



Habitat Building

425 North Beeline Highway (AZ 87), Payson, AZ

Freestanding Building For Lease

\$12.00 NNN



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The subject property is a rare freestanding retail building in Payson with its own parking lot and a receiving area on the south side. This property is the only one of its type currently available in Payson.

The building is currently occupied by Habitat for Humanity ReStore. They will vacate the property with advance notice to be agreed upon once a new lease for the property has been executed. It is expected that they will request 60 days to vacate.

The property is just north of the very busy intersection of the Beeline Highway (AZ 87) and Highway 260 in the heart of the Payson retail business core. Walmart, the busiest retail store in Payson, is just south of the property and across the street. Many other major retailers are located close to the property.

Located only a quick and very scenic hour and a half drive from Phoenix, Payson offers a cool and relaxed retreat in the pines. At 5,000 feet of elevation, the weather is much milder than Phoenix and is usually 10-15 degrees cooler than Phoenix. A beautiful, relatively new four lane highway connects Phoenix to Payson. Major retailers like Walmart, Home Depot, Safeway, Basha's, PetSmart, Goodwill, Dollar Tree, Big Lots, Big 5 Sporting Goods, Tractor Supply & a new Harbor Freight, as well as all the big chain fast-food restaurants are located in Payson. Some of these restaurants are rumored to be the highest volume stores in Arizona. On summer weekends, the highways in and out of Payson are extremely busy since Payson is the first stop for people headed north in Arizona. The demographics are not representative of how busy Payson is due to tourist traffic, trucking and part-time residents. Payson is a busy gateway hub to northeast Arizona towns and recreation spots.

Payson has enjoyed a huge economic boom in the past two years. Many home values have doubled in this short time based on demand from people moving here or buying second homes.

## Proposed Lease Terms

Lease Rate:	\$12.00/SF
Lease Type:	Triple Net- tenant is responsible for all operating expenses
Minimum Term:	5 years
R.E. Taxes (2021):	\$16,756.76
Possession:	By agreement with the current tenant (+- 60 days)

## Property Overview

Building Area:	9,014 sq. ft.
Parcel #:	304-02-015M
Zoning:	C-2, City of Payson
Land Area:	52,708 sq. ft. (1.21 acres)
Owned Parking:	33 spaces (3.6 per 1,000)
Year Built:	2004

