



**COLDWELL
BANKER
COMMERCIAL**
NORTHLAND

THE STANDARD AT FLAGSTAFF

\$22.00 SF/yr (NNN)

824 W. Route 66
Flagstaff, AZ 86001

AVAILABLE SPACE
1,427-4,700 SF

FEATURES

- Build to suit
- Over 750 residential apartments above
- Exclusive covered retail parking
- Fronts Route 66
- Competitive terms



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FOR LEASE

CBCWORLDWIDE.COM

RETAIL

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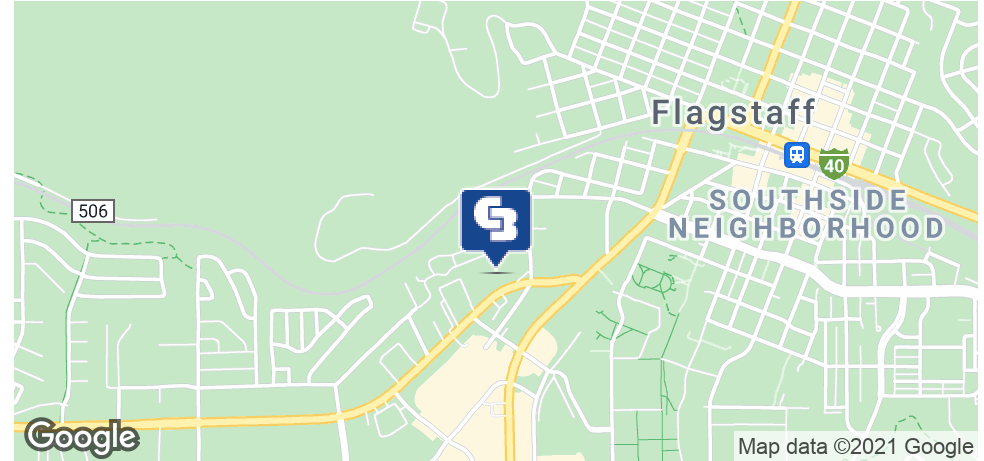
**COLDWELL BANKER COMMERCIAL
NORTHLAND**
5200 E. Cortland Blvd, Suite D3, Flagstaff, AZ 86004
928.526.5309



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LEASE



OFFERING SUMMARY

Available SF:	1,427-4,700 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Lot Size:	4.8 Acres
Year Built:	2018
Building Size:	16,000 SF
Zoning:	HC
Market:	Northern Arizona
Submarket:	Northern Arizona University

PROPERTY OVERVIEW

What if you were presented with the opportunity to open your business knowing that there were over 750 residential rooms occupied right above and beyond your front door?! Commercial retail, restaurant, and/or office space is now available on the ground level of The Standard at Flagstaff. With five suites leased and under construction, there is approximately 4,700 sf remaining that be divided according to need with the added potential for a build to suit. From 1427 sf to a contiguous 4,700 sf, the flexibility and visibility is yours for the taking. Not to mention over 70 exclusive retail parking spaces! Current gray shell condition, bring in a vision and let's make your business thrive and shine in this ideal location. Current tenants include: Urban Shave, Wallick and Volk Mortgage, Elevated Salads, Evolve Physical Therapy, and Brown Bag Burger. Flexible terms, submit via LOI.

PROPERTY HIGHLIGHTS

- Build to suit potential, vanilla shell dedicated
- Over 750 residential apartments above
- Exclusive covered retail parking
- Fronts Old W. Route 66
- Competitive terms with TI allowance
- As of the 2021-22 school year, residential units are leased at 95% occupancy
- Five actively leased suites adding extra synergy including food, fitness, office and upscale barbershop

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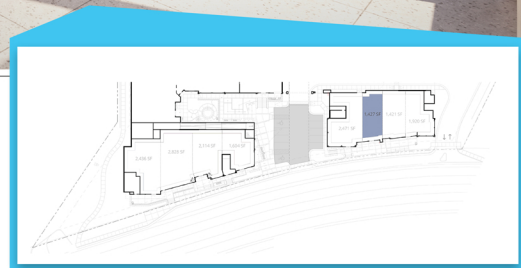
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SKYLINE INK
ANIMATORS • ILLUSTRATORS

