

Aspen Place AT THE SAWMILL

Shane Stephens

Senior Vice President, Leasing

480-624-5530

SStephens@REDdevelopment.com

Christine Martin

Director of Leasing

480-624-5532

CMartin@REDdevelopment.com



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 approximately 44,000. Flagstaff is also home to **Northern Arizona University**, which enrolls over 29,000 students.

As the primary retail and commercial hub for Northern Arizona, Flagstaff serves a broad trade area that extends nearly 150 miles north 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.

In addition to its role as a regional shopping destination, Flagstaff is a key center for tourism in Northern Arizona. The city offers access to numerous national, state, and regional parks and serves as the gateway to the Grand Canyon, which draws approximately **5.5 million visitors each year**.

Aspen Place
AT THE SAWMILL

Downtown Flagstaff, AZ



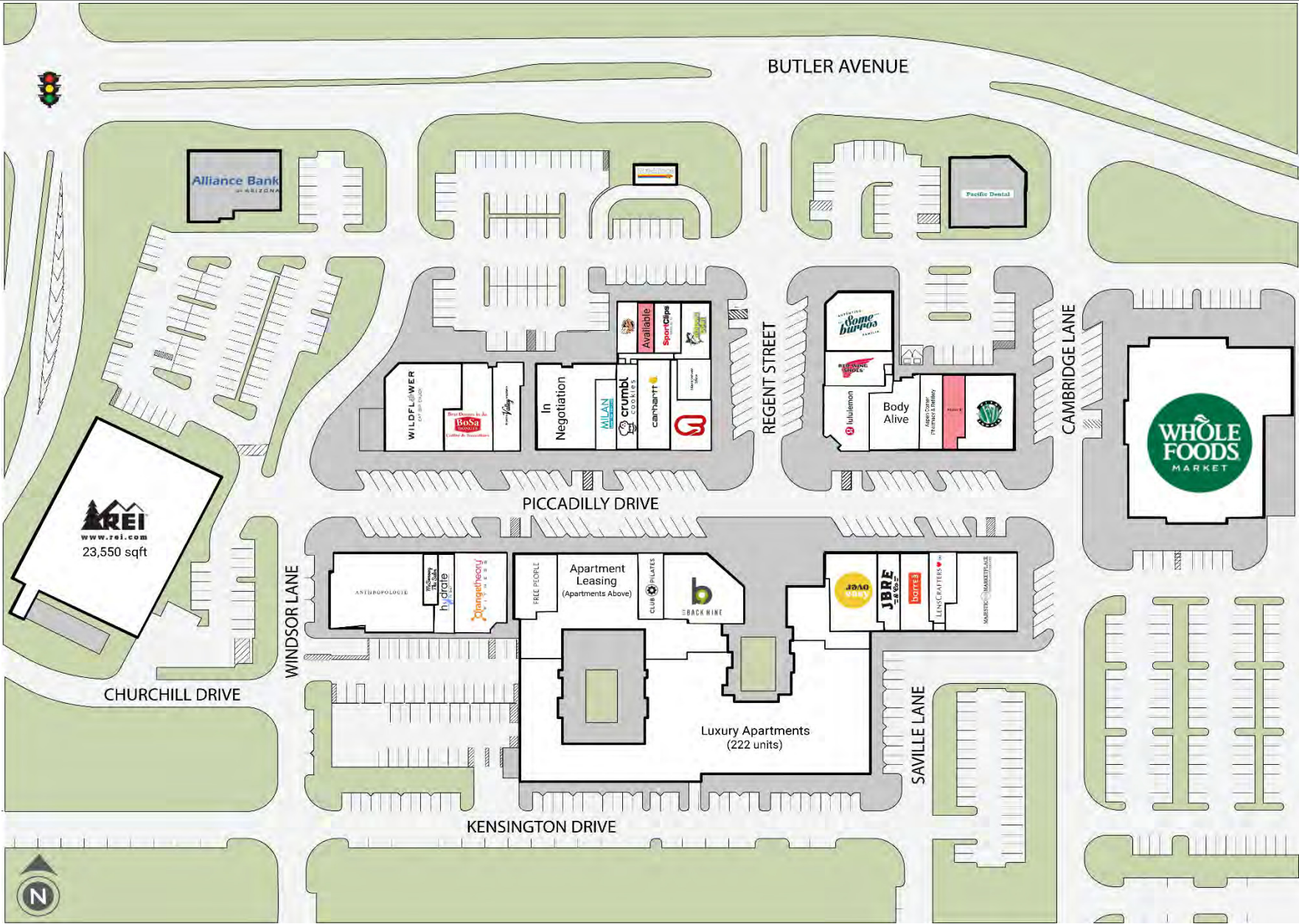
DEMOGRAPHICS

RADIUS	3 MILES	5 MILES	7 MILES
Estimated Population (2025)	60,258	76,955	90,664
Households (2025)	20,182	26,391	31,526
Estimated Average HH Income (2025)	\$82,183	\$88,878	\$93,570
Median Age	27	28.3	29.4
Owner-Occupied Median Home Value	\$530,795	\$531,704	\$546,147
Total Business	4,419	4,971	5,275
Total Employees	37,322	43,269	45,789
Total Specified Consumer Spending (\$)	\$618.6M	\$857.2M	\$1.1B

CoStar, 2025



SITE PLAN



AERIAL



Nestled alongside the historic Route 66



Over 29,000 students at nearby Northern Arizona University



Flagstaff's leading shopping center, with approximately 1 million store visits annually from across Northern Arizona



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