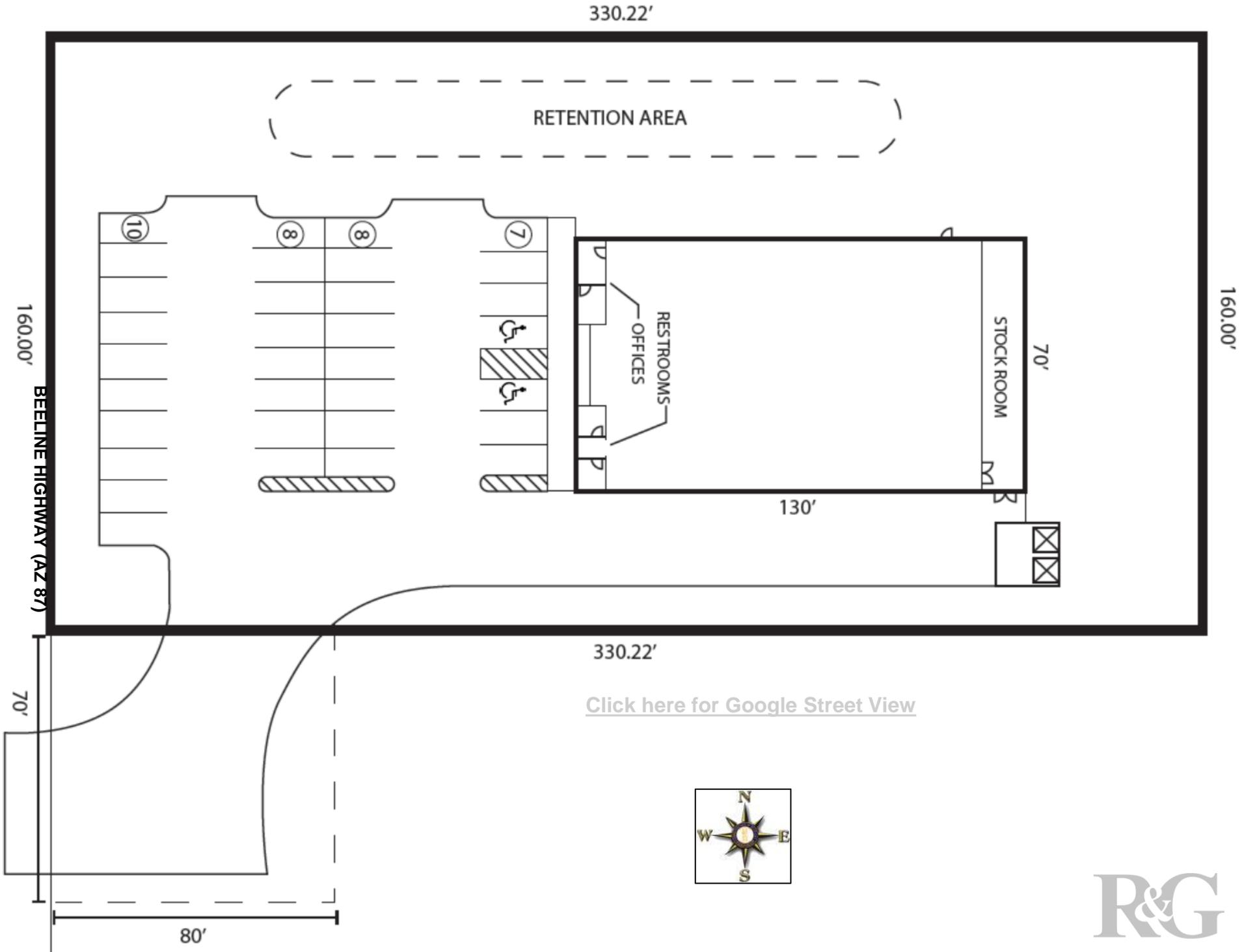
## Demographics (2022)

	1-mile	3-miles	5-miles
Population:	6,254	17,726	21,719
Avg. Household Inc.:	\$58,725	\$63,786	\$64,709
Total Households:	2,804	7,622	9,239

Complete demographics are available upon request.

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Tenant must verify this information and bear all risk for inaccuracies.





