

FOR LEASE

SEDONA, ARIZONA

HILLSIDE SHOPPING CENTER

INCREDIBLE LOCATION & VISIBILITY
TOP RESTAURANTS AND RETAIL
SIGNIFICANT CAPITAL IMPROVEMENTS
PANORAMIC RED ROCK VIEWS



LISTING BROKER:

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<u>Company Website</u>

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SEDONA INFO



AERIAL PHOTO













OFFERING HIGHLIGHTS





Location & Frontage

SR 179 FRONTAGE AND VISIBILITY W/MONUMENT SIGNAGE. STEPS FROM ARABELLA HOTEL, LOS ABRIGADOS RESORT, AND TLAQUEPAQUE ARTS VILLAGE



Competitive Rates / New Ownership

STARTING @ \$1.75/SF/MONTH NNN.
PROFESSIONALLY MANAGED &
MAINTAINED WITH ONSITE MGMT.
NEW HANDS-ON OWNERSHIP AS OF
2022.



Capital Improvements

NEW PAINT, PARKING LOT, MURALS, SIGNAGE, ATTRACTIONS, TENANTS ETC. SIGNIFICANT ONGOING RENOVATION. SEE NEXT PAGE FOR DETAILS

OFFERING DETAILS

ADDRESS	671 STATE ROUTE 179, SEDONA AZ 86336 (1,000 FT OF FRONTAGE)
GOOGLE MAPS / VPD	CLICK <u>HERE</u> / VEHICLES PER DAY: 16,200 PER ADOT
TYPE	COMMERCIAL RETAIL, OFFICE, RESTAURANT, SPECIALTY
GROSS LEASABLE AREA	29,751 SQ. FT. / 5 BUILDINGS / 3 LEVELS Draing Shops
LOT SIZE	2.84 AC
PARKING	150+
INGRESS/EGRESS	STATE ROUTE 179 (TWO CURB CUTS)
SIZE/RATES/ AVAILABILITY	STARTING @ \$1.75/SF/MONTH NNN
ANCHOR TENANTS	HUDSON RESTAURANT, JAVELINA CANTINA, MOONEY'S IRISH PUB, BERKSHIRE HATHAWAY

PREMIER SEDONA LOCATION

- Fantastic visibility with excellent vehicular & foot traffic (steps from 150 room Arabella Sedona Hotel and 220 room Los Abrigados Resort and Tlaquepaque Arts & Crafts Village)
- Panoramic red rock views and steps from Oak Creek
- 1,000' feet of SR 179 frontage with two points of ingress/egress and 170+ parking spots
- Top rated anchor restaurants onsite (Hudson and Javelina Cantina) plus Mooney's Irish Pub

IMPROVEMENTS

- New ownership in Fall of 2022
- New exterior paint as of May 2023
- New parking lot July of 2023
- New and refreshed signage Fall of 2023
- New artist murals Fall of 2023
- All vacant suites repainted/renovated
- All suites now with interior bathrooms + common

STREET LEVEL

STE.	SF	\$/MO
A-ST-1	971	\$3,593

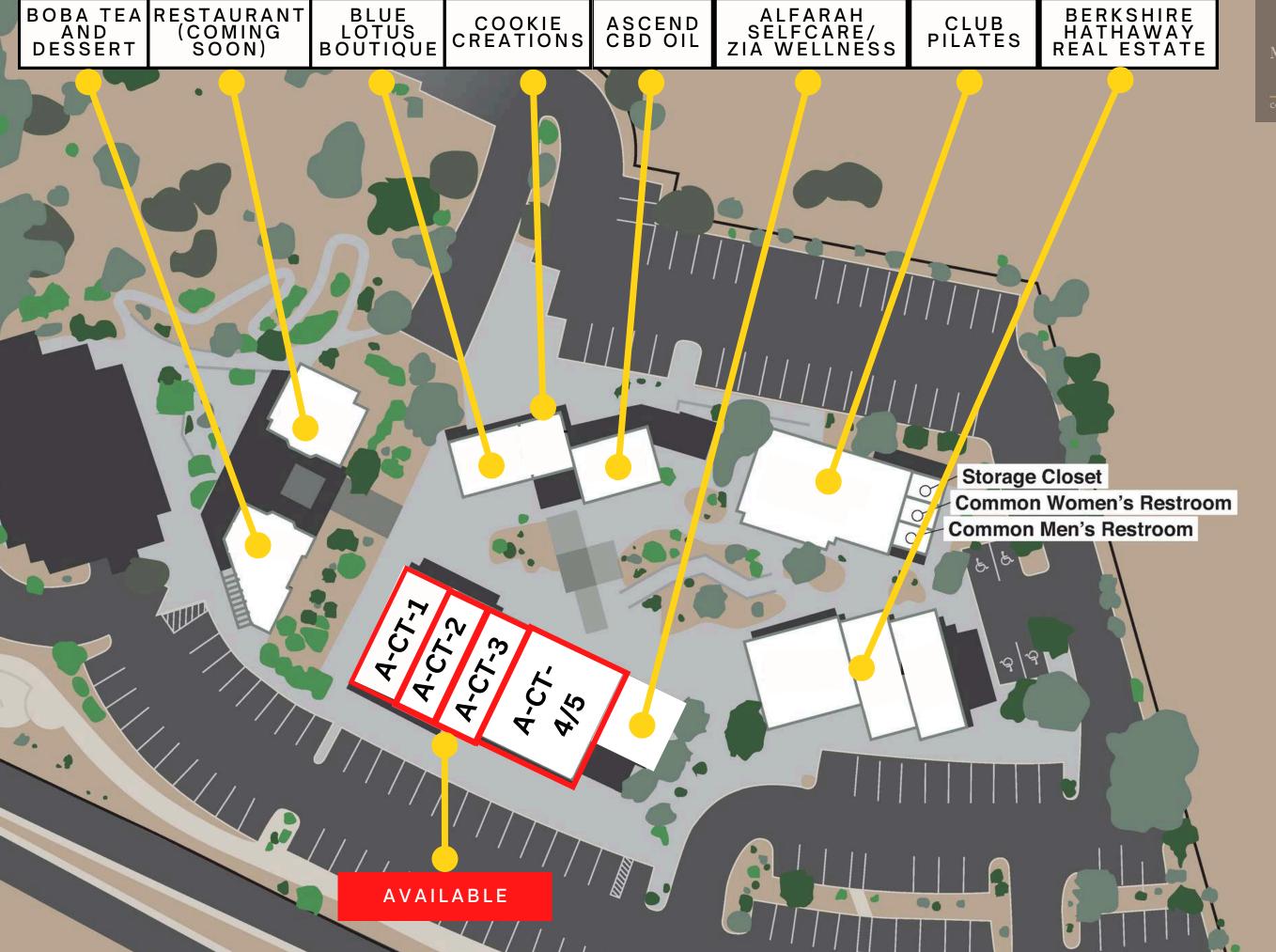
PENDING



COURTYARD LEVEL

STE.	SF	\$/MO
A-CT-1	1157	\$3,413
A-CT-2	1157	\$3,413
A-CT-3	909	\$2,681
A-CT-4/5	1818	\$5,362

PENDING

























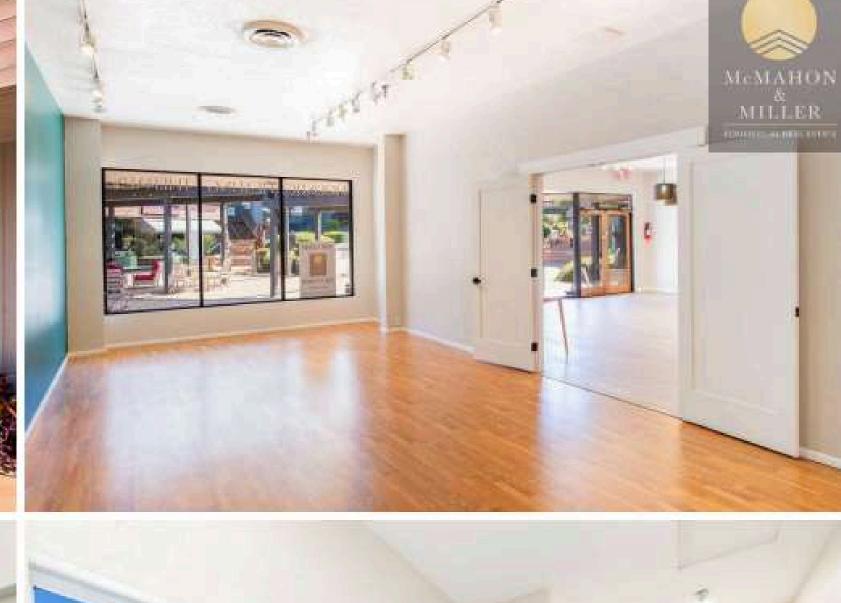




MEMAHON MILLER











McMAHON MILLER **Available Available Available** SUITE A Suite A SUITE A SUITE A SUITE A SUITE A CT-4 CT-3 CT-5 CT-I CT-Z CT-6 Leased 1,157 SF 1,157 SF CT-COURTYARD ENTRANCE

6 BAYS & 20' . 120'-0"

SUMMARY TABLE OF ALLOWED USES

MILLER

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

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Table of Allowed Uses

Table of Allowed U	ses																		
P = permitted	C = c	ond	itior	nal u	se p	erm	it re	equi	red /	\ = a	cces	ssor	y Bla	ink (Cell =	use	pro	ohib	ited
r.				Res	ider	ntial					Noi	n-Re	side	ntia	ı	(Othe	er	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M 1	M2	M3	00	Z	ے	15	SO	20	Use-Specific Standards
Residential																		-	
Household Living																			
Dwelling, Co-Housing							Р	P	С	P								P	3.3.A(1)
Dwelling, Duplex							P	P	С	P	P							P	
Dwelling, Live/Work										P	С	P	С	С	С	А		P	3.3.A(2)
Dwelling, Multifamily							Р	P	P	P	Р	P	Р	P	P	A		P	3.3.A(3)
Dwelling, Single-Family Attached							Р	Р	с	Р	Р		С		с			P	3.3.A(4)
Dwelling, Single-Family Detached	P	Р	Р	P	Р	P	Р	Р	с	с								P	3.3.A(5)
Manufactured Home					Р	P	С	С	С										3.3.A(6)
Group Living							tr.	10											
Assisted Living Center										P	Р	P	Р		P	P			
Dormitory							С	С	С	С	P	P	С						
Public, Institutional, and	Civio	Us	es					-											-
Community and Cultural	Faci	litie	s																
Cemetery or Interment Facility			d													С			
Club or Lodge	С	С	С	С	С	С	С	С	c	С	P	P	Р	Р	P	P		P	3.3.B(1)
Conference/Meeting Facility										2.31	А	А	Р	Р	Р	Р		А	
Day Care	С	С	С	С	С	С	С	С	С	С	P	P	P			А			

1				Res	ider	ntial				ji.	No	n-Re	side	ntia	1	(Othe	er	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	00	Z	_	5	S	8	Use-Specific Standards
Foodbanks	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	Р	P	P	P		P	Accessory to non- residential use
Funeral Facility												P	Р	P	Р	P			
Library										С	С	P	Р	P	P	С			
Museum										С	С	P	Р	P	P	С		P	
Park, Active	P	P	Р	Р	P	Р	P	P	P	P	P	P	Р	Р	P	P	P	P	
Park and Open Space, Passive	Р	Р	Р	Р	Р	P	P	Р	Р	Р	Р	Р	Р	Р	P	P	Р	P	
Religious Assembly	С	С	С	С	С	С	С	С	С	Р	P	P	Р	P	Р	P		P	
Shelters (e.g., homeless shelter)	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	Р	P	P		P	Accessory to non- residential use
Educational Facilities																			
School, Public or Private	С	С	С	С	С	С	С	С	С	С	P	P	Р	P	P	P		P	3.3.B(2)
School, Vocational or Trade											Р	Р	Р	Р	P				
Healthcare Facilities																			
Hospital										/P -	P	P	Р		P				
Medical or Dental Clinic										С	P	P	Р		P				
Commercial Uses																			
Animal-Related Uses																			46
Kennel, Commercial													С	P					3.3.C(1)
Stable, Commercial	P	P																	3.3.C(2)
Veterinary Hospital or									T.	С	Р	Р	Р	Р					3.3.C(3)

				Res	ider	ntial				78	No	n-Re	side	ntia	ı	(Othe	er	11 6
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	00	Z	_	5	os	8	Use-Specifi Standards
Recreation and Entertain	men	t																	
RV Park																		P	3.3.C(4)
Indoor Recreation Facility								А	A	P	P	Р	Р	P	Р	P			3.3.C(5)
Outdoor Recreation Facility	CA	CA	CA	CA	A	А	А	A	А	60	с	с	С	с	с	c	С	P	3.3.C(6)
Food and Beverage Servi	es																		
Bar, Tavern, Lounge, or Tasting Room										с	Р	Р	Р	Р	P			P	3.3.C(7)
Catering Establishment									T.	1.3. es.	Р	P	Р	P	Р				
Microbrewery, Distillery, or Winery										с	Р	Р	Р	Р	P			Р	3.3.C(8)
Mobile Food Vending										P	P	Р	Р	P	P	P		С	3.3.C(9)
Restaurant										P	Р	P	Р	P	Р			P	3.3.C(10)
Restaurant with Drive- Through												с	Р	Р	Р				3.3.C(11)
Office, Business, and Pro	fessi	onal	Ser	vice	s														
Administrative, Professional, or Government Office										P	Р	P	Р	Р	P	P		P	3.3.C(12)
Financial Institution										P	P	P	P	P	Р				3.3.C(13)
Lodging																			
Lodging, Medium- Density												Р			Р			P	3.3.C(14)b
Lodging, High-Density										45					See				
									Ш	10					3.3				
Personal Services																			16
Personal Services,										P	Р	P	Р	P	Р			P	

SUMMARY TABLE OF ALLOWED USES (CONT'D)

Off-Highway Vehicle

Sales and Rentals **Parking Facility**

3.3.C(29)

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

McMAHON & MILLER
COMMERCIAL REAL ESTATE Page 6 of

	Allowed Use		Jeac	110 1	dire		arop			u c									Page 4 or
Table 3.1																			
Table of Allov	wed Uses	-																	
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	-															10.00			***
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M.	M2	M3	00	Z	_	5	SO	8	Use-Specific Standards
Laundromat, Self- Service							А	A	A	Р	Р	P	Р	Р	P				3.3.C(16)
Retail Sales																			
Auction House											P	P	P	Р	P				3.3.C(17)
Building Materials and Supply Store													Р	Р					
General Retail, Less than 10,000 Square Feet										Р	Р	Р	Р	Р	P			P	3.3.C(18)
General Retail, 10,000 Square Feet to 25,000 Square Feet													Р		P				
General Retail, More than 25,000 Square Feet													С		с				
Medical Marijuana Dispensary													Р	P					3.3.C(19)
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee													Р	P					3.3.C(19)
Nursery or Garden Supply Store											с	Р	Р	Р	P			P	3.3.C(20)
Fransportation, Vehicles,	and	Equ	iipm	ent	1.		"							2			W		
Equipment Sales and Rental													С	Р					3.3.C(21)
Fleet Services													Р	Р	С	С			3.3.C(22)
LOCALD STREET, CONTROL OF STREET			1							100				-					

Section 3.2 Table of Allow	ed Use	es	Sedo	na L	and.	Dev	elop	mer	nt Co	de									Page 5 of 7
Table 3.1 Table of Allowed	Uses	5																	
P = permitte	d C = 0	ond	litio	nal u	ıse p	erm	nit re	equi	red .	A = a	icce	ssor	y Bla	ank (Cell =	= us	e pr	ohit	ited
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	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M	M2	M3	9	Z	_	5	So	8	Use-Specific Standards
Transit Terminal or Station																c			
Vehicle Fuel Sales												c	Р	P					3.3.C(23)
Vehicle Repair, Major													Р	P					3.3.C(24)
Vehiele Daneiu Mineu									\top		1	-	n		_				2.2.6(25)

Transit Terminal or Station										10						С			
Vehicle Fuel Sales						ij						С	Р	P					3.3.C(23)
Vehicle Repair, Major													Р	P					3.3.C(24)
Vehicle Repair, Minor											С	С	Р	Р	Р				3.3.C(25)
Vehicle Sales and Leasing													Р	P	с				3.3.C(26)
Vehicle Service Station											c	c	Р	Р	Р				3.3.C(27)
Vehicle Wash											С	P	Р	P	P				
Adult Entertainment Esta	blish	nme	nts	70	ā 95		70.	0 8											
Adult Entertainment													С	С					3.3.C(28)
Industrial Uses																			
Manufacturing and Proce	ssin	g																	
Food Processing										С	С	P	Р	P	P				3.3.D(1)
Manufacturing, Artisan									Ī,	С	С