

# THE HILLTOP SHOPS AT WOODLAND VILLAGE

100% Leased

2500 S Woodlands Village Blvd | Flagstaff, AZ



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# SITE PLAN

THE HILLTOP SHOPS AT WOODLAND VILLAGE



| #     | TENANT                  | SF |
|-------|-------------------------|----|
| 1-2   | Tacos Los Altos         |    |
| 3-4   | Pinnacle Bank           |    |
| 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               |    |

# AREA INFO

THE HILLTOP SHOPS AT WOODLAND VILLAGE

## 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.

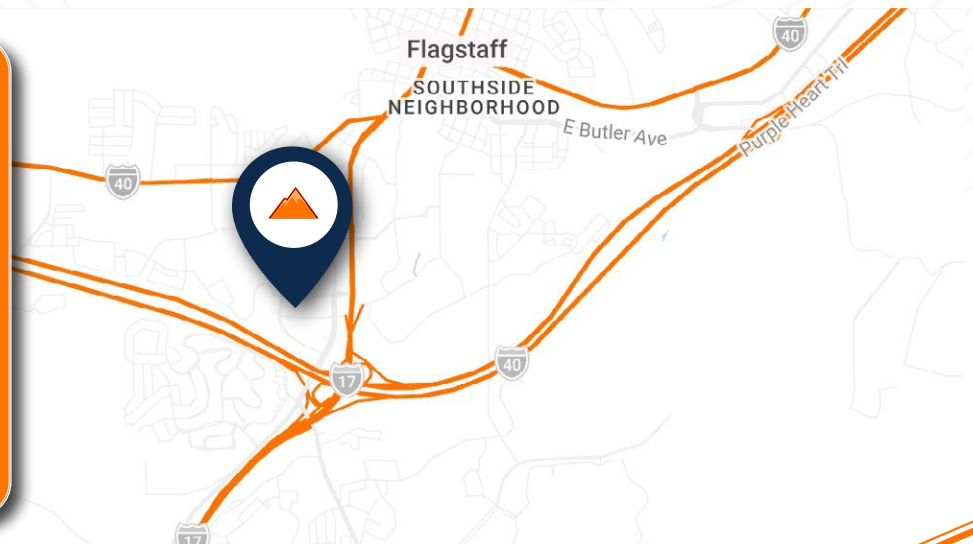
**100% LEASED**



Located 1/2 Mile West of Northern Arizona University  
30,368 Students and 3,500 Faculty

Flagstaff, Arizona is located at the intersection of I-17 and I-40, and is the largest city in Northern Arizona.

|         |  |  |  |  |
|---------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|         | POPULATION                                                                         | DAYTIME POPULATION                                                                 | TOTAL HOUSEHOLDS                                                                   | AVG HH INCOME                                                                      |
| 1 Mile  | 18,824                                                                             | 13,644                                                                             | 4,727                                                                              | \$80,300                                                                           |
| 3 Miles | 46,154                                                                             | 35,590                                                                             | 14,917                                                                             | \$102,552                                                                          |
| 5 Miles | 67,798                                                                             | 52,477                                                                             | 23,098                                                                             | \$110,272                                                                          |



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**RED MOUNTAIN**  
**GROUP**



# AREA MAP



**KOHL'S**

**SUBJECT PROPERTY**  
2500 S Woodlands Village Blvd, Flagstaff, AZ



S Milton Rd



**Northern Arizona University**

S Woodlands Village Blvd