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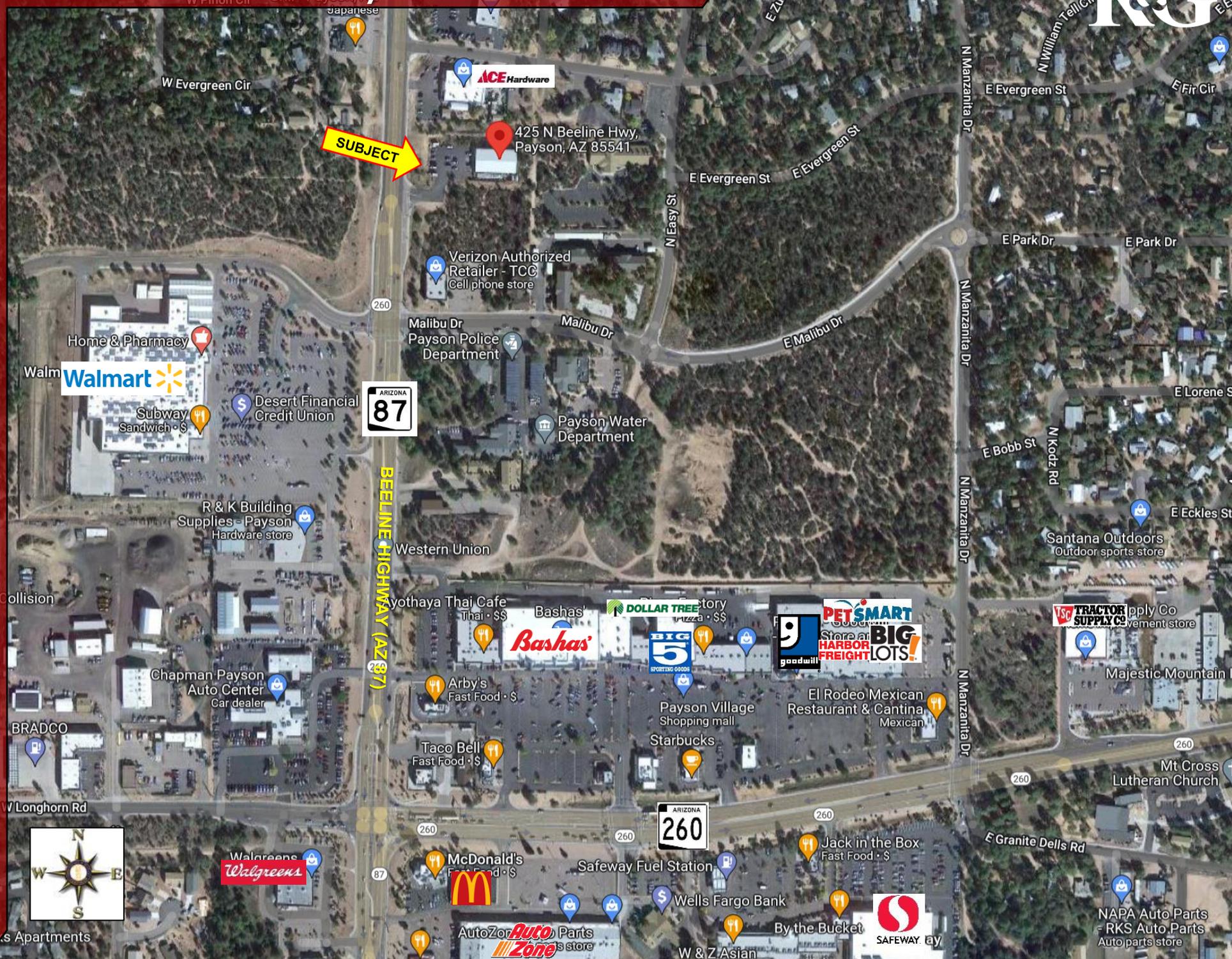
## AERIAL PHOTO

