

WEST DEUCE OF CLUBS
SHOW LOW, ARIZONA 85901

Overview

Nestled in the deep pines of Show Low, Arizona, "The Victorian" has been called the gateway to the White Mountains. Located at the intersection of State Highway 260 and U.S. Highway 60, The Victorian sits at an elevation of 6,400 feet. Colliers International is pleased to announce that we have been retained as the exclusive listing representative for the sale of this property located at 1500 W. Deuce of Clubs, in Show Low, Arizona.

The subject property consists of one, three-story building on approximately .93 acres (40,510 square feet) of C-2 (General Commercial) land. The building is approximately 3,006 square feet and is currently built out for general office use. Built in 1989, The Victorian has parking ratios at 5.0/1,000. There is access from both Highway 260 (Clark Road) and U.S. Highway 60 (Deuce of Clubs). The property is on, what has been referred to as, the most prestigious piece of land in the White Mountains. The building is being sold complete with most furnishings, which includes custom made as well as antiques, and would be truly "turn-key" for any buyer who wants to own the most visible property in Show Low.

Offering Highlights

- \$750,000 offering price (including all furniture)
- Situated on approximately .93 acres of land or 40,510 square feet
- C-2, General Commercial Zoning, City of Show Low
- One, three-story office building
- Approximately 3,006 square feet, wood framed siding over split faced block*
- Built in 1989
- Seller is requesting a 3-5 year leaseback of the building

*according to the appraisal dated May 9, 2006



Colliers
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PRESENTED BY

KIM SOULÉ

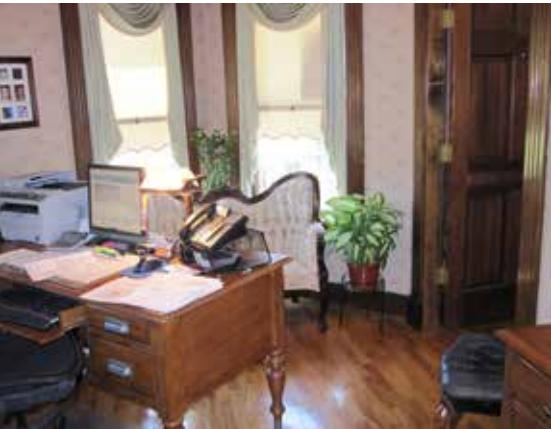
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Market Summary

CITY OF SHOW LOW OVERVIEW

Show Low was named after a poker tournament played between two of its earliest settlers. Rumor is that the players determined that there was not enough room for both of them in the community and that they would play a game of cards to decide who was to get the 100,000 acre ranch, and who had to move on. According to history it is reported that one of them stated “If you can show low, you win.” The other turned up the deuce of clubs and replied “Show Low it is”.

The City of Show Low, Arizona is the entrance to the White Mountains for people from both Phoenix and Tucson, and is the largest city in the White Mountain area. Show Low’s major economic influence is tourism and it has become one the major second home destinations in the state. Incorporated in 1953, Show Low has a full-time population of approximately 12,000 residents which increases during the summer season to approximately 28,000 people. The average temperature of Show Low is estimated at a cool 66 degrees, with annual rainfall of around 17” per year. Show Low provides a nice reprieve for those wanting to beat the summer heat of the Phoenix and Tucson areas.

WHITE MOUNTAIN OVERVIEW

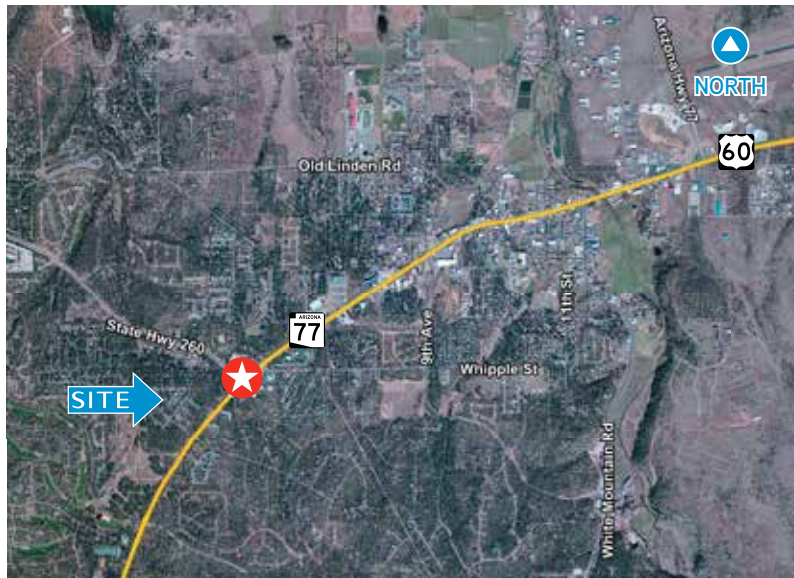
The White Mountains of Northeastern Arizona border the New Mexico border and are the second highest range of mountains in the State of Arizona. Complete with lakes and streams, the White Mountains provide residents and campers alike, plentiful fishing, four-wheeling, and with other major outdoor activities. The White Mountains has one of Arizona’s largest ski areas and is prime for snowmobiling, cross-country skiing and downhill skiing at the Sunrise Ski area.

The White Mountains reach from Show Low to the Springerville-Eager area and provide a wide range of hotels and restaurants. Only 220 miles north of Phoenix and 250 miles north of Tucson, the area is a favorite for young and old alike.

CITY OF SHOW LOW STATISTICS

Incorporated	1953
County	Navajo County
Elevation	6,412 feet above sea level
Population	11,473 (2007 estimate) 28,000 (seasonal estimate)
Land Area	28 square miles
Miles of Streets	90
Climate Av. Min. Temp	37.6 degrees
Avg. Max. Temp	65.9 degrees
Annual Precipitation	17.2”
Number of Households	10,623
Median Age	43.6
Average Home Selling Price	\$142,555 (2015, city-data.com)
Median Household Income	\$44,882 (2015, city-data.com)

Area & Investment Highlights



› RENTABLE SF

Office consisting of approximately 3,006 RSF

› PROPERTY ADDRESS

1500 W. Deuce of Clubs, Show Low, AZ

› YEAR BUILT

1989

› LAND AREA

.93 acres or 40,510 square feet

› STORIES

Three

› CONSTRUCTION TYPE

Split faced block*

*based on information provided in an appraisal dated April 9, 2007

› LANDSCAPING

Grass, Rocks, trees and shrubs with an automatic sprinkler system

› SITE SHAPE

Window Parcel (irregular)

› INTERIOR WALLS

Wallpaper, paint and textured gypsum boards. Crown molding included in offices.

› EXTERIOR WALLS

Wood siding over-split faced concrete

› ROOF

Metal with plywood sheathing

› ASSESSOR'S PARCEL NUMBER

210-30-007

(according to the Navajo County website)

› ZONING

C-2 (General Commercial), City of Show Low

› STREET FRONTAGE

State Highway 260 (Clark Road) and U. S. Highway 60 (Deuce of Clubs)

