PROVIDES HIGHER RETAIL SALE POTENTIAL THAN SUBURBAN DESTINATIONS.



DAILY NEEDS COMPONENT

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



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

+ "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

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	A108B
Warhammer	A109
Tru Tan	A110-111

Building B	Unit
American Mattress	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 / Cinnabon / Chipotle

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

DEPOTMARKETPLACEPRESCOTT.COM



ArizonaCommercial

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.