# ASPEN PLACE AT THE SAWMILL =

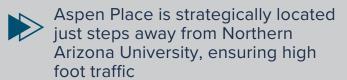
319 Regent St, Flagstaff, AZ

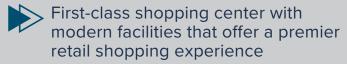


### **RETAIL AVAILABILITY**









>> Flagstaff is the largest city in Northern Arizona, with an additional 5,000 second-home owners

## **NOTABLE TENANTS**















## **MARKET OVERVIEW**

319 Regent St, Flagstaff, AZ



### **DEMOGRAPHICS**

#### **POPULATION**

<u>1 MILE</u> <u>3 MILE</u> <u>5 MILE</u> **16,902 57,680 74,659** 

#### **HOUSEHOLDS**

<u>1 MILE</u> <u>3 MILE</u> <u>5 MILE</u> **4,310 19,580 26,185** 

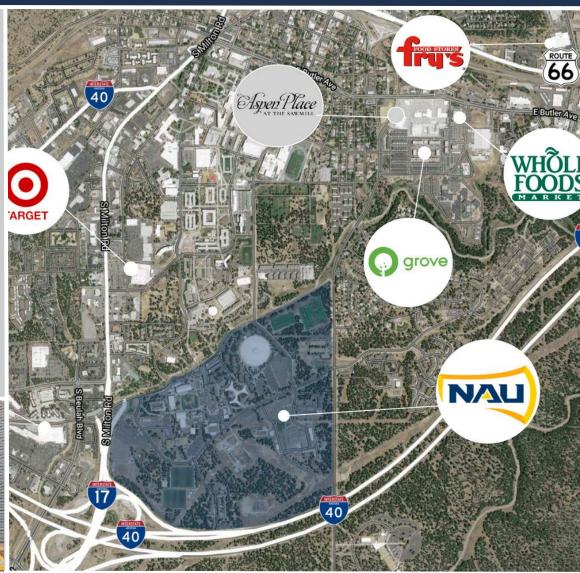
#### **AVERAGE HOUSEHOLD INCOME**

<u>1 MILE</u> <u>3 MILE</u> <u>5 MILE</u> **\$70,513 \$100,753 \$107,212** 

#### **TRAFFIC COUNT**

25,000+ VPD



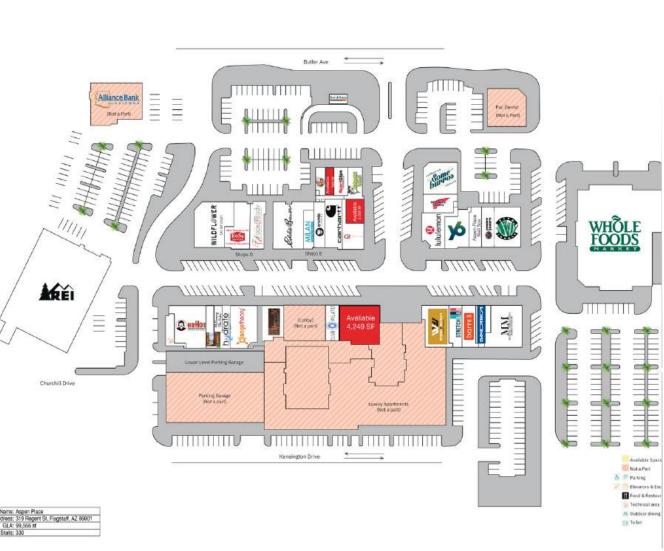




## SITE PLAN

319 Regent St, Flagstaff, AZ









# SITE PLAN

## 319 Regent St, Flagstaff, AZ



Tenant	SQFT	<u>Tenant</u>	SQFT
Whole Foods Market	24,774	Barre3	1,993
Recreational Equipment Inc	23,550	Red Wing Shoes	1,922
Wildflower Bread Company	4,895	Jimmy John's Gourmet Sandwiches	1,540
HuHot Mongolian Grill	4,734	Dynamic Capital	1,524
Eddie Bauer	4,706	Lenscrafters	1,470
Grimaldi's Pizzeria	4,249	Club Pilates	1,443
Majestic Marketplace	4,208	StretchLab	1,430
Orangetheory Fitness	3,400	Aspen Nail Salon	1,412
Pita Jungle Snowbowl	3,304	Ahipoki Bowl Arizona	1,403
Whisk & Whiskey	3,303	Lund Canyon Coffee	1,345
Someburros	3,250	Milan Laser	1,200
Bosa Donuts	2,943	Sports Clip Haircuts	1,200
YogaSix	2,659	Desert Hydrate	1,200
Carhartt	2,523	Vacant	1,000
Lululemon	2,508	Two Hands Fresh Seoul Corn Dogs	786
Chopstix Vietnamese Kitchen	2,236	Vacant	740
S&G Cycle	2,200	McSweeney - The Salon	650
Flagstaff Face & Body	2,040	Dutch Bros. Coffee	600



128,589

**Total**