

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



LISTING TEAM:
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COMPANY WEBSITE



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M&M COMMERCIAL - 834A RETAIL & OFFICE FRONTAGE

BASEMENT
(LEASED)

DOC'S BBQ &
WHISKEY

SUITE 103
1,000 SF
AVAILABLE
6/1/26

SUITE 102
2,300 SF
AVAILABLE
6/1/26

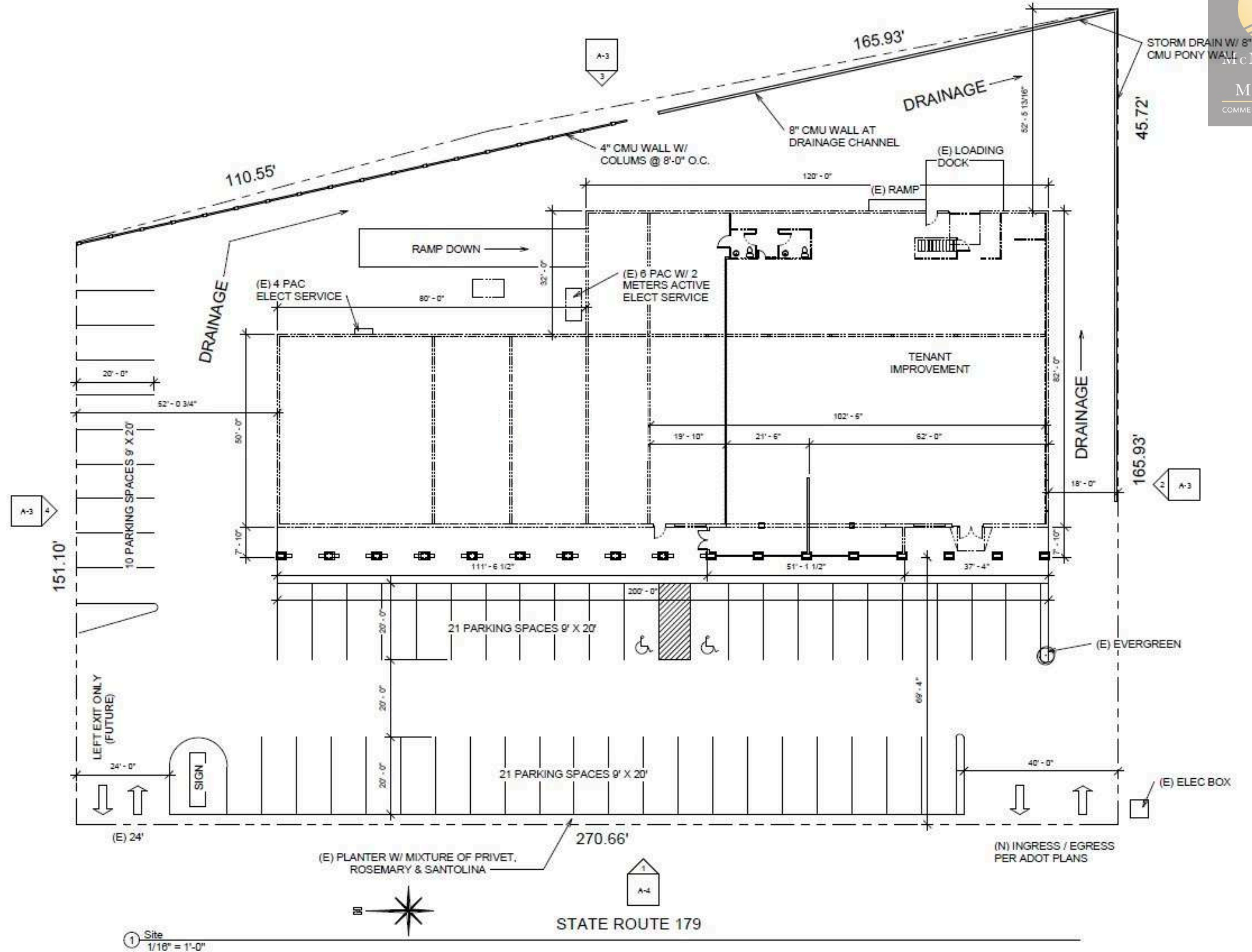
SUITE 101C
~2,500 SF
AVAILABLE
NOW

SUITE 101B
~2,500 SF
AVAILABLE
NOW

ABSOLUTE BIKES RELOCATE
HERE STARTING 6/1/26



SITE PLAN



OFFERING SUMMARY

ADDRESS 6101 AZ-179, SEDONA AZ 86351

LEASE RATE \$21 NNN

987 sf - 5000 sf

SUITE SIZES

ON-SITE

PARKING

C-1

ZONING

SR 179

FRONTAGE

RED ROCKS

VIEWS

DETAILS:

- Prime commercial frontage with incredible visibility
- High VPD on main thoroughfare
- 750+ hotel rooms in 2 mi radius
- New full service restaurant just signed 10 year lease at former Colt Grill space.
- Absolute Bikes (sales and rentals) on-site and to occupy more SF commencing 6/1/26.



AVAILABILITIES

PROPERTY SUMMARY
 M&M COMMERCIAL - 89A RETAIL & OFFICE FRONTAGE

SUITE

101B

SIZE

~2500*

GROSS RENT

\$5,625*

AVAILABLE

NOW

DESCRIPTION

- Can be combined with 101C for 4000 sf
- Owner will divide
- Great Frontage /Visibility

SUITE

101C

SIZE

~2500*

GROSS RENT

\$5,625*

AVAILABLE

NOW

DESCRIPTION

- Can be combined with 101B for 4000 sf
- Owner will divide
- Visibility and Frontage

SUITE

102

SIZE

2,304

GROSS RENT

\$5,184

AVAILABLE

6/1/26

DESCRIPTION

- Private bathroom
- Back door access
- Storage room
- Private office

SUITE

103

SIZE

987

GROSS RENT

\$2,221

AVAILABLE

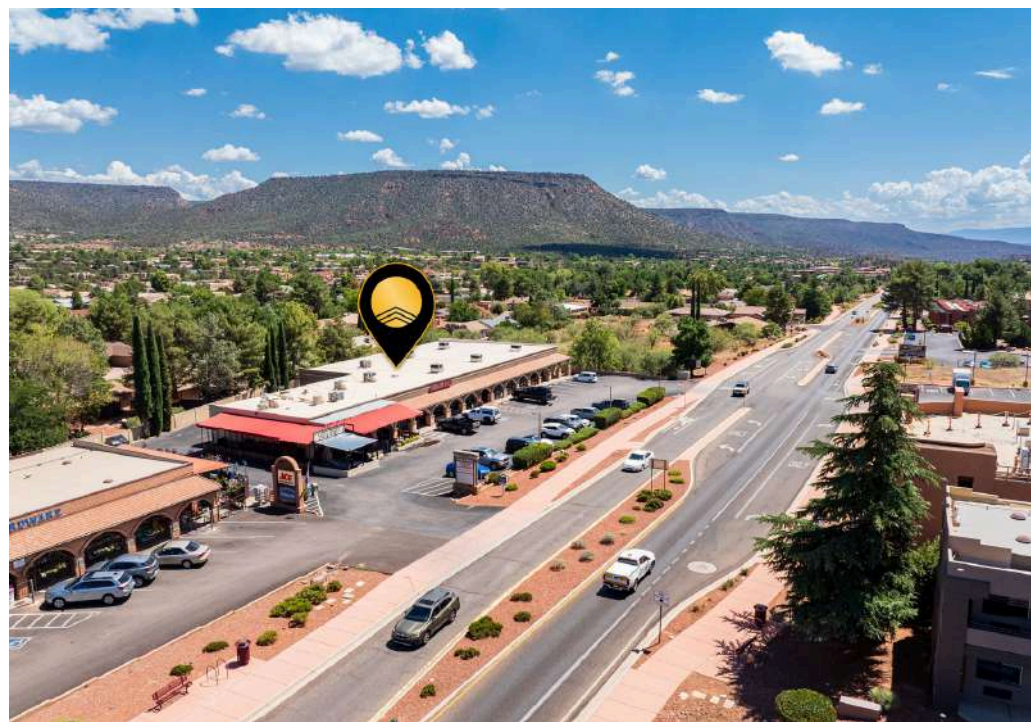
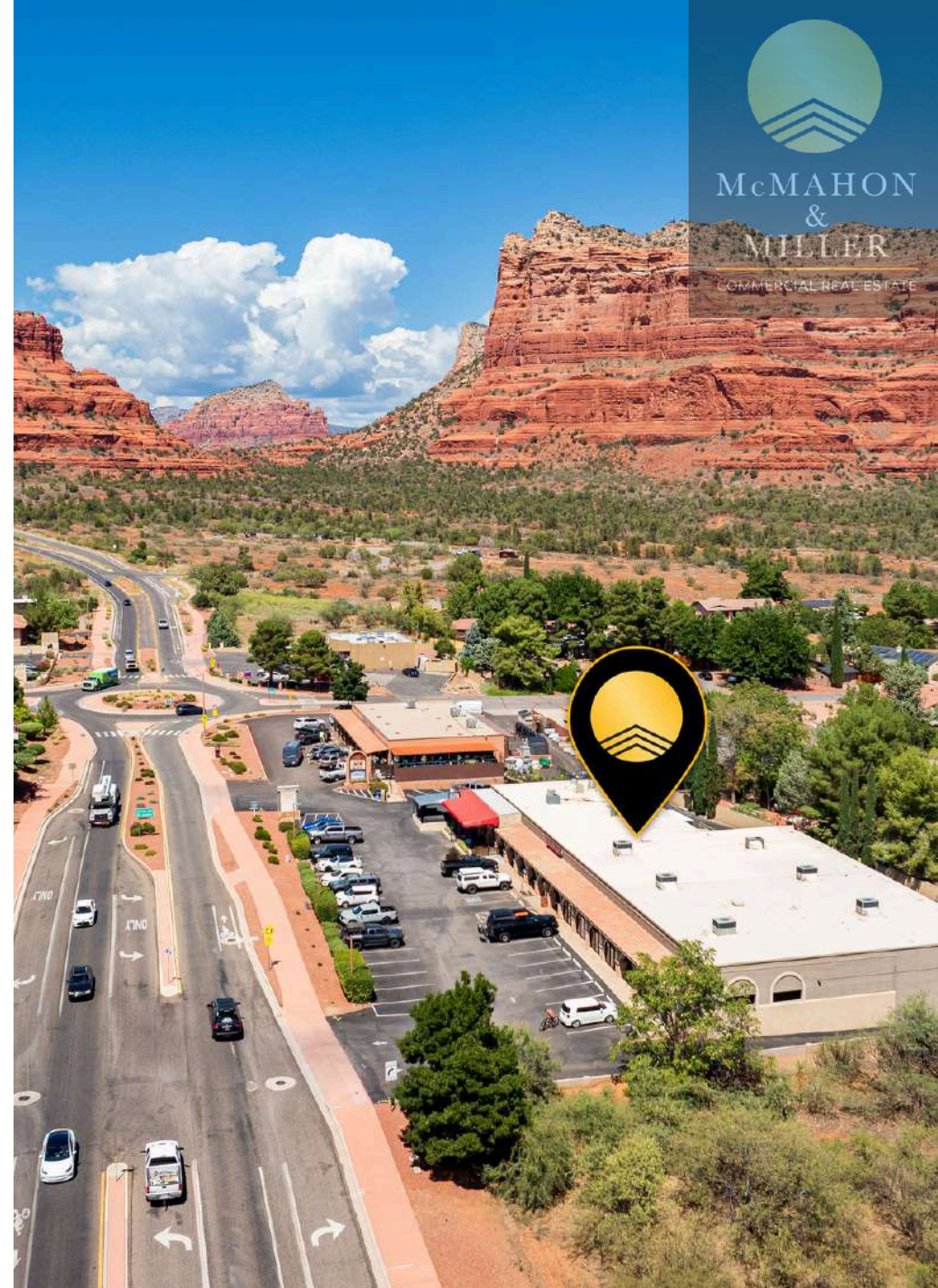
6/1/26

