

28,543 SF RETAIL SPACE
AVAILABLE FOR LEASE

1416 East Route 66, Flagstaff, AZ 86001



CHRISTIFULLI
www.christifulli.com

Property Summary

AVAILABLE	28,543 SF	ZONING	Commercial
------------------	-----------	---------------	------------

LOCATION HIGHLIGHTS

- › Offers Route 66 Frontage
- › High Quality 2022 Remodel
- › Close Proximity to Downtown Flagstaff and Northern Arizona University
- › Flagstaff MSA is Home to Over 139,000 Residents and is Rapidly Growing

TRAFFIC COUNT

ROUTE 66
24,856 VPD (EB & WB)
ADOT 2023

SWITZER CANYON DRIVE
13,063 VPD (NB & SB)

JOIN



verizon^v



Site Plan



TWO MONUMENT SIGNS



Aerial Photo



Demographics

	1-Mile	3-Miles	5-Miles
Population			
2028 Projection	8,218	63,367	82,135
2023 Estimate	7,894	61,816	80,215
Growth 2023 - 2028	4.11%	2.51%	2.39%
Households			
2028 Projection	3,256	21,623	28,856
2023 Estimate	3,114	20,887	27,947
Growth 2023 - 2028	4.58%	3.53%	3.25%
Income			
2023 Est. Average Household Income	\$66,178	\$85,027	\$92,842
2023 Est. Median Household Income	\$46,989	\$58,457	\$65,099

Nicholas Christifulli
Managing Partner

E: nick@christifulli.com
C: 602.725.7799



CHRISTIFULLI
www.christifulli.com