NEW RETAIL PAD ADJACENT TO DUTCH BROS IN CAMP VERDE

SEC I-17 & HWY-260 | **CAMP VERDE, AZ**

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GPS COMMERCIAL ADVISORS
www.gpsaz.com

PROPERTY HIGHLIGHTS

- Prime Location adjacent to a future Dutch Bros, ideal for high-visibility retail or QSR
- 40,000 SF Pad Site with flexible layout potential for single or multi-tenant use
- Excellent Access & Frontage along major thoroughfare with strong traffic counts
- Surrounded by Growth — positioned in a rapidly developing retail corridor
- Utilities Available; site ready for development with potential drive-thru capability

2025 DEMOS (10-MILE RADIUS)

TOTAL POPULATION **22,281**

DAYTIME POPULATION **22,558**

TRAFFIC COUNTS

HWY-260 **13,046 VPD**
(ADOT '24)

I-17 **36,154 VPD**
(ADOT '24)

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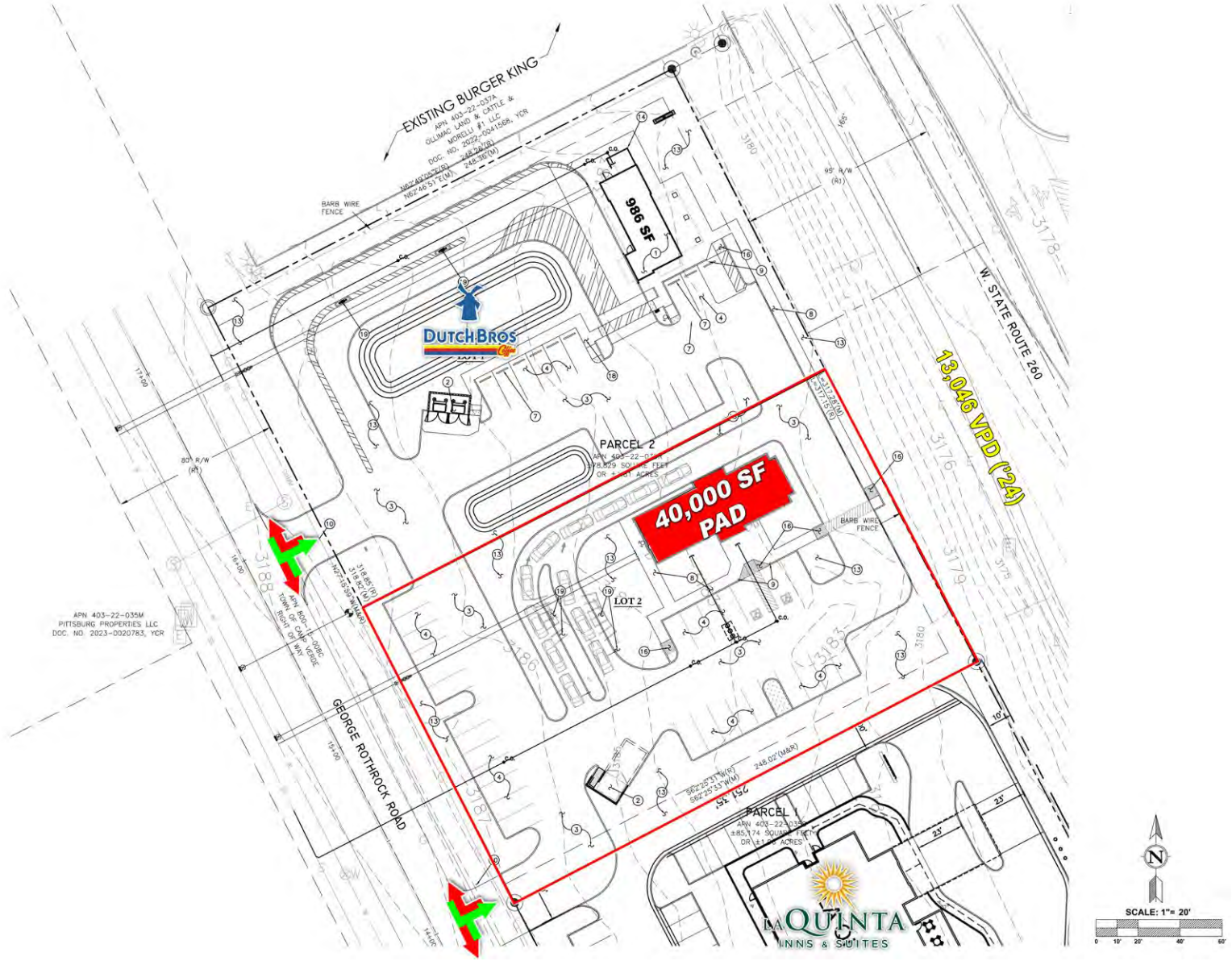
SITE PLAN



