

# Aspen Place



**Shane Stephens**

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319 Regent St. Flagstaff, AZ 86001



# Overview

Aspen Place at The Sawmill is located in Flagstaff, Arizona the largest city in Northern Arizona with a population of 44,319. Flagstaff is also home to Northern Arizona University, with a student population of more than 29,000.

Flagstaff is the regional shopping destination for all of Northern Arizona. The trade area extends north nearly 150 miles to the Arizona/Utah border, 100 miles east to Holbrook, 150 miles west to Kingman and 55 miles south to include Sedona and Camp Verde.

Flagstaff is also the hub for northern Arizona tourism, including several national, state and regional parks. The city is also the gateway to the Grand Canyon, which attracts 5.5 million visitors annually.

*Aspen Place*  
AT THE SAWMILL

99,566 SF

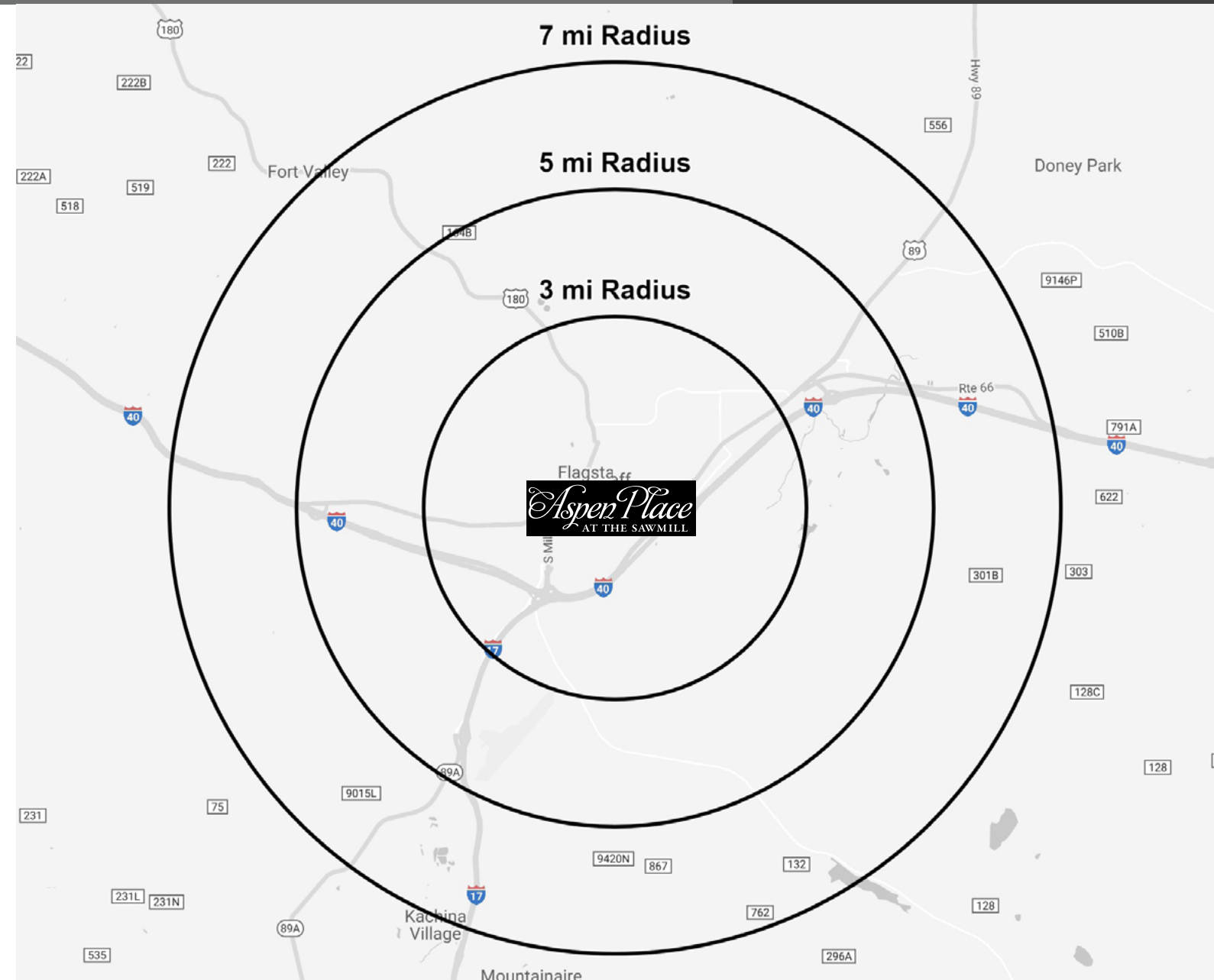




# Demographics

RADIUS	3 MILES	5 MILES	7 MILES
Estimated Population (2023)	61,302	78,009	81,599
Projected Population (2027)	61,531	78,497	82,196
Households (2023)	21,044	27,409	28,789
Owner-Occupied Median Home Value	\$447,153	\$448,552	\$447,913
Estimated Average Income (2023)	\$98,632	\$108,025	\$111,906
Projected Average Income (2027)	\$105,821	\$115,740	\$119,778
Total Business	2,674	3,362	3,498
Total Employees	29,024	35,227	36,154
Total Annual Consumer Expenditure	\$1.45 B	\$2.02 B	\$2.18 B
Total Annual Retail Expenditure	\$681.47 M	\$948.52 M	\$1.02 B

