

# Willow Crossroads

SW Corner Willow Creek Rd. & Sandretto Dr., Prescott, AZ

## Pads Available



	Size +/-	Price	Price/SF	Parcel
Lot 4:	.50 acre	\$325,000	\$14	106-08-092Z
Lot 5:	1.69 acre	\$699,000	\$10	106-08-208
Lot 6:	2.15 acre	\$929,000	\$10	106-08208A

Willow Crossroads retail center is anchored by Fry's Food & Drug with Wells Fargo Bank, Subway, Taco Bell, Jack In The Box, Robek's, Nick 'n Willy's Pizza, Method Coffee, The UPS Store, Great Clips and other local businesses. Located on the SW corner of the fully signalized Willow Creek Road and Sandretto Drive intersection.

[www.FirstAmericanInvestment.com](http://www.FirstAmericanInvestment.com)

**FIRST AMERICAN INVESTMENT, LLC**

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## Final Phase Pads Available or Build To Suits

- Fully Signalized Intersection
- Strategically Located 2 miles South of the East-West Connector, Pioneer Parkway - joining Williamson Valley, Chino Valley and Prescott Valley
- 1 Mile South of Embry-Riddle University (1,700 students)
- 5 Miles North of Downtown Prescott
- 6 Miles West of Prescott Gateway Mall

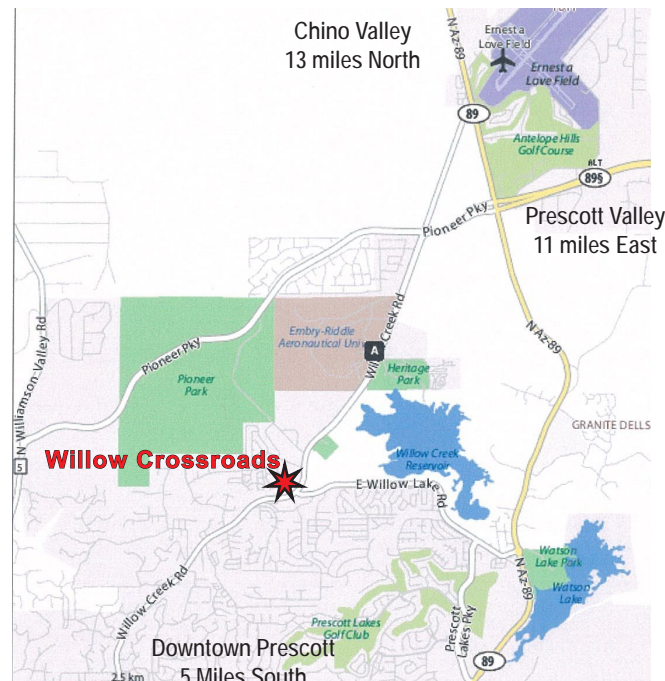
125,000 SF +/- Acre Retail Center  
 Fry's Food & Drug - 65,000 SF  
 Inline Shops: Subway, Great Clips, UPS,  
 Nick N Willy's - 7,100 SF  
 Wells Fargo Bank ~ Jack In The Box  
 Taco Bell ~ Method Coffee ~ Robek's

**AVAILABLE: Future Inline space**  
**5,000 - 47,000 SF**  
**AVAILABLE: Sandretto Drive Pads**  
**2,900 - 15,000 +/- SF**

### Trade Area Population / HH Income

	<u>5 Mile</u>	<u>3 Mile</u>
Population	43,342	18,649
HH Income	\$65,205	\$70,101

2009 ESRI Estimates



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