

M&M COMMERCIAL - 89A RETAIL & OFFICE FRONTAGE

FOR LEASE

ARCHES IN SEDONA RETAIL CENTER

FRONTAGE RETAIL ON 179
ADJACENT ACE HARDWARE
WORLD CLASS VIEWS
NEW RESTAURANT COMING TO SITE

6101 AZ-179, SEDONA AZ



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M&M COMMERCIAL – ARCHES SEDONA – RETAIL FRONTAGE

MCM COMMERCIAL - 834A RETAIL & OFFICE FRONTAGE

BASEMENT
STORAGE / INDUSTRIAL
3,840 SF

DOC'S BBQ &
WHISKEY

ABSOLUTE
BIKES

CURRENTLY ONE SPACE
(can BE SUBDIVIDED INTO 5+ INDIVIDUAL SUITES)
9,840 SF TOTAL

SUITE A

SUITE B

SUITE C

SUITE D

SUITE E



Site plan showing the proposed 10,000 SF building layout, parking spaces, drainage, and utility features. The plan includes dimensions and annotations for various areas and structures.

Building Layout and Dimensions:

- Overall dimensions: 110.55' (top left), 165.93' (top right), 151.10' (left), 270.66' (bottom).
- Building footprint: 120'-0" (top), 102'-5" (middle), 62'-0" (right), 82'-0" (bottom right).
- Internal dimensions: 80'-0" (top left), 50'-0" (middle left), 19'-10" (middle), 21'-6" (middle), 51'-1 1/2" (bottom middle), 37'-4" (bottom right).
- Room labels: RESTAURANT 2000 SF, BICYCLE SHOP 1000 SF, BELLA TERRA 1000 SF, STORAGE 1316 SF, TENANT IMPROVEMENT.
- Other labels: RAMP DOWN, (E) 4 PAC ELECT SERVICE, (E) 6 PAC W/ 2 METERS ACTIVE ELECT SERVICE, (E) LOADING DOCK, (E) RAMP, (E) EVERGREEN, (E) ELEC BOX, (N) INGRESS / EGRESS PER ADOT PLANS.

Parking and Access:

- 10 PARKING SPACES 9' X 20' (left side).
- 21 PARKING SPACES 9' X 20' (bottom middle).
- 21 PARKING SPACES 9' X 20' (bottom right).
- LEFT EXIT ONLY (FUTURE) (bottom left).
- SIGN (bottom left).
- (E) 24' (bottom left).

Utility and Features:

- 4" CMU WALL W/ COLUMNS @ 8'-0" O.C. (top left).
- 8" CMU WALL AT DRAINAGE CHANNEL (top right).
- STORM DRAIN W/ 8" CMU PONY WALL (top right).
- DRAINAGE (multiple locations).
- (E) PLANTER W/ MIXTURE OF PRIVET, ROSEMARY & SANTOLINA (bottom center).

Other Annotations:

- A-3 (multiple locations).
- A-4 (bottom center).
- 1 (bottom center).
- 2 (bottom right).
- 3 (top center).
- 4 (left side).

Scale and Orientation:

- Scale: 1/16" = 1'-0".
- Orientation: North arrow pointing up.
- STATE ROUTE 179 (bottom center).

OFFERING SUMMARY

ADDRESS 6101 AZ-179, SEDONA AZ 86351

LEASE RATE \$9 NNN FOR LOWER LEVEL
\$15 - \$18 NNN FOR STREET LEVEL

1,200 SF - 9,000

DETAILS:

