Available for Sale or Lease

CBRE

7622 E State Route

Prescott Valley, AZ

Developed by:

LAUNCH DEVELOPMENT GROUP



Property Description

Property Address	**7622 E State Route 69 Prescott Valley, AZ**		
Building Size	**±2,886 SF**	**Year Built**	**2001**
Total Land Area	**±36,155 SF**	**Zoning**	**C2, City of Prescott Valley**
Date Available	**End of August 2025**	**Parcel**	**103-02-732D**

Highlights

High traffic location with Hwy 69 frontage in Safeway anchored shopping center with no restaurant type restrictions

Traffic Counts:
AZ 69: ±35,794 VPD
Lake Valley Rd: ±15,015 VPD
Source: CoStar

Drive-Thru Restaurant

Monument Signage

Demographics

Demographic Comprehensive	±1 Mile	±3 Miles	±5 Miles
2024 Population - Current Year Estimate	4,964	39,966	57,702
2029 Population - Five Year Projection	5,458	44,946	66,185
2024 Households - Current Year Estimate	2,239	16,551	24,740
2029 Households - Five Year Projection	2,499	19,035	28,905
2024 Average Household Income	$59,969	$88,401	$89,863
2029 Average Household Income	$72,593	$107,058	$107,851
2024 Daytime Population	11,205	36,861	51,889

Source: ESRI


Jack
in the box


Jack
in the box




Jack
in the box
Jack
in the box


N
Not to Scale
N Glassford Hill Rd
N Lake Valley Rd :: ±15,015 VPD
N Windsong Dr
Florentine Rd
Pav Way
±35,794 VPD
69
SITE
Walmart
Great Clips
verizon
KOHL'S
SALLY
Edward Jones
ROBEKS
Fry's
Casa Perez
Foothills Bank
Jersey Mike's SUBS
FIVE GUYS
park collective
Rosa's
InTheGame
COLT Grill
RAFTER ELEVEN
Harkins THEATRES
SONIC
Wendy's
IHOP
MOD PIZZA
Hampton Inn & Suites
CANTON DRAGON
BOOT BARN
O'Reilly AUTO PARTS
Pizza Hut
Bank of America
Walgreens
OneAZ
DELTACO
National Bank
BatteriesPlus
ACE Hardware
DISCOUNT TIRE
Dignity Health
LIQUOR BARN
tropical CAFE
PRUITT'S FINE FURNITURE
Goodwill
PNC BANK
SAFEWAY
FAMILY DOLLAR
ups
metroPCS
NextCare URGENT CARE
CHASE
CVS pharmacy
jiffy lube
SUBWAY
T-Mobile
BIG O TIRES
Arby's
BURGER KING
TACO BELL
KFC
WELLS FARGO
McDonald's
NAPA AUTO PARTS
Denny's

Prescott Valley, AZ

Discover the vibrant community of Prescott Valley, AZ, where stunning natural landscapes meet a thriving local economy. Whether you're seeking outdoor adventures in the nearby Bradshaw Mountains or enjoying the family-friendly amenities in town, Prescott Valley offers something for everyone. With a growing real estate market, excellent schools, and a rich cultural scene, it's the perfect place to call home. Explore our local businesses and events that foster a strong sense of community while taking advantage of the beautiful Arizona climate. Experience Prescott Valley—where adventure and opportunity await!



Contact Us

Max Bippus
Senior Vice President
+1 602 735 5518
max.bippus@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE