



# Frontier Village Shopping Center

*Central Arizona's Premier Retail Power Center · Prescott, Arizona*



Anchored by Home Depot, Target, Ross, Harbor Freight Tools, Petco, Office Max, Planet Fitness and Picture Show Entertainment 10 Screen Theatre. Frontier Village Shopping Center features an all-star cast of nationally and locally recognized brands.

Located at the intersection of State Highway 69 and Yav'pe Connector Road, Frontier Village Center sits at the market apex for Prescott, Prescott Valley, and Chino Valley, Arizona.

New traffic counts indicate approximately 44,000 CPD. Available space ranges in size from 633 to 110,580± s.f. including a ground lease pad.

As one of Prescott largest employers, the Yavapai-Prescott Indian Tribe ("YPIT") owns and manages a growing portfolio of Central Arizona's most highly regarded real estate and business enterprise network.

YPIT owns and operates both Bucky's Casino and Yavapai Casino. In Fall 2014 YPIT will break ground on a brand new Casino & Resort project adjacent to Frontier Village Center on a 12 acre parcel on the NE corner of Highway 69 and Yav'pe Road providing direct access to the Frontier Village Shopping Center. YPIT also owns the Prescott Resort & Conference Center located next to Frontier Village Center.

Our Real Estate & Property Management Team is located on site to provide our tenants with prompt and professional services.

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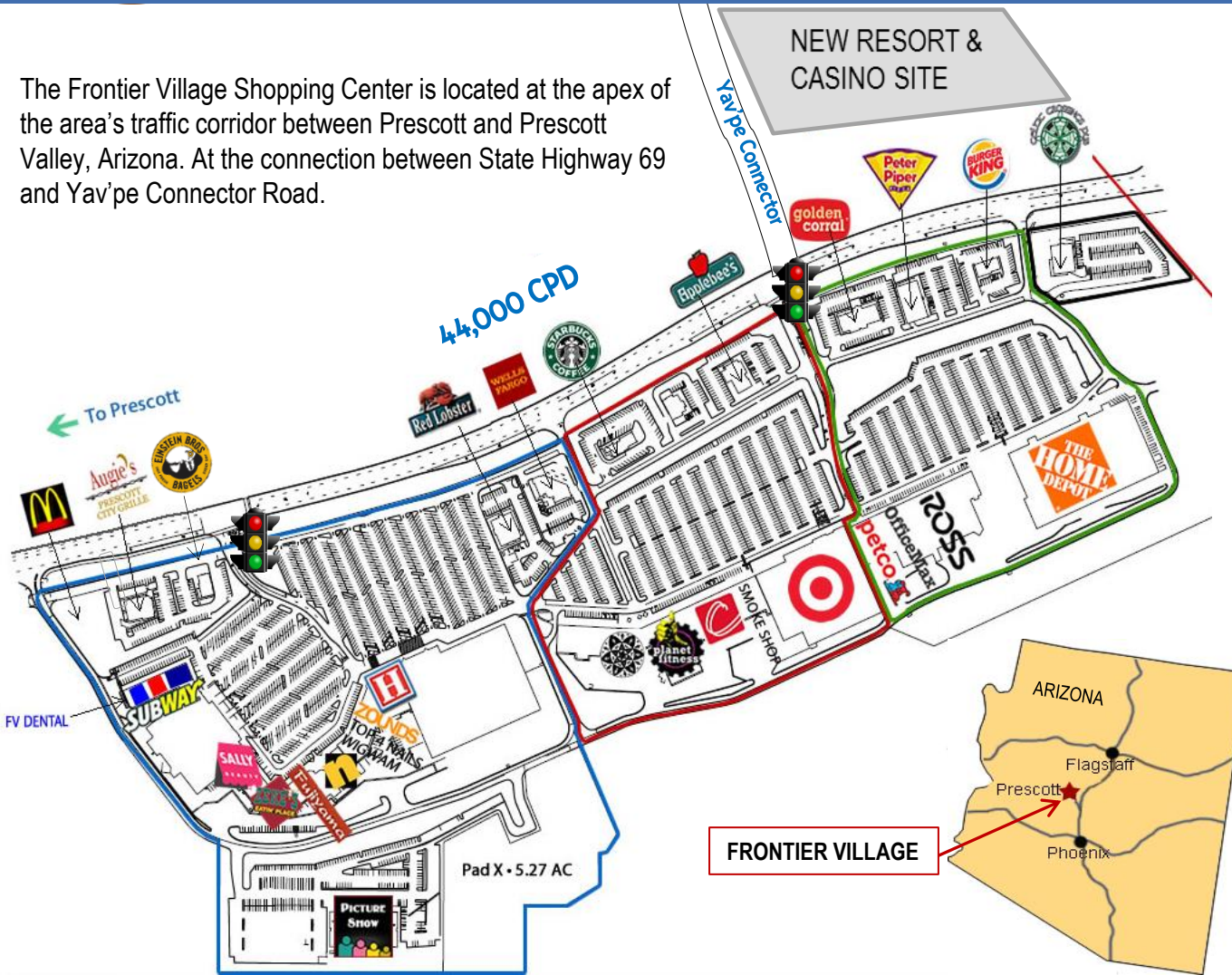
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[www.Frontier-Village.com](http://www.Frontier-Village.com)



# Frontier Village Shopping Center

Central Arizona's Premier Retail Power Center · Prescott, Arizona

The Frontier Village Shopping Center is located at the apex of the area's traffic corridor between Prescott and Prescott Valley, Arizona. At the connection between State Highway 69 and Yav'pe Connector Road.