SUITE SIZES

ON-SITE

PARKING

C-1

ZONING

SR 179

FRONTAGE

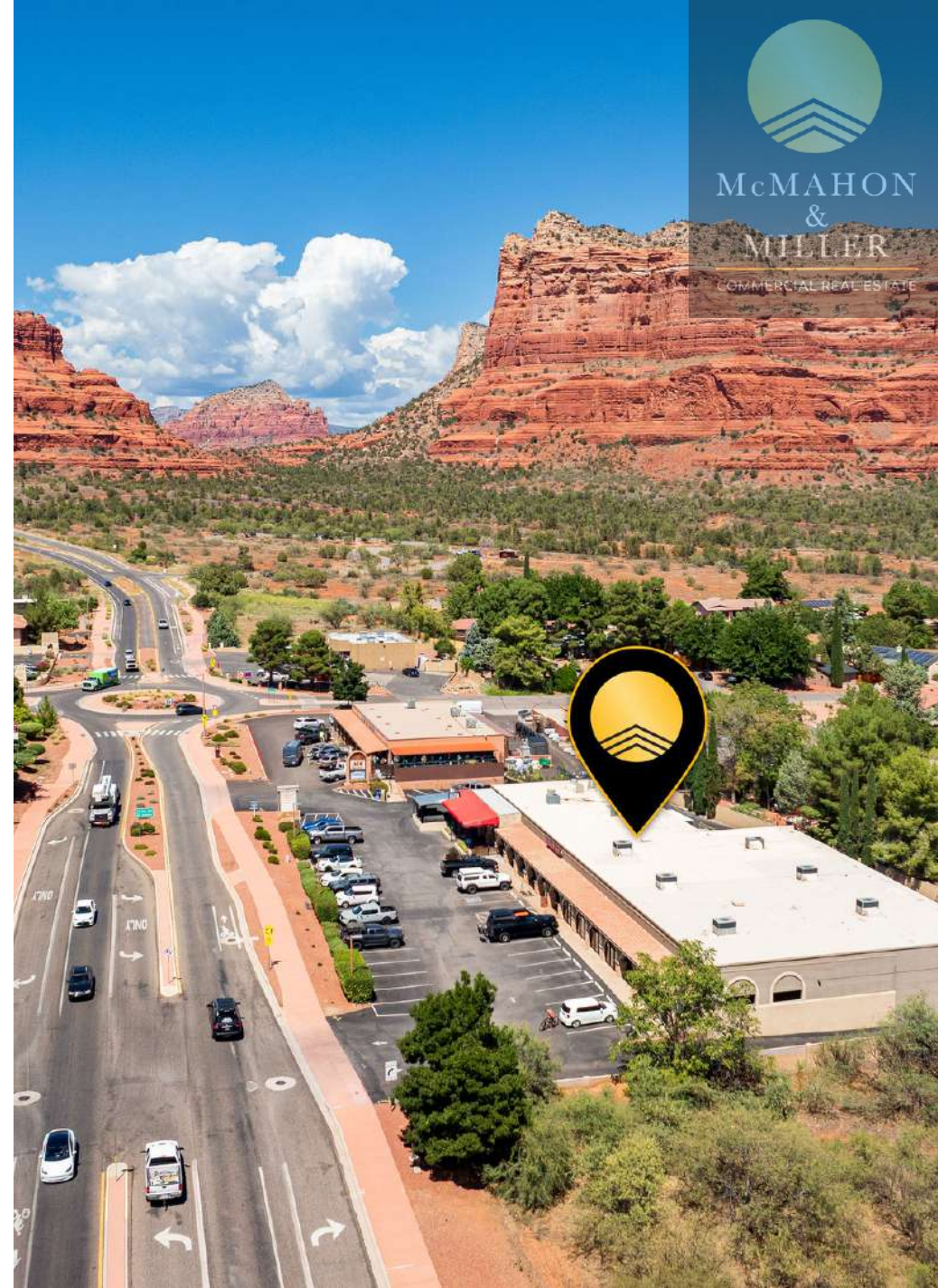
RED ROCKS

VIEWS

- One (1) large 9,840 sf street level space facing main road/parking lot. Can be subdivided. Plans available for restaurant concept spanning 7,100+ sf. Rear loading dock and rollup door w/two (2) restrooms.
- Food use, retail, office, personal services etc. all allowable here.
- One (1) large 3,840 sf lower level space with roll up door and drive up loading bay.
- New full service restaurant just signed 10 year lease at former Colt Grill space.
- Absolute Bikes operates adjacent (sales and rentals for the VOC area).



AERIAL



STREET & LOWER LEVEL



PHOTOS OF SITE



SEDONA

Location

- 45 min south of Flagstaff
- 2 hours north of Phoenix
- 2 hours south of Grand Canyon
- 4.5 hours southeast of Las Vegas
- 7 hours east of Los Angeles

Airports

- Phoenix Sky Harbor (100 miles)
- Flagstaff Pulliam (26 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

Activities

- 300+ recreational trails /250+ mi
- Sits in the middle of 1.8 million acres of national forest
- Oak Creek, golf, restaurants, and shopping

Major Employers

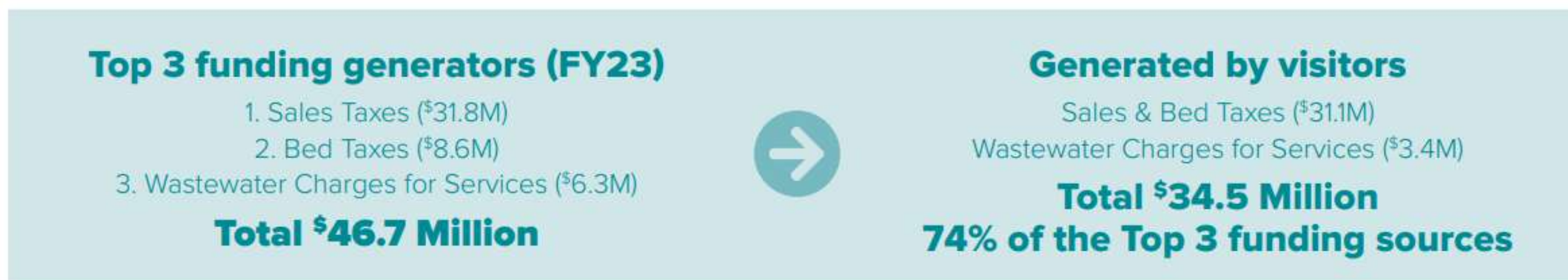
- Enchantment Resorts: 570+
- L'Auberge De Sedona: 250+
- Hilton Resort: 200+
- Pink Jeep Tours: 170+

SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding



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&
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