824 West Rt. 66 • Flagstaff, Arizona

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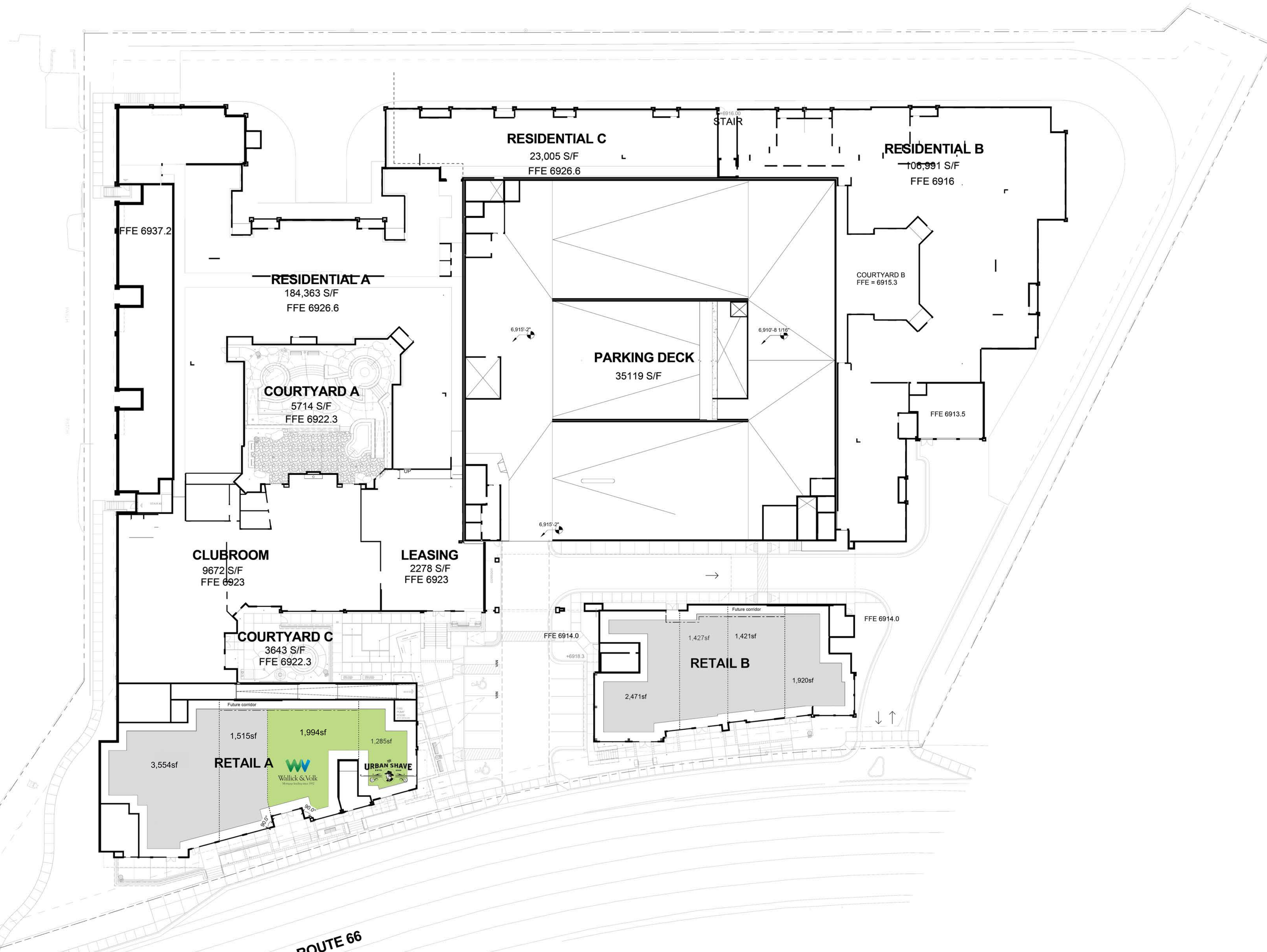


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PROJECT #: 115007.00
 DRAWN BY: BB, DS, AR
 CHECKED BY: BM, KR

NILES BOLTON ASSOCIATES

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- Leased
- At Lease
- LOI
- Available

No.	Description	Date
	DESIGN DEVELOPMENT	04/17/15
	50% CONSTRUCTION SET	06/05/15
	PERMIT SET	08/26/15
	90% CONSTRUCTION SET	04/14/16
1	PLAN REVIEW COMMENTS	05/24/17
3	GENERAL REVISIONS	05/24/17
8	REVISION 8 DRAFT	xxxx/18

This drawing, as an instrument of service, is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION.

This contract allows the owner to certify and approve billings and estimates for progress payments within 25 days after the billings and estimates are received from the contractor, for release of retention within 25 days after the billings and estimates are received from the contractor, and for final payment within 25 days after the billings and estimates are received from the contractor.