### Sites USA, 2023



# Site Plan

NO CURRENT AVAILABILITY





# Aerial



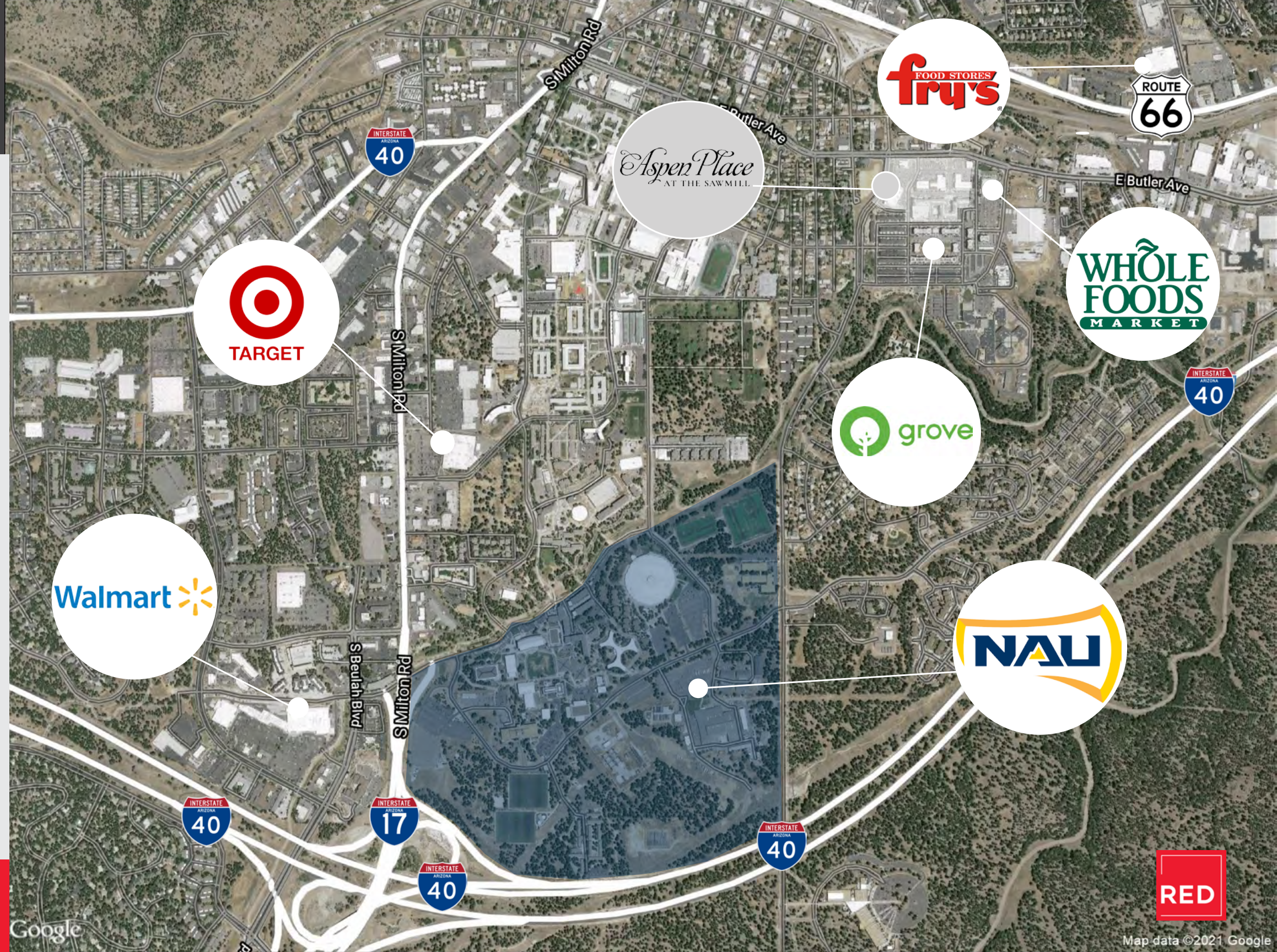
Located off of historic  
Route 66



29,000+ Northern AZ University  
Student Population



Regional shopping destination  
for all of Northern AZ with  
nearly 1M collective store visits  
annually



RED

Map data ©2021 Google



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