



FOR LEASE

GROCERY ANCHORED CENTER
RETAIL/OFFICE/F&B

140 - 180 COFFEE POT DRIVE, SEDONA, ARIZONA

THE VERY CENTER OF WEST SEDONA
TOP PERFORMING TENANTS
HEAVY VEHICULAR TRAFFIC



LISTING CONTACT:

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COMPANY WEBSITE

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CONTACT

M&M COMMERCIAL – BASHAS PLAZA



OFFERING SUMMARY

ADDRESS 140-180 COFFEE POT DRIVE, SEDONA AZ

LEASE RATE SEE PAGE 5

977 SF & UP

SUITE SIZES

300+ SHARED

PARKING

CO

ZONING - [LINK](#)

121,645 SF

GLA

95%

OCCUPANCY

GROCERY

ANCHOR TENANT

DESCRIPTION

RETAIL SHOPPING CENTER IN THE MIDDLE OF TOWN, ANCHORED BY BASHAS’ GROCERY STORE. JOIN SEVERAL NATIONAL AND LOCAL TENANTS. CENTRAL LOCATION WITH FANTASTIC VEHICULAR TRAFFIC & VISIBILITY. PLENTY OF SHARED PARKING.

RETAIL OR OFFICE SUITES AVAILABLE.

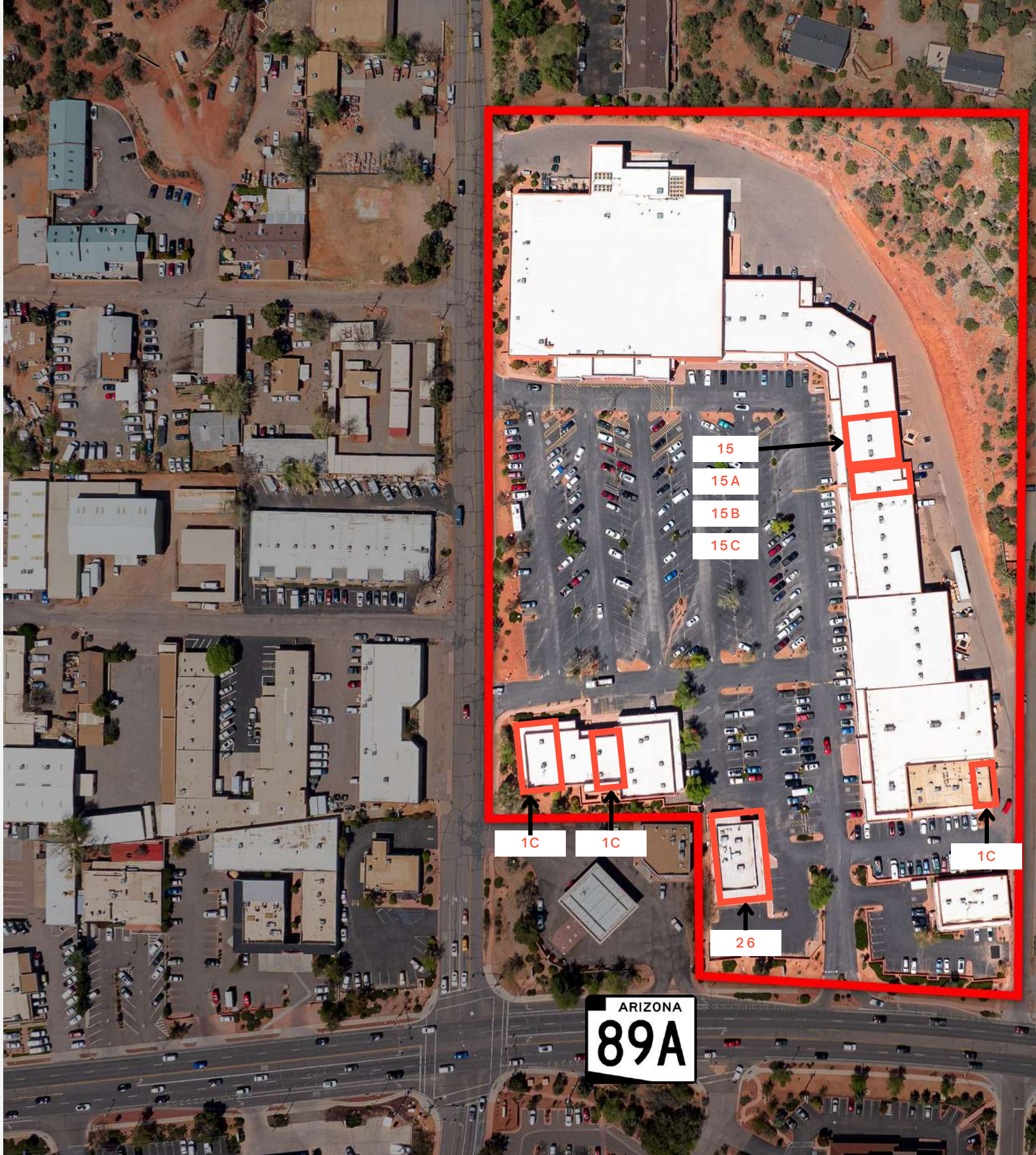
2,000+ HOTEL ROOMS AND AIRBNB’S WITHIN 2 MI RADIUS.