› ELECTRICITY

Arizona Public Service

› INGRESS AND EGRESS

State Highway 260 and U.S. Highway 60

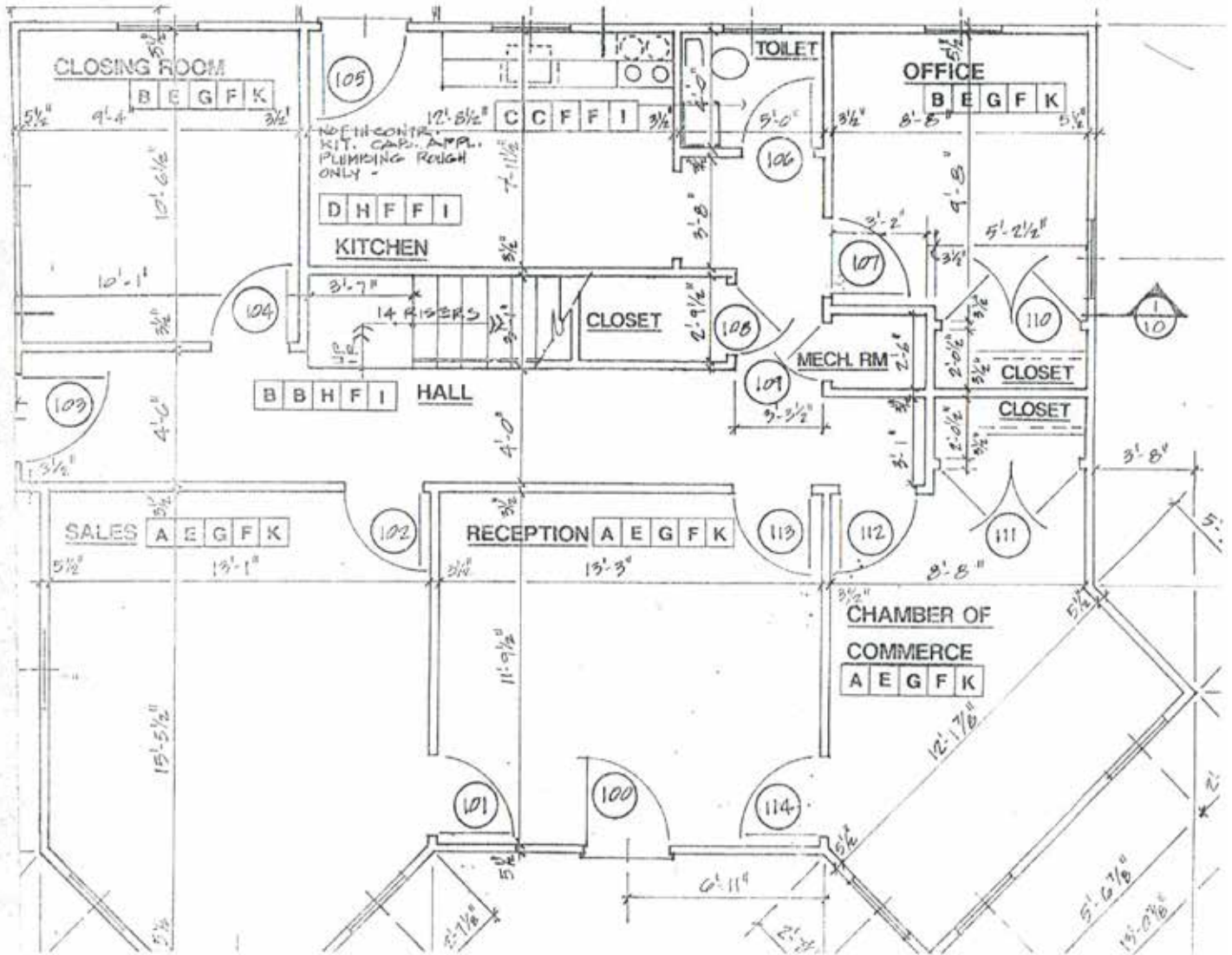
› FLOOD ZONE

May be located in Flood Zone "X"

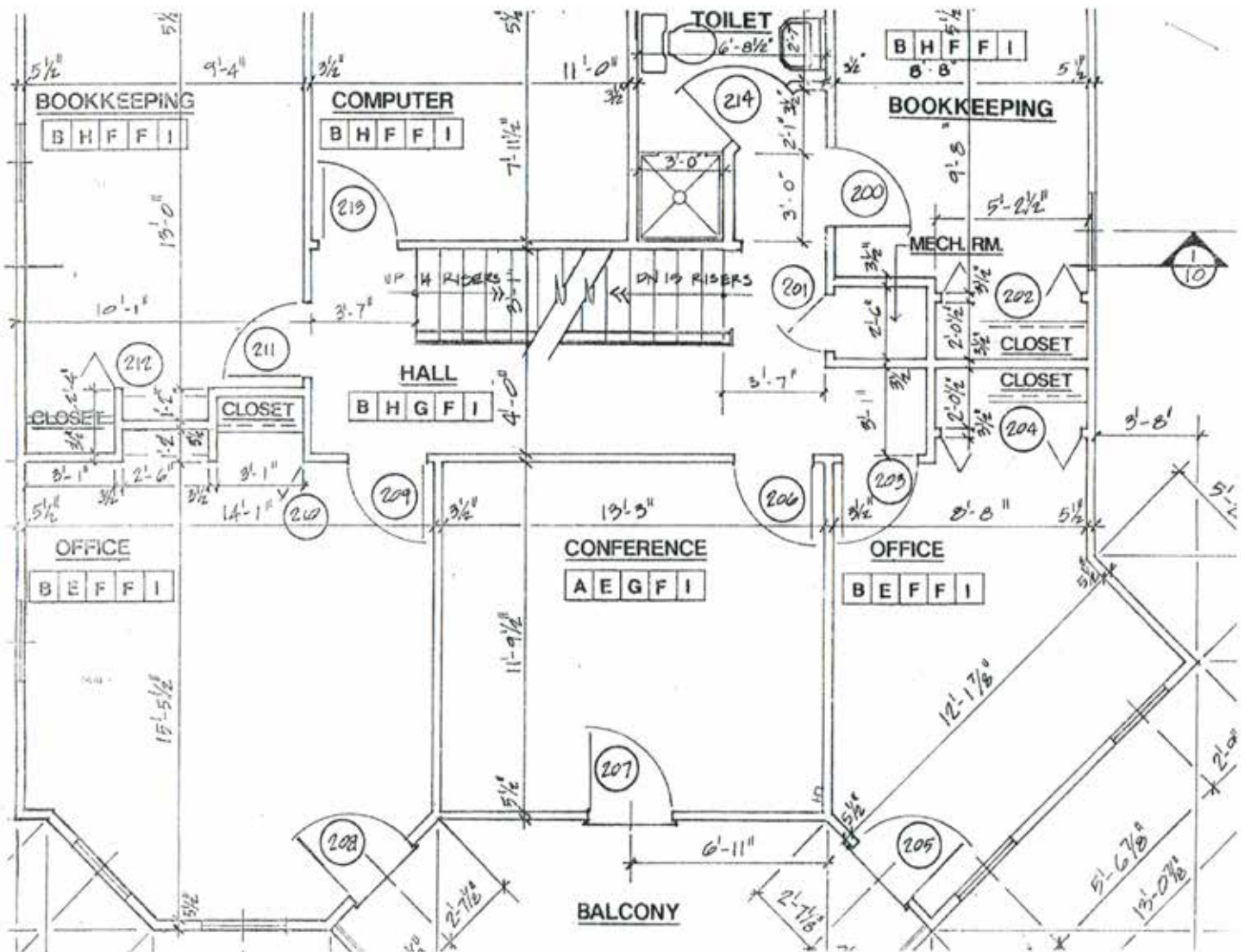
› CEILINGS

8 to 9 feet throughout building

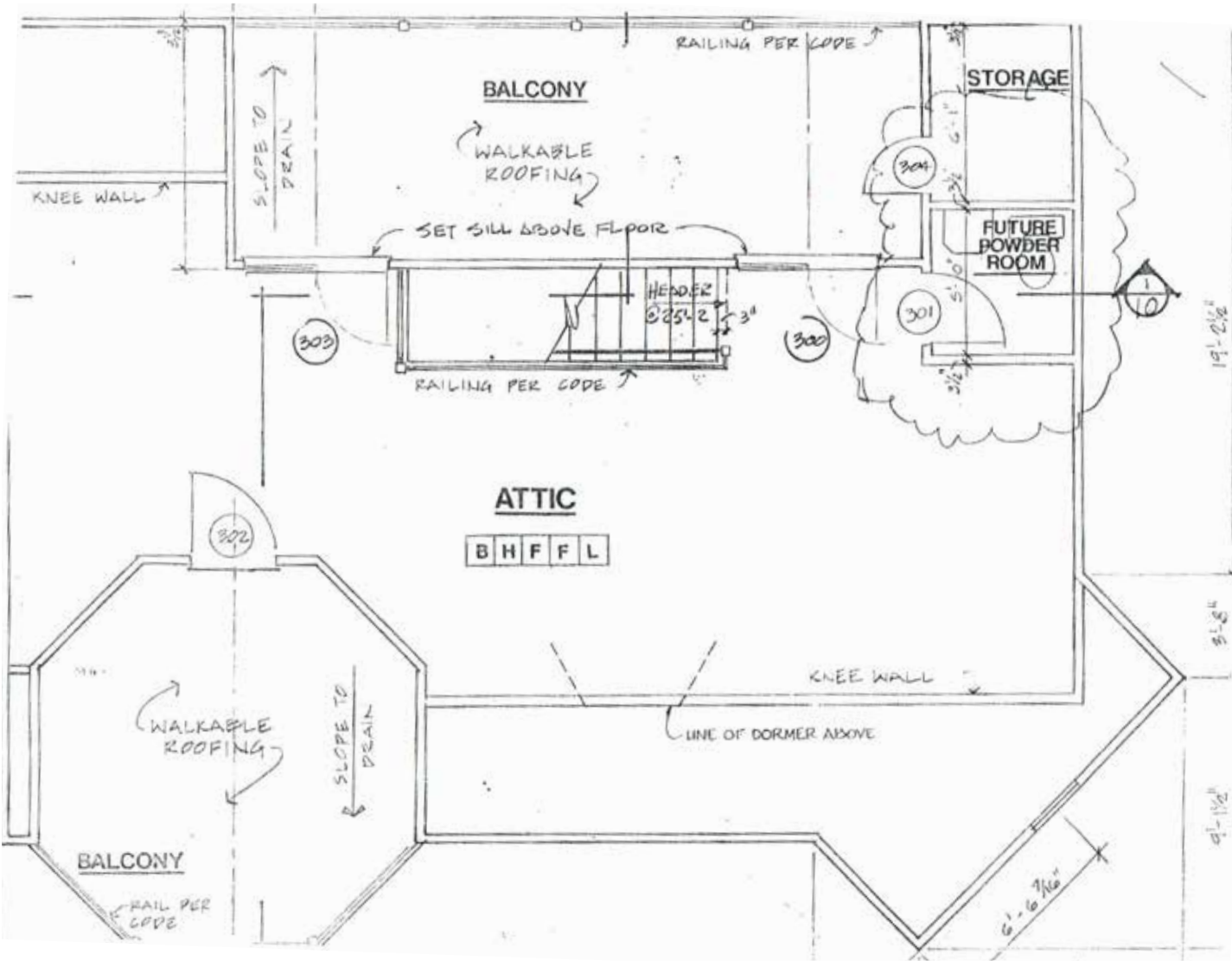
First Floor



Second Floor



Attic



Demographic Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	3,071		10,498		16,509	
2016 Estimate	3,067		10,484		16,342	
2010 Census	3,181		10,854		16,220	
Growth 2016 - 2021	0.13%		0.13%		1.02%	
Growth 2010 - 2016	-3.58%		-3.41%		0.75%	
2016 Population by Hispanic Origin	372		1,348		1,855	
2016 Population	3,067		10,484		16,342	
White	2,790	90.97%	9,547	91.06%	13,227	80.94%
Black	23	0.75%	74	0.71%	102	0.62%
Am. Indian & Alaskan	158	5.15%	509	4.86%	2,471	15.12%
Asian	26	0.85%	105	1.00%	171	1.05%
Hawaiian & Pacific Island	4	0.13%	17	0.16%	29	0.18%
Other	66	2.15%	232	2.21%	342	2.09%
U.S. Armed Forces	0		0		0	
Households						
2021 Projection	1,282		4,269		6,393	
2016 Estimate	1,281		4,268		6,332	
2010 Census	1,332		4,446		6,309	
Growth 2016 - 2021	0.08%		0.02%		0.96%	
Growth 2010 - 2016	-3.83%		-4.00%		0.36%	
Owner Occupied	887	69.24%	2,888	67.67%	4,346	68.64%
Renter Occupied	394	30.76%	1,380	32.33%	1,986	31.36%
2016 Households by HH Income	1,280		4,269		6,331	
Income: <\$25,000	389	30.39%	1,363	31.93%	2,225	35.14%
Income: \$25,000 - \$50,000	373	29.14%	1,199	28.09%	1,649	26.05%
Income: \$50,000 - \$75,000	172	13.44%	639	14.97%	956	15.10%
Income: \$75,000 - \$100,000	201	15.70%	660	15.46%	1,008	15.92%
Income: \$100,000 - \$125,000	60	4.69%	167	3.91%	193	3.05%
Income: \$125,000 - \$150,000	34	2.66%	110	2.58%	129	2.04%
Income: \$150,000 - \$200,000	41	3.20%	99	2.32%	104	1.64%
Income: \$200,000+	10	0.78%	32	0.75%	67	1.06%
2016 Avg Household Income	\$53,359		\$51,211		\$49,424	
2016 Med Household Income	\$38,018		\$38,580		\$37,790	

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By acknowledging your receipt of this Offering Memorandum from **1500 W. Deuce of ClubsShow Low, Arizona 85901**, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of **1500 W. Deuce of ClubsShow Low, Arizona 85901** or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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