The Standard @ Flagstaff
 Flagstaff, Arizona
 Landmark Properties

THIS SITE PLAN IS A DIAGRAM INDICATING GENERAL BUILDING INFORMATION ONLY. SEE CIVIL DRAWINGS FOR DETAILED SITE INFORMATION ONLY.

PLAN 1 SITE PLAN
 1" = 20'-0"

SHEET TITLE
 ARCHITECTURAL KEY SITE PLAN

SHEET NUMBER

A0.90
 REVISION 8 DRAFT
 08/26/2015





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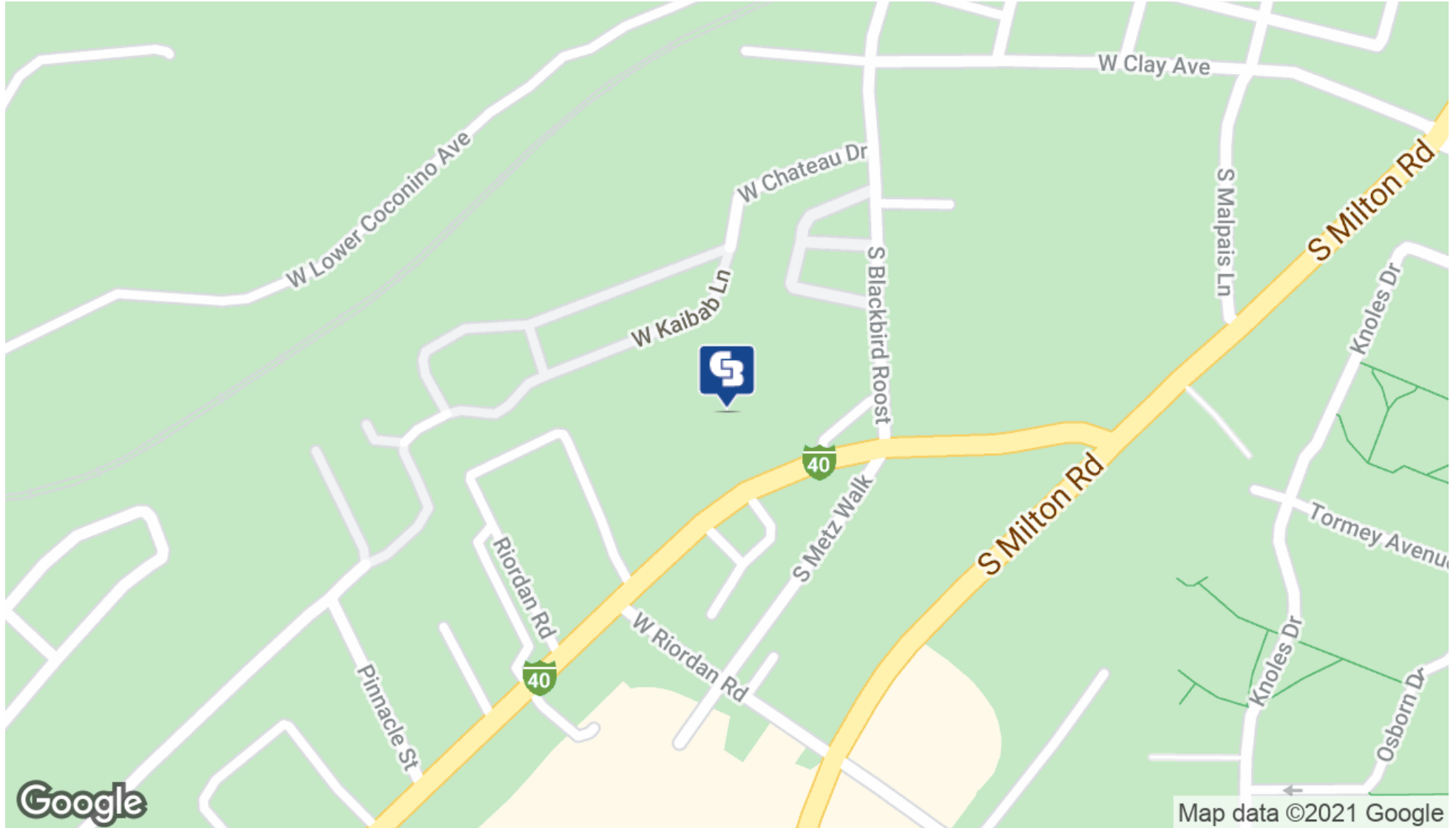
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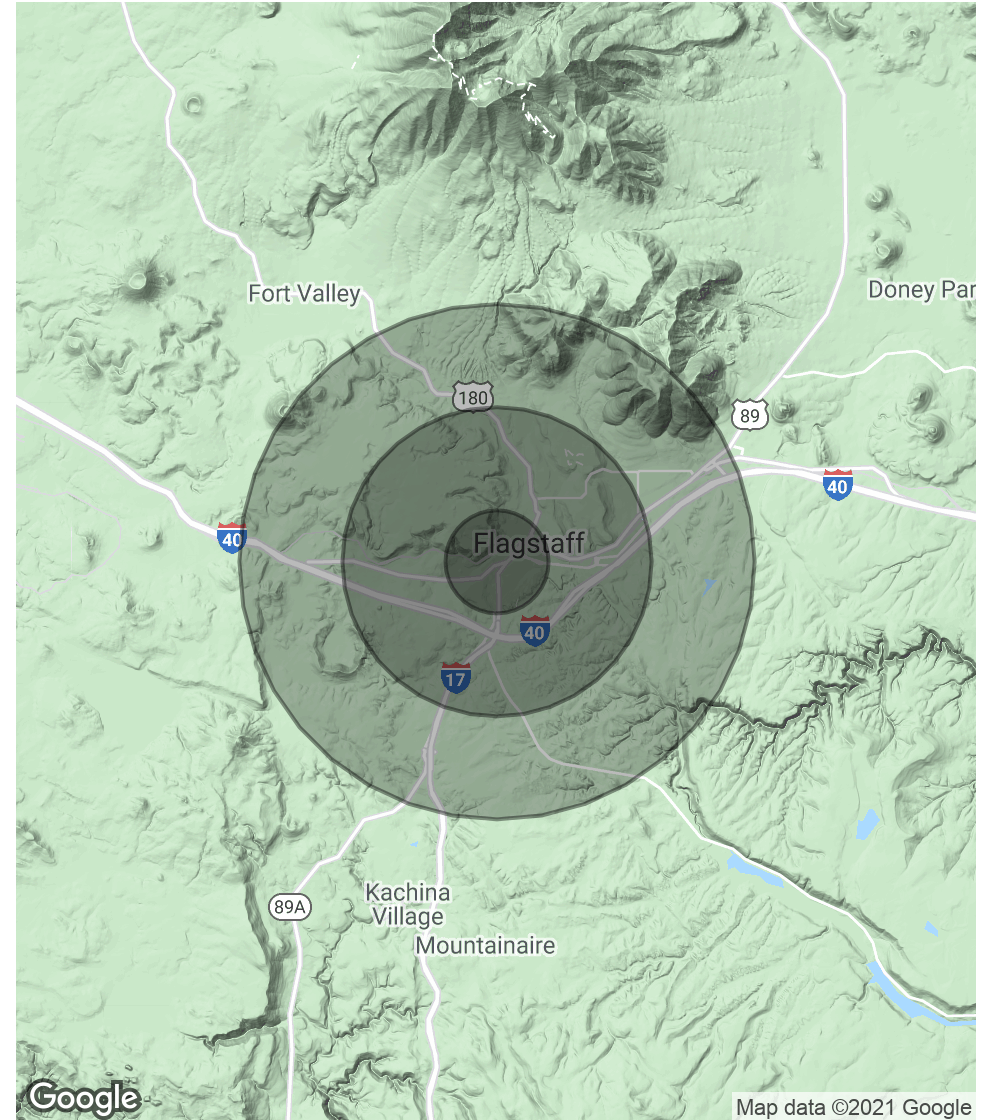
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,093	41,004	66,671
Average age	23.3	27.1	28.3
Average age (Male)	23.7	27.6	28.3
Average age (Female)	23.0	27.1	28.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,195	13,270	22,962
# of persons per HH	4.1	3.1	2.9
Average HH income	\$43,030	\$57,883	\$60,494
Average house value	\$249,751	\$333,377	\$334,454

* Demographic data derived from 2010 US Census



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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

Acquisition and Disposition

Capital Services & Investment Analysis

Construction Management

Corporate Services

Distressed Assets

Relocation Services

Market Research & Analysis

Property & Facilities Management

Startups & Small Business

Tenant Representation

Landlord Representation

167

Companies

Presence in

42

Countries

2,756

Professionals

6,005

YE Sales Transactions

\$4.8 billion

Sales Volume

5,507

YE Lease Transactions

\$1.3 billion

Lease Volume

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