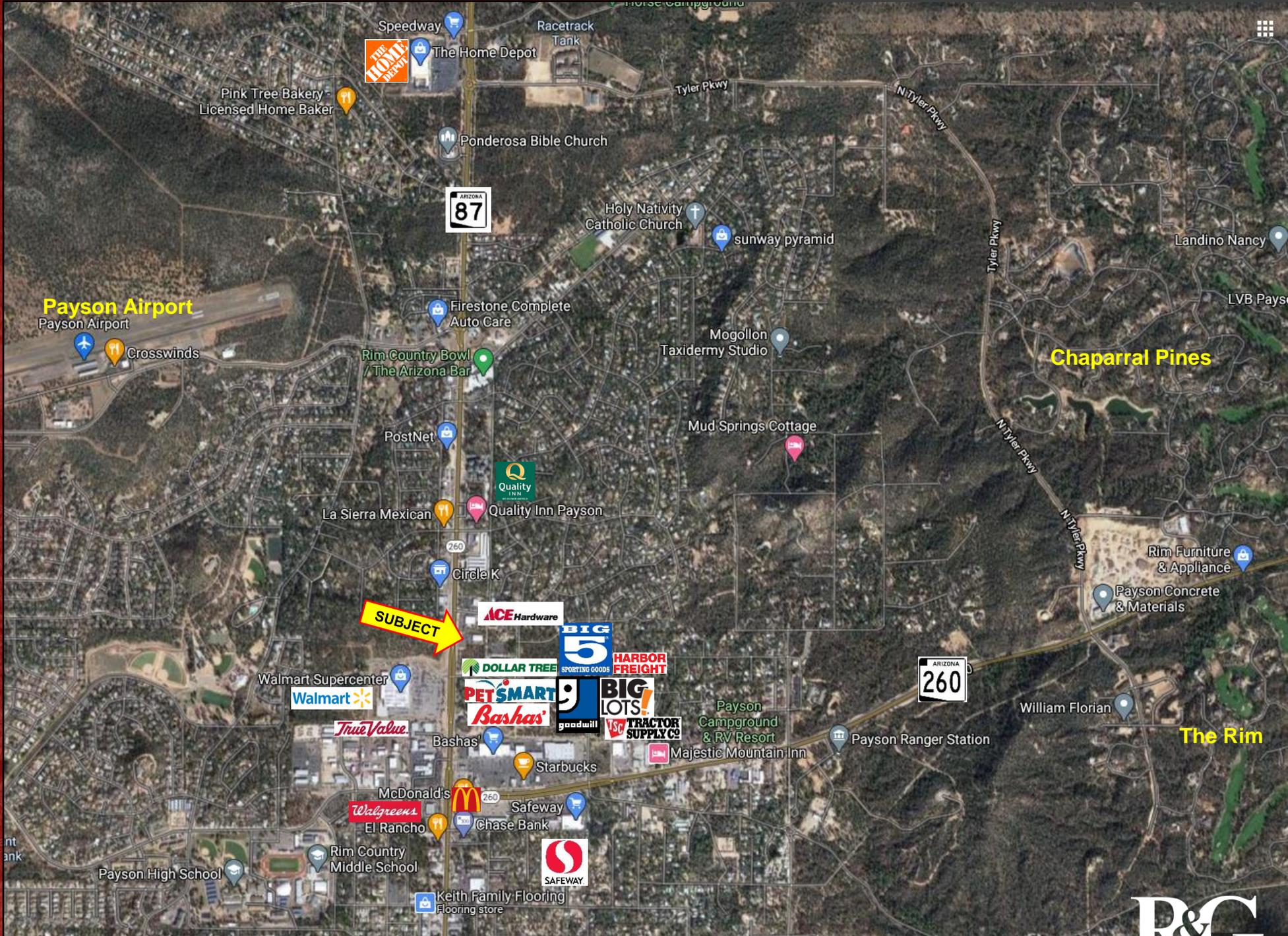


425 N Beeline Hwy,  
Payson, AZ 85541



BEELINE HIGHWAY (AZ 87)







Payson, AZ, known to many as the “Heart of Arizona”, is a true American Hometown with deep traditions and beauty in all directions. You do not have to look far to find something exciting to do in this close-knit community. There are outdoor adventures and hometown events happening year-round... and the weather allows for fun in all four seasons!

## NOTABLE GOLF CLUB COMMUNITIES

PAYSON OVERVIEW (2021/2022)	
POPULATION (Payson)	16,233
POPULATION (Metro Area)	54,452
AVERAGE HOUSEHOLD INCOME	\$68,076
MEDIAN AGE (male / female)	59.4 / 60.6
RATE OF HOME OWNERSHIP	78.8%
LAND AREA	19.3 sq. miles
DRIVING DISTANCE (to Scottsdale)	79 miles



## PAYSON ONLINE RESOURCES

[Town of Payson](#) [Payson Chamber of Commerce](#)

[Payson Activities](#) [Payson- Wikipedia](#) [Payson Attractions](#) [Population](#) [Google Maps](#)



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## MAP

