

M&M COMMERCIAL - BASHAS PLAZA



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

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COMPANY WEBSITE



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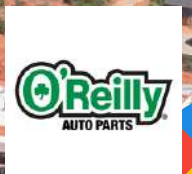
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CONTACT



Bashas'



WHOLE
FOODS
MARKET



O'Reilly
AUTO PARTS



bealls
OUTLET



T-Mobile
SUBWAY



STARBUCKS
COFFEE



am pm



Walgreens



ARIZONA
89A



BMO

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

85%+

OCCUPANCY

GROCERY

ANCHOR TENANT

DESCRIPTION

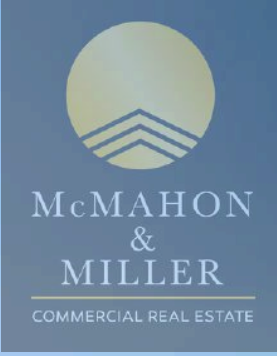
RETAIL SHOPPING CENTER IN THE MIDDLE OF TOWN, ANCHORED BY BASHAS' GROCERY STORE. JOIN SEVERAL NATIONAL AND LOCAL TENANTS. CENTRAL LOCATION WITH FANTASTIC VEHICULAR TRAFFIC & VISIBILITY. PLENTY OF SHARED PARKING.

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
1C	977	\$1.75/MO	\$0.50	2,198 + TAX & UTIL.
24	1,450	\$1.25/MO	\$0.50	\$2,537 + TAX & UTIL.

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TENANT MIX



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 Launderette	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.

AVAILABLE SUITES

SUITE

1C

SIZE

977 SF

GROSS RENT

\$2,198

AVAILABLE

NOW

DESCRIPTION

- Near Coffee Pot Ingress
- White box forthcoming
- Back entrance
- Bathroom
- Storage room

SUITE

24

SIZE

971 SF + 303 SF

GROSS RENT

\$2,537

AVAILABLE

NOW

DESCRIPTION

- Second generation kitchen space
- Three compartment sink
- Prep sink
- External grease trap
- Water heater
- Small refrigerator
- Prep fridge

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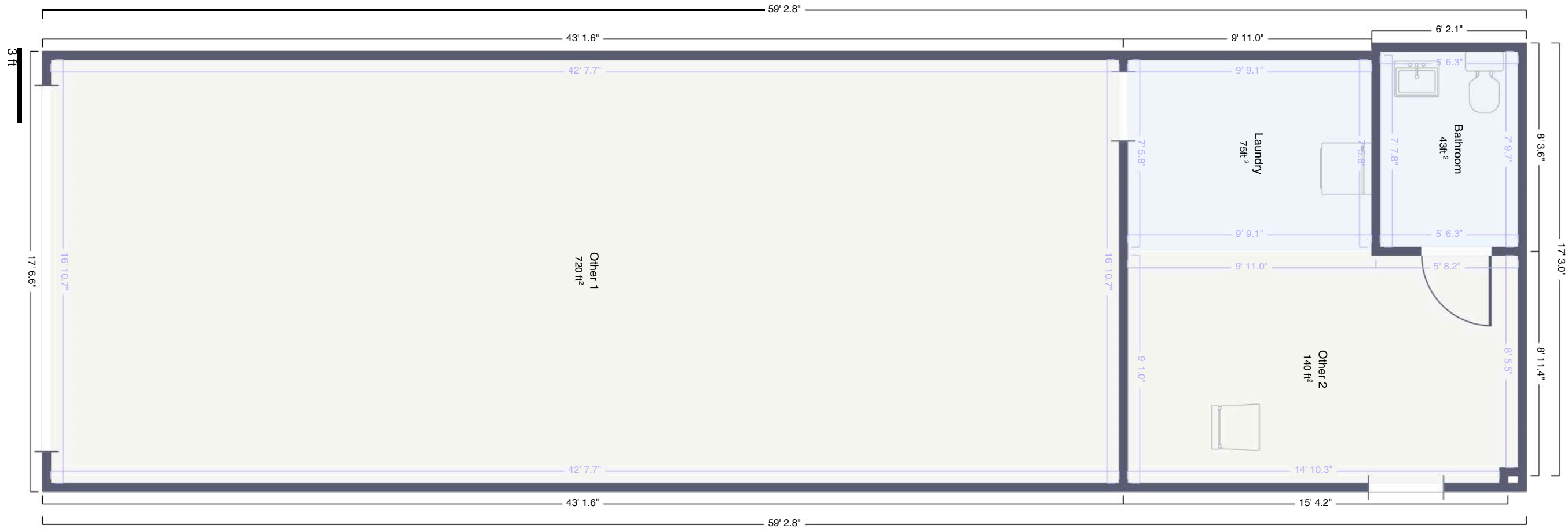
SUITE 1C

977 SF



SUITE 1C

977 SF

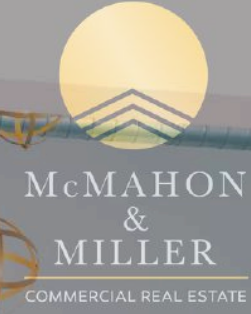


Floorplan
140 Coffee Pot Dr, Sedona, AZ



SUITE 24

1,450 SF



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 [WEBSITE](#)

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&
MILLER

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