



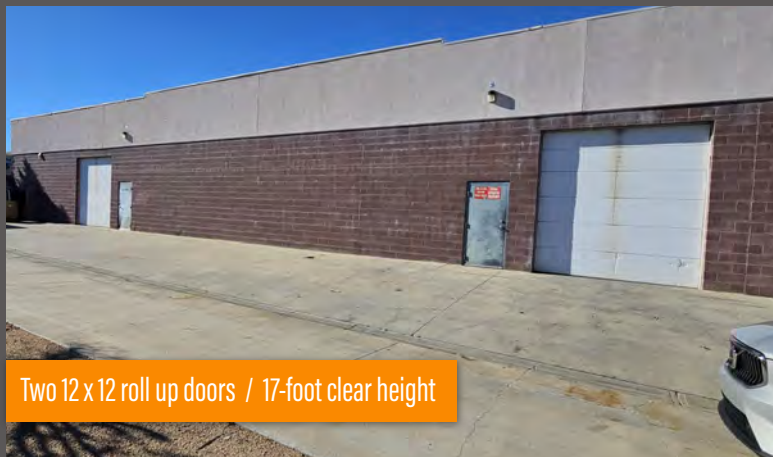
LOCATION! LOCATION! LOCATION!

6669 E 1st Street, Prescott Valley, AZ

**Position Your Business
for Success – Highway 69**

± 21,783 SF Retail Box for Lease

- \$19.75/SF NNN asking rent
- ±1.14 Acres Lot size
- 65 Parking spaces



High-Visibility Location in Prescott Valley's Established Commercial Corridor

Located in Prescott Valley's established Highway 69 commercial corridor, this ±21,783-square-foot retail/flex property offers businesses an opportunity to establish or expand their presence in a highly visible location.

With a 17-foot clear height, 65 parking spaces, prominent signage potential, and a new roof installed in 2025, the building offers a combination of functionality, accessibility, and visibility.

Surrounded by established national and regional retailers, the property is well positioned for businesses seeking a substantial footprint in one of Prescott Valley's primary commercial corridors.



Property Highlights:

- ±21,783 SF retail building
- C-1 zoning
- 17-foot clear height
- Two 12 x 12 roll up doors
- Ample power
- 65 parking spaces
- New roof installed in 2025
- Built in 2000
- ±1.14-acre parcel
- Building signage opportunity, subject to approval
- Convenient access from E. 1st Street

Location Advantages:

- Excellent visibility from Highway 69, connecting Prescott and Prescott Valley
- Located within an established retail and commercial corridor
- Nearby national retailers include Fry's, Sprouts, Walmart, Harkins, Home Depot, Hobby Lobby, Safeway, and others
- Convenient access for customers and employees throughout the Prescott Valley area
- Surrounded by complementary retail, service, and commercial businesses



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A Growing Market. An Established Retail Destination.

Prescott Valley offers businesses access to an established customer base, surrounding residential communities, and a concentration of national retailers along the Highway 69 corridor.

The property's location provides visibility to passing traffic and convenient access for customers throughout the Prescott and Prescott Valley area. Combined with the building's substantial square footage and flexible configuration, 6669 E. 1st Street presents an opportunity for businesses seeking to establish or expand their market presence.

Demographics:

	1 Mile	5 Miles	10 Miles
Population	4,599	53,007	116,349
Households	1,629	23,848	57,665
Avg Household Income	\$84,997	\$87,421	\$94,983
Total Daytime Population	4,669	20,663	52,809
Avg Household Size	2.6	2.3	2.2
Median age	39.4	48.2	54.0

Traffic Counts:

2026 Highway 69: 42,179 VPD

YOUR NAME HERE!



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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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