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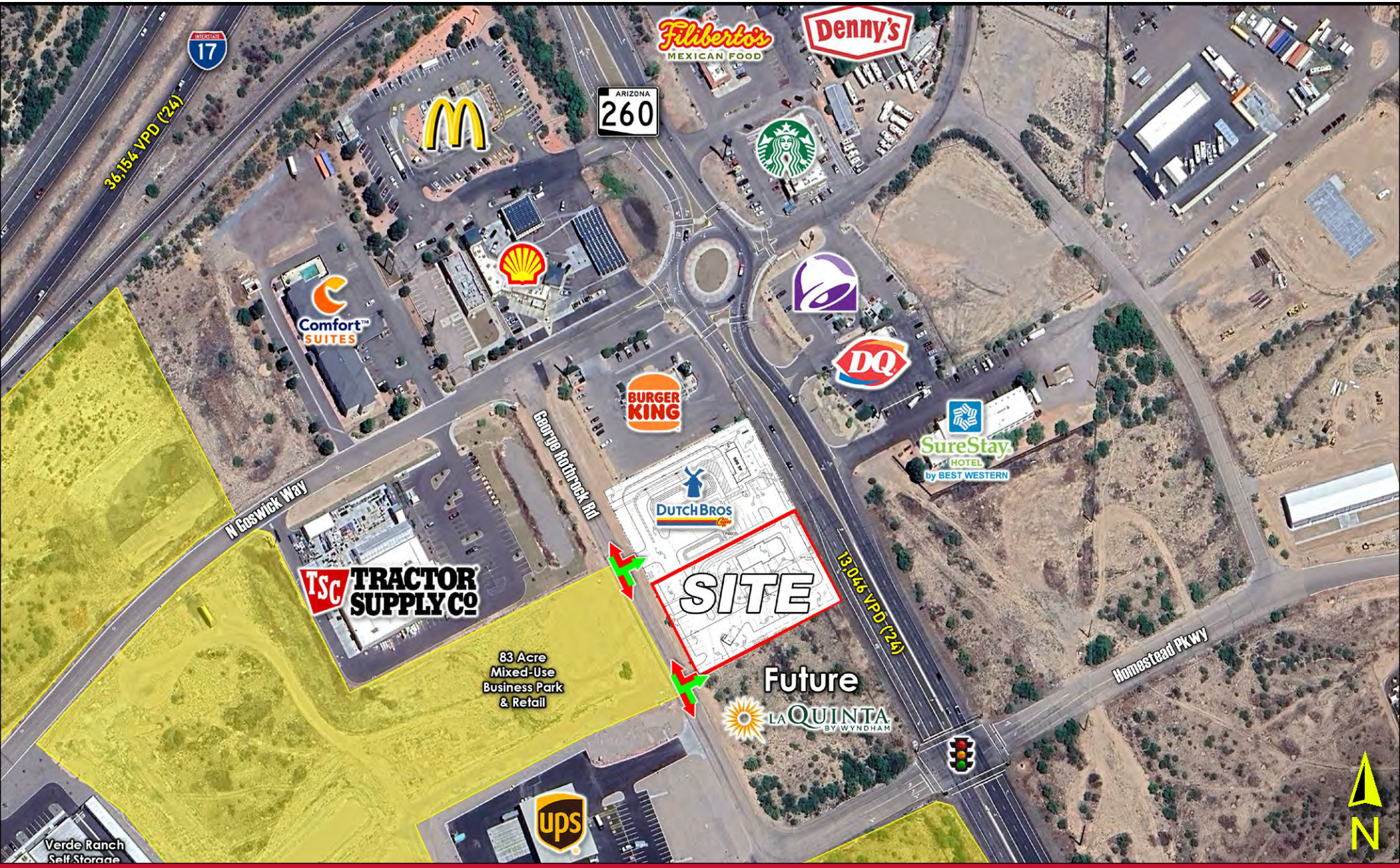
RETAIL AERIAL