GROUNDS PHOTOS



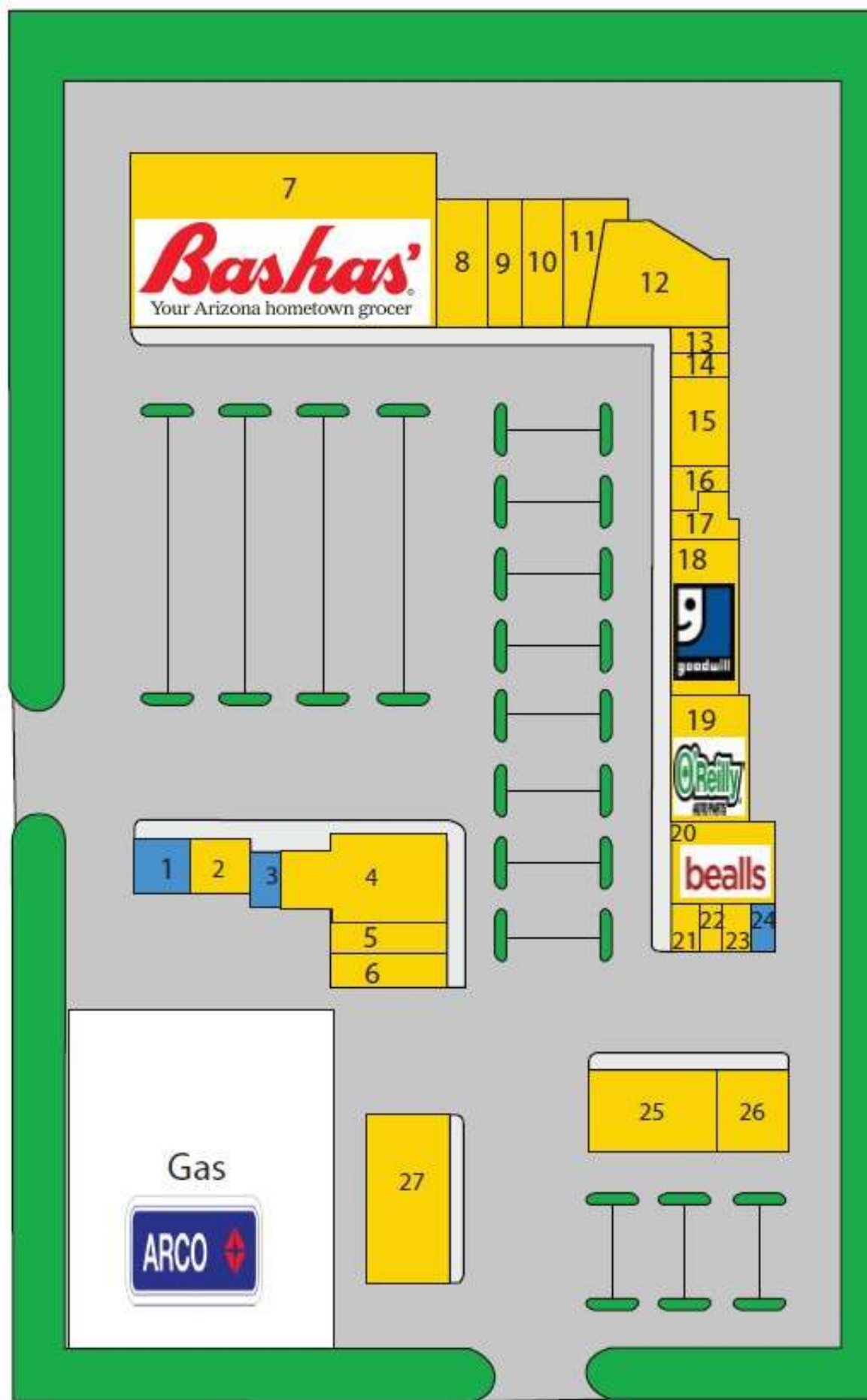
SITE PLAN / VACANCIES



Suite	Sq. ft.	BASE RENT PSF	NNN PSF	Total Monthly Rent
1A	1,895	---	---	LEASE PENDING
1C	977	\$1.75/MO	\$0.50	2,198 + TAX & UTIL.
15	3,300	\$1..19/MO	\$0.50	\$5,577 + TAX & UTIL.
15A	1,100	\$1.75/MO	\$0.50	\$2,475 +TAX & UTIL.
15B	1,100	\$1.75/MO	\$0.50	\$2,475 +TAX & UTIL.
15C	1,100	\$1.75/MO	\$0.50	\$2,475 +TAX & UTIL.
16	1,800	\$1.65/MO	\$0.50	\$3,870 + TAX & UTIL.
24	1,450	\$1.25/MO	\$0.50	\$2,537 + TAX & UTIL.
26	4,200	---	---	LEASE PENDING

LEASING DETAILS

Coffee Pot Dr



SITE SUMMARY

121,645 SQ. FT.

1. Available	1,650 sq.ft.
2. Radical Rebounding	1,366 sq. ft.
3. Available	880 sq. ft.
4. Kealyn's Kloset	3,360 sq.ft.
5. Empire Nails	1,380 sq. ft.
6. Chabad of Sedona	1,380 sq. ft.
7. Basha's Market	47,400 sq. ft
8. Sedona Hot Yoga	2,997 sq. ft.
9. Yoga Blessings	1,473 sq. ft.
10. Sedona Water Works	2,100 sq. ft.
11. Vortex	991 sq. ft.
12. Shining Sanctuary	3,200 sq. ft.
13. H&R	1,200 sq. ft.
14. Dry Cleaners	900 sq. ft.
15. America's Mattress	3,300 sq. ft.
16. US Cryotherapy	1,800 sq. ft.
17. Sedona Crepes	3,050 sq. ft.
18. Goodwill	9,300 sq. ft.
19. O'Reilly	7,000 sq. ft.
20. Beall's	11,720 sq. ft.
21. T-Mobile	1,910 sq. ft.
22. Subway	1,200 sq. ft.
23. Sophia's Laundrette	1,850 sq. ft.
24. Available	1,450 sq. ft.
25. True Rest	1,400 sq. ft.
26. India Palace Rest.	2,400 sq. ft.
27. Fiesta Mexicana	4,200 sq. ft.

SUITE 1A

1,895 SF



LEASE
PENDING

SUITE 1C

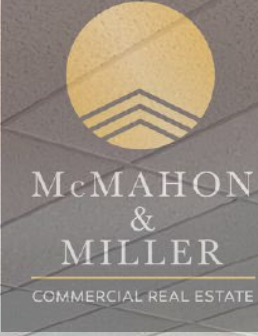
977 SF



SUITE 15

3,300 SF TOTAL

(MAY BE SUBDIVIDED INTO 3 SUITES @ 1,100 EACH)



SUITE 16

1,800 SF



SUITE 24

1,450 SF



SUITE 26

4,200 SF RESTAURANT SPACE



SUITE 26

4,200 SF RESTAURANT SPACE



SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding

Top 3 funding generators (FY23)

1. Sales Taxes (\$31.8M)
2. Bed Taxes (\$8.6M)
3. Wastewater Charges for Services (\$6.3M)

Total \$46.7 Million



Generated by visitors

- Sales & Bed Taxes (\$31.1M)
Wastewater Charges for Services (\$3.4M)

Total \$34.5 Million
74% of the Top 3 funding sources

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 (30 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

Activities

- 300+ recreational trails
- 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: 240+
- Hilton Resort: 197+
- Pink Jeep Tours: 170+

Contact Information

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M&M COMMERCIAL - BASHAS PLAZA



McMAHON
&
MILLER

COMMERCIAL REAL ESTATE