

M&M COMMERCIAL - BASHAS PLAZA



FOR LEASE

RETAIL & RESTAURANT SUITES
@ GROCERY ANCHORED SITE
ON 89A

140 - 180 COFFEE POT DRIVE, SEDONA, ARIZONA

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



LISTINGS BROKER:

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COMPANY WEBSITE

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M&M COMMERCIAL – BASHAS PLAZA



OFFERING SUMMARY

ADDRESS

140-180 COFFEE POT DRIVE, SEDONA AZ

LEASE RATE

STARTING @ \$1.45/SF/MO NNN

900 SF & UP

SUITE SIZES

300+ SHARED

PARKING

CO

ZONING - [LINK](#)

130,000 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.

SMALL RETAIL OR OFFICE SUITES AVAILABLE.

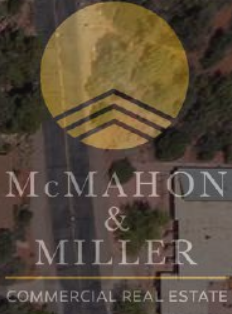
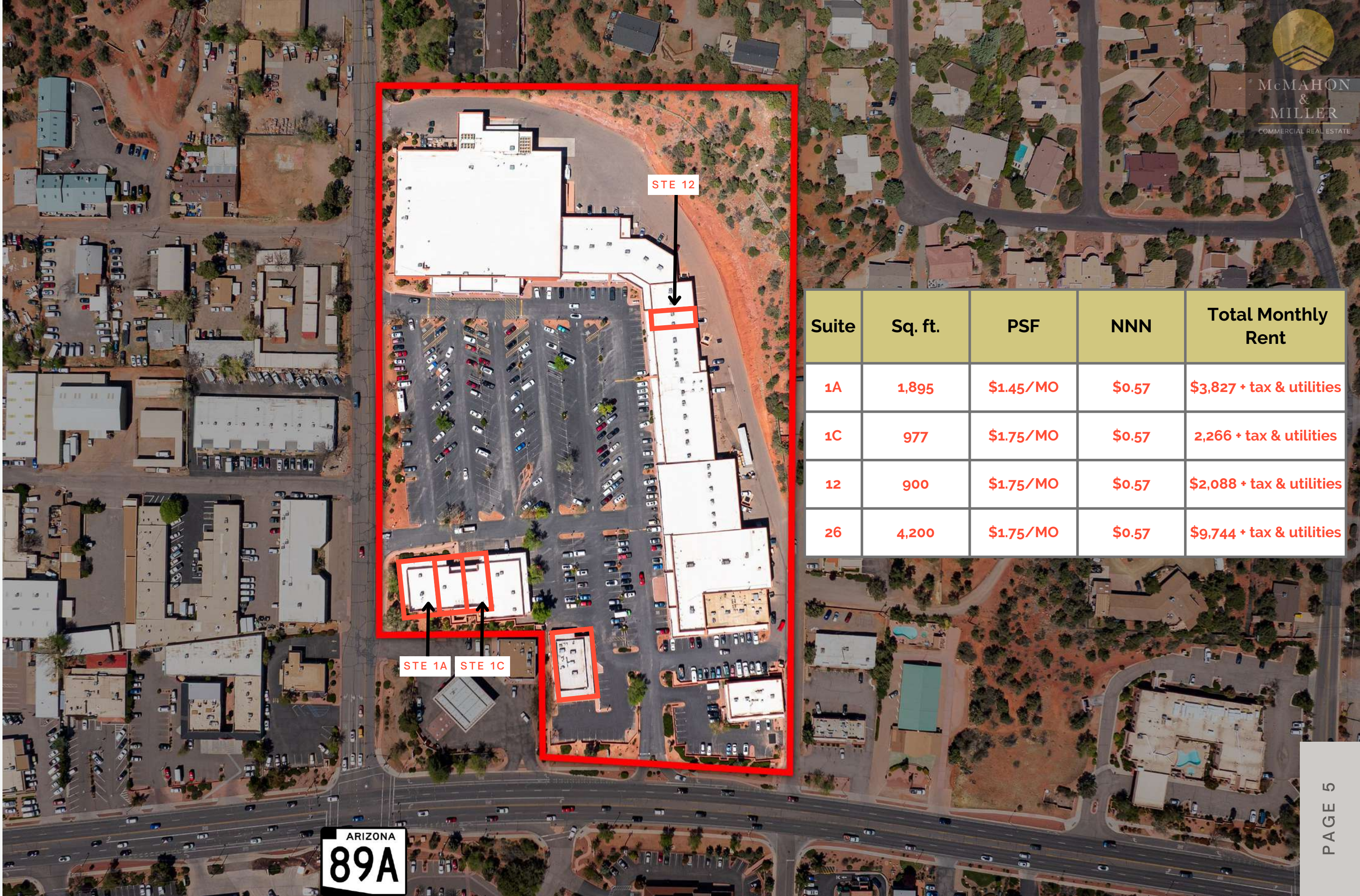
2,000+ HOTEL ROOMS AND AIRBNB’S WITHIN 2 MI RADIUS.



GROUPS PHOTOS



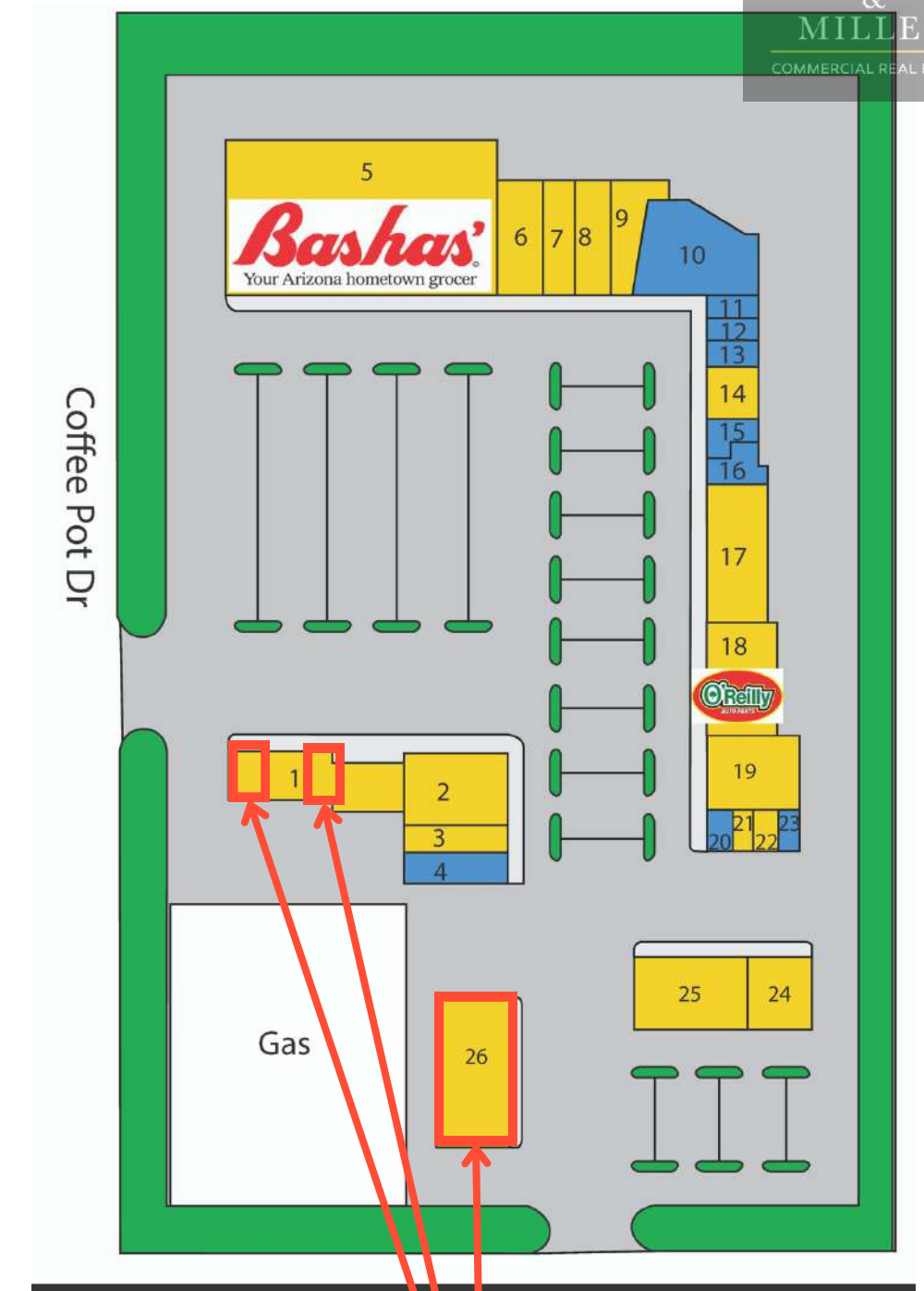
SITE PLAN / VACANCIES



Suite	Sq. ft.	PSF	NNN	Total Monthly Rent
1A	1,895	\$1.45/MO	\$0.57	\$3,827 + tax & utilities
1C	977	\$1.75/MO	\$0.57	2,266 + tax & utilities
12	900	\$1.75/MO	\$0.57	\$2,088 + tax & utilities
26	4,200	\$1.75/MO	\$0.57	\$9,744 + tax & utilities

LEASING DETAILS

Suite	Sq. ft.	Business	Use
1A	1,895	RETAIL, SERVICE, SPECIAL PURP.	AVAILABLE
1B	1,366	Radical Rebound	Fitness
1C	977	RETAIL, SERVICE, SPECIAL PURP.	AVAILABLE
2	4,876.5	Kaelyns Closet	Boutique
3	1,380	Empire Nails	Nail Salon
4	1,380	Chabad of Sedona	Community Space
5	47,400	Basha's Market	Grocery Store
6	2,997	Sedona Hot Yoga	Yoga
7	1,473	Yoga Blessings	Retail
8	2,100	Sedona Water Works	Water Store
9	991	Rose Drink	Juicery
10	3,200	Shine Sanctuary	Boutique/Retail/Healer
11	1,200	H&R Block	Tax Accountant
12	900	Maarres Cleaners	Dry Cleaner drop off
13	900	American Mattress	Mattress Store
14	2,400	American Mattress	Mattress Store
15	1,800	Cryotherapy	Cryotherapy
16	3,050	Sedona Crepes	Breakfast Restaurant
17	9,300	GoodWill	Resale Store
18	7,000	O'Reilly Auto Parts	Auto Parts Store
19	11,600	Bealls Outlet	Outlet Store
20	1,910	Mobile Phone Retailer	Mobile Phone Retailer
21	1,200	Subway	Fast-food
22	1,850	Sophia's Launderette	Laurndromat
23	1,450	Grilled Cheese Restaurant	Restaurant
24	1,400	True Rest	Retail
25	2,400	India Palace	Restaurant
26	4,200	RESTAURANT	AVAILABLE



AVAILABLE

SUITE 26

4,200 SF RESTAURANT SPACE



SUITE 26

4,200 SF RESTAURANT SPACE



SUITE 26

4,200 SF RESTAURANT SPACE



SUITE 1A

1,895 SF



SUITE 1C

977 SF



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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McMAHON
&
MILLER

COMMERCIAL REAL ESTATE