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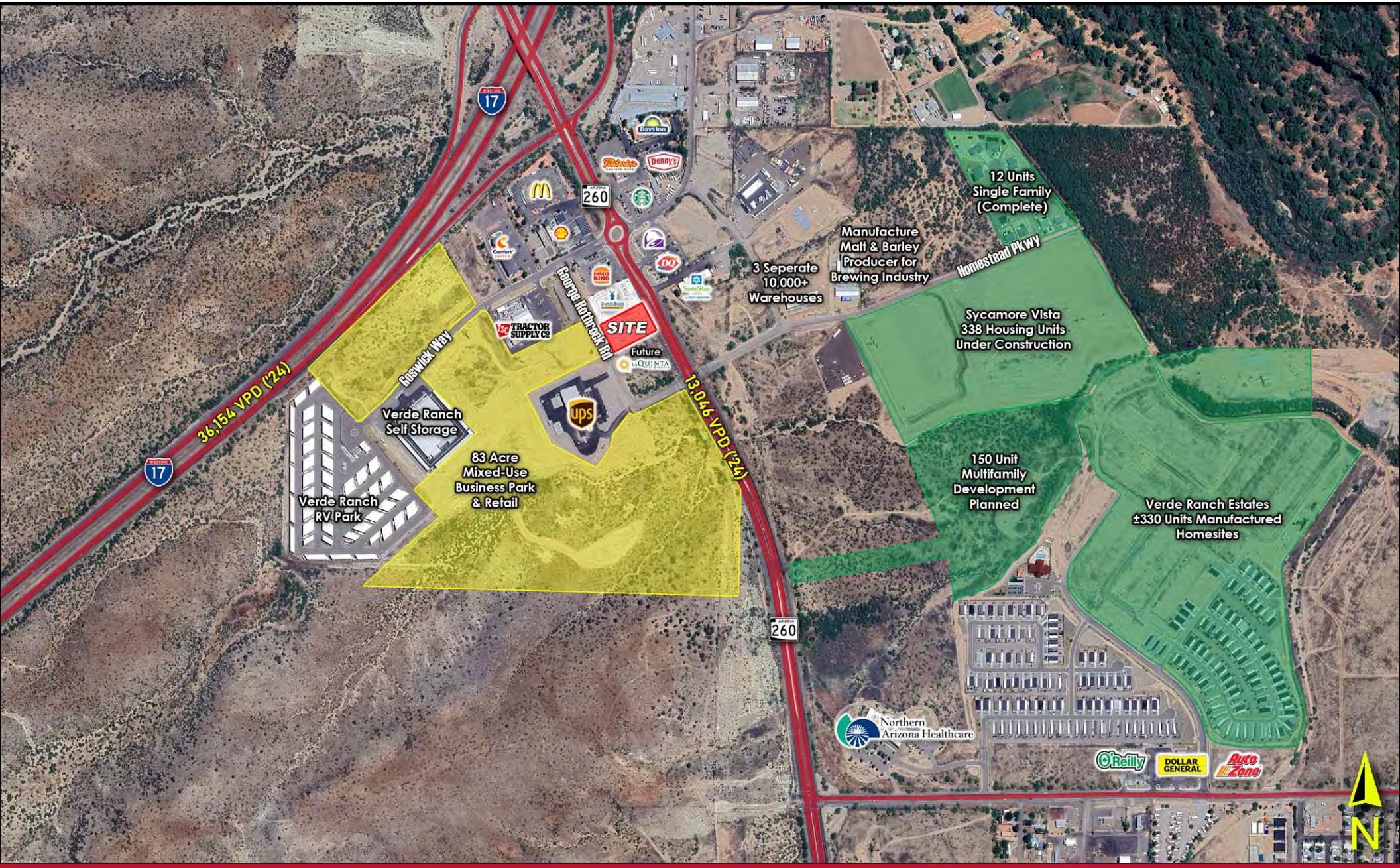

