

Aspen Place

AT THE SAWMILL

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Aspen Place
AT THE SAWMILL

319 Regent St. Flagstaff, AZ 86001

RED

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
±100,000 SF

Demographics

RADIUS	1 MILE	3 MILES	5 MILES	7 MILES
Estimated Population (2024)	16,902	57,680	74,659	78,501
Projected Population (2029)	16,647	55,678	72,286	75,885
Households (2024)	4,310	19,580	26,185	27,735
Estimated Average HH Income (2024)	\$70,513	\$100,753	\$107,212	\$107,934
Median Age	22.2	27.9	30.1	30.5
Owner-Occupied Median Home Value	\$530,795	\$531,704	\$546,147	\$542,984
Total Business	874	2,708	3,418	3,573
Total Employees	8,198	29,457	36,166	37,251
Total Annual Consumer Expenditure	\$271.55 M	\$1.48 B	\$2.06 B	\$2.18 B
Total Annual Retail Expenditure	\$127.18 M	\$694.63 M	\$967.26 M	\$1.02 B

Sites USA, 2024

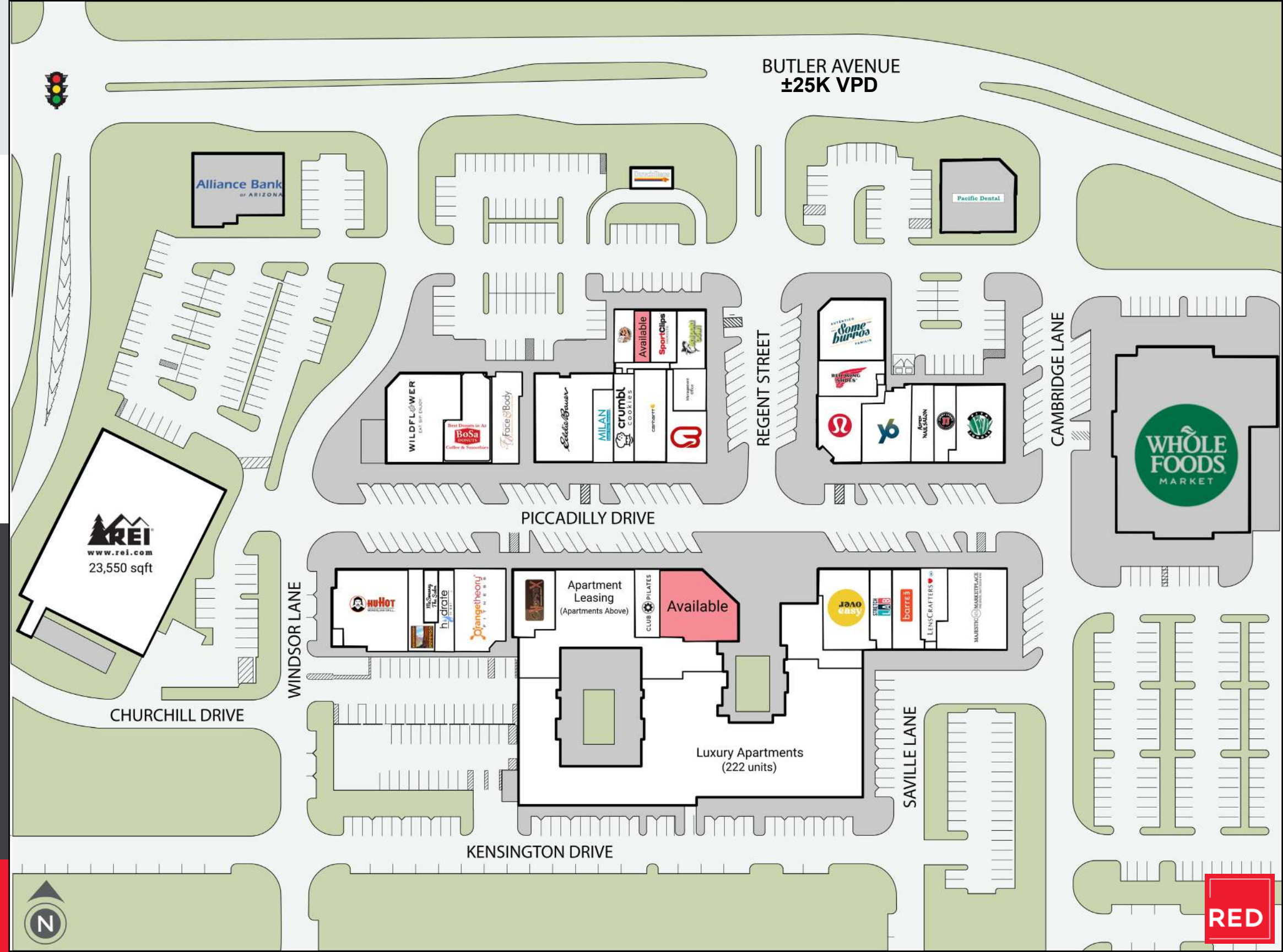


Site Plan

AVAILABILITIES

K101 | ±4,249 SF | 2ND GEN. RESTAURANT
AVAILABLE NOW

E213 | ±740 SF
AVAILABLE NOW



BUTLER AVENUE
±25K VPD

Alliance Bank
of ARIZONA

Pacific Dental

WHOLE
FOODS
MARKET

REI
www.rei.com
23,550 sqft

WILDFLOWER
DAY SPA ENJOY

Best Donuts in Ar
Bosa
Café de Sésouillon

Face of Body

Elite Power

MILAN
COOLIES

crumbi
COOLIES

caribart

Management Office

REGENT STREET

Available
Sport Clips

Some Burpos
Bakery

Relaxing Shaves

Omega

Yogi

Anger Nail Salon

Cambridge Lane

PICCADILLY DRIVE

HU HOT

Hydrate

Orange Theory

Apartment Leasing
(Apartments Above)

Club Pilates

Pilates

Available

Java Easy

Stretch

Barre 3

LENSCRAFTERS

MAURITIC

WINDSOR LANE

CHURCHILL DRIVE

Luxury Apartments
(222 units)

SAVILLE LANE

KENSINGTON DRIVE



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



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