

The Hilltop Shops at Woodland Village

2500 S. Woodlands Village Boulevard
NEC McConnell Drive & Woodlands Village Boulevard

Flagstaff, Arizona



Traffic Counts

S. Woodlands Village Blvd	
North	7,900
South	9,900
S. Beulah Blvd	
North	9,100
South	11,000

Source: INRIX - 2021

Demographics

2027 Est. Population	
1 mile	19,878
3 mile	48,887
5 mile	71,090
2022 Est. Med. HH Income	
1 mile	\$51,032
3 mile	\$62,020
5 mile	\$66,793

Source: Applied Geographic Solutions 2022

Located 1/2 Mile West of Northern Arizona University

- 30,368 Students and 3,500 Faculty

For more information:

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SITE PLAN



18 Acre Redevelopment by City of Flagstaff $\xrightarrow{1/4 \text{ Mile}}$

Suite	Tenant
1-2	Tacos Los Altos
3-4	West USA Realty
5	Barber
6	Taverna Greek Grill
8	Delhi Palace
9-11	Teppan Fuji
12	Planned Parenthood
13-17	Cash America
18-21	Anytime Fitness
22-23	Armed Forces Recruiting
24	66 Nails
25	Gun Store
27	Tattoo
28	Over Easy

Fremont Station Student Housing
• 800 Beds

9,900 CPD
WOODLANDS VILLAGE BLVD
7,900 CPD
9,100 CPD
BEULAH BLVD
11,000 CPD

This information is provided without warranty or representation to its accuracy.

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RED MOUNTAIN GROUP
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FUTURE HIGH DENSITY MULTI FAMILY AND COMMERCIAL DEVELOPMENT 18 ACRES NORTHEAST OF SHOPPING CENTER

Vintage Partners was selected over a number of other development companies to partner with the Arizona Department of Transportation and the City of Flagstaff to move and develop the new Northern Arizona ADOT/MVD headquarters, construct new roads eliminating major traffic, and deliver a new mixed-use development on the most important stretch of road in Flagstaff. Vintage Partners proposed the relocation of the ADOT facility to an adaptive reuse of the current Harkins Theater, while moving the theater to a new development at the Flagstaff Mall. This allows Vintage Partners to create a new mixed-use development on the existing ADOT site. The Harkins Theater has moved to a more commercially significant part of the city, and ADOT will have a newer, purposefully designed, accessible location. There will also be an opportunity for more commercial development that will continue the economic growth of Flagstaff's city center.

The plan includes 48,400 square feet of commercial use, as well as 1,221 beds of student housing. The project is proposed to contain 340 total apartments, with capacity ranging from one to five bedrooms. The project will also contain 965 parking spaces for residents and about 209 parking spaces for the customers of the commercial portions, including part of the parking garage that will be open to customers.

The rendering above shows where they will tear down the old ADOT building, extend Beulah Boulevard and realign University Avenue to line up with the intersection on the east side of Milton Road, south of the Target, as well as create the commercial and housing development.

LOCATION OVERVIEW

Flagstaff, Arizona is located at the intersection of I-17 and I-40, and is the largest city in Northern Arizona. The City is also the regional center and county seat for Coconino County, the second largest county in the 48 contiguous states (by area).

The City of Flagstaff is comprised of just over 64 square miles nestled at the base of the San Francisco Peaks. It is surrounded by one of the largest pine forests on Earth. At nearly 7,000 feet, Flagstaff is also one of the highest elevation cities in the United States.

Today, Flagstaff is a community rich with cultural diversity, beauty, and history; as well as, amazing educational, recreational, and scientific opportunities.

Flagstaff is a governmental, educational, transportation, cultural, and commercial center. Government is one of the largest employment sectors. Tourism is also a large employer as Flagstaff hosts over 4.6 million annual visitors to attractions such as nearby Grand Canyon, Snowbowl ski resort and Lowell Observatory. In addition, the City is home to Northern Arizona University and other scientific and high tech research and development industries.

NAU, the largest employer in the City, has a major economic impact annually. The campus is used year-round, and Olympic athletes choose Flagstaff as a training site because of the climate, altitude and available facilities.

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AERIAL



UNIVERSITY SQUARE APARTMENTS

WOODLANDS VILLAGE APARTMENTS

FUTURE HIGH DENSITY MULTI FAMILY AND COMMERCIAL DEVELOPMENT
(SEE OVERVIEW ON PAGE 2)

WOODCREST APARTMENTS

Apartments
• 160 Units

Fremont Station Student Housing
• 150 Units
• 800 Beds

SITE

- ANYTIME FITNESS
- TAVERNA
- WestUSA REALTY
- Taco Los Altos



La Quinta Inn
Baymont
Hilton Garden Inn

Northern Arizona University
• 30,368 Students
• 3,500 Faculty/Staff



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