- Property Type: Retail Shopping Center
- Property Sub-type: Power Center
- Gross Leasable Area: 680,400 SF
- No Real Estate Taxes
- NN Expenses: \$2.65
- Anchor Tenant 1: Home Depot
- Anchor Tenant 2: Target
- Anchor Tenant 3: Ross
- Space Available: 633-110,580 SF
- New Pad Sites Available
- TI Allowances: Negotiable

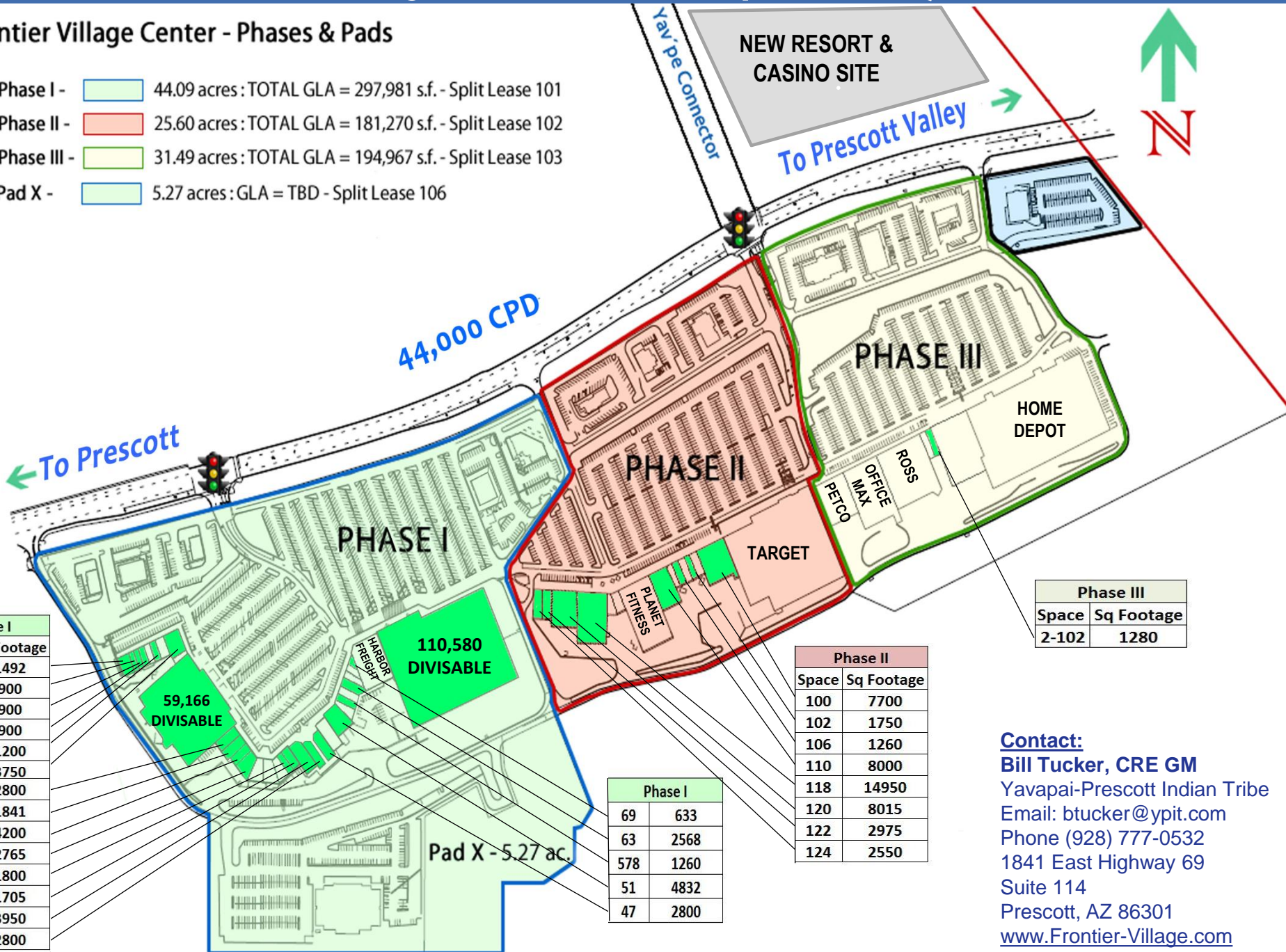
Population	
Market Service Area	123,260
3 Mile	24,939
5 Mile	45,480
Average HH Income	\$64,787
Median Age	45
Median Home Value	\$281,000

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# Frontier Village Center Available Spaces • July 2014

## Frontier Village Center - Phases & Pads

- Phase I -  44.09 acres: TOTAL GLA = 297,981 s.f. - Split Lease 101
- Phase II -  25.60 acres: TOTAL GLA = 181,270 s.f. - Split Lease 102
- Phase III -  31.49 acres: TOTAL GLA = 194,967 s.f. - Split Lease 103
- Pad X -  5.27 acres: GLA = TBD - Split Lease 106



Phase I	
Space	Sq Footage
1	1492
3	900
5	900
7	900
11	1200
19	3750
27	2800
28	1841
31	4200
33	2765
39	1800
41	1705
43	3950
45	2800

**110,580 DIVISIBLE**

**59,166 DIVISIBLE**

**Pad X - 5.27 ac.**

Phase I	
Space	Sq Footage
69	633
63	2568
578	1260
51	4832
47	2800

Phase II	
Space	Sq Footage
100	7700
102	1750
106	1260
110	8000
118	14950
120	8015
122	2975
124	2550

Phase III	
Space	Sq Footage
2-102	1280

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