DESCRIPTION

- Private bathroom
- Back door access
- Great value

***Subject to change based on final squarefootage**

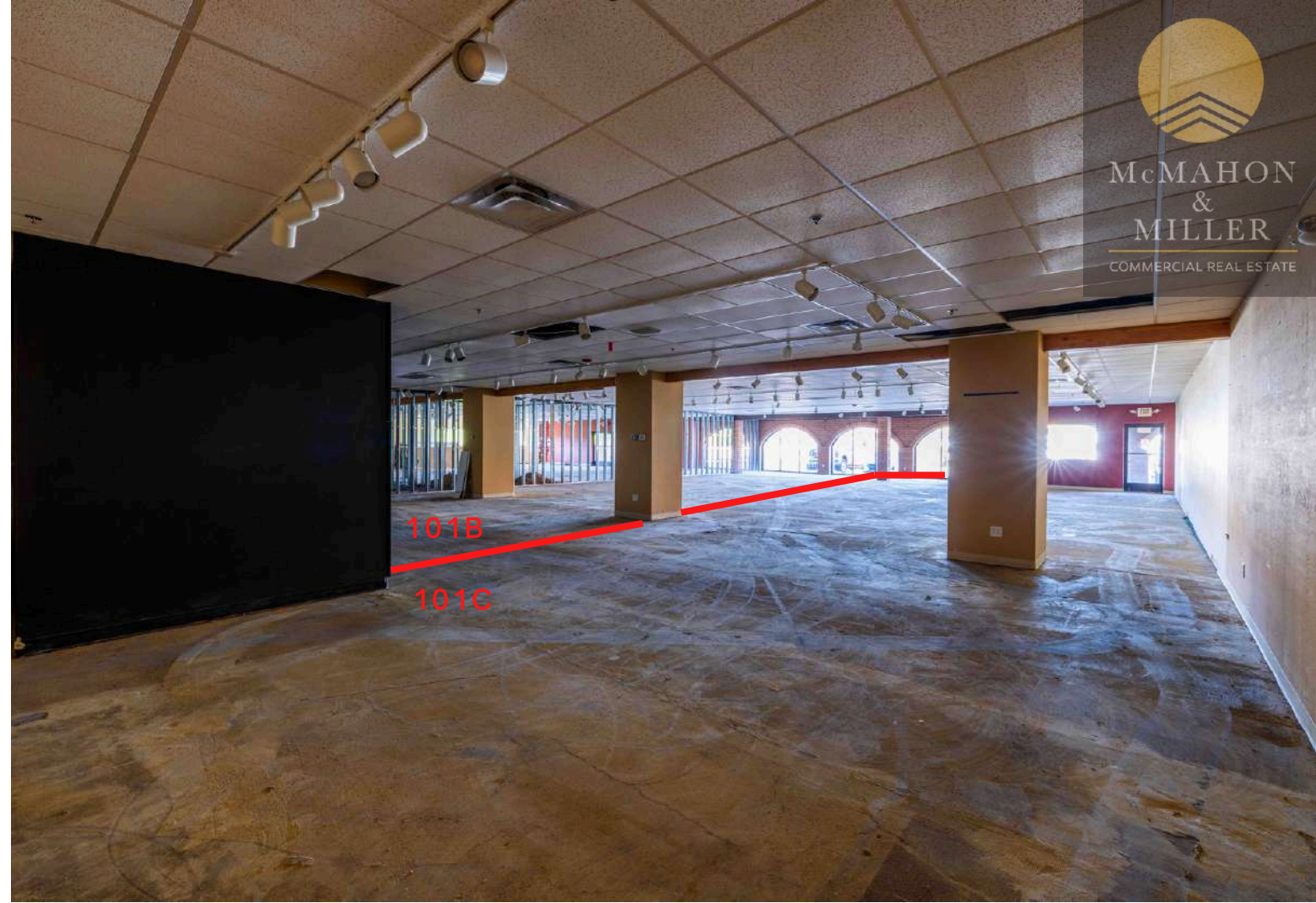
AERIAL



EXTERIOR



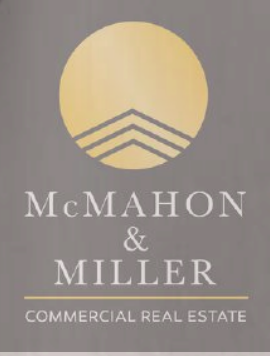
SUITE 101B AND 101C



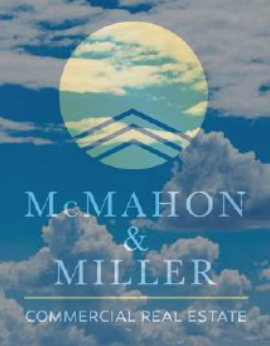
SUITE 102



SUITE 103



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+

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&
MILLER

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