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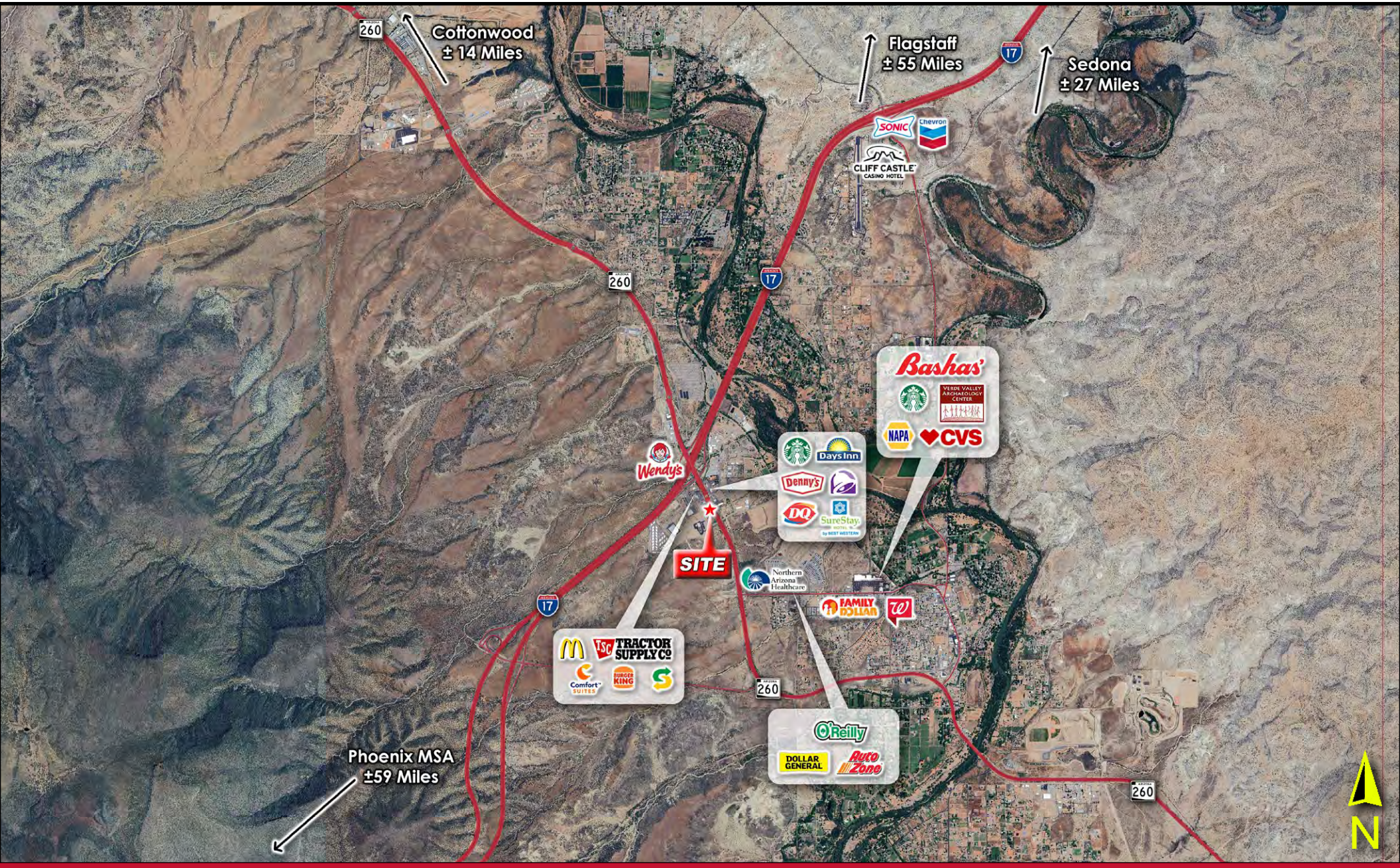

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DEMOGRAPHIC SNAPSHOT

	3 MILE	5 MILE	10 MILE
2025 Total Population	7,144	9,997	22,281
Daytime Population	7,288	10,410	18,710

	3 MILE	5 MILE	10 MILE
Average HH Income	$100,408	$101,518	$95,611
Median HH Income	$393,895	$400,907	$86,457

	3 MILE	5 MILE	10 MILE
Daytime Employees	2,929	4,392	5,547
Daytime Residents	4,359	6,018	13,163

	3 MILE	5 MILE	10 MILE
2025 Households	2,962	3,891	9,046
2030 Households	3,008	3,955	$369,228

	3 MILE	5 MILE	10 MILE
Owner Occupied Housing	78.6%	78.0%	78.2%
Renter Occupied Housing	21.4%	21.9%	21.8%

	3 MILE	5 MILE	10 MILE
2025 Median Age	51.6	49.1	48.5
2030 Median Age	52.2	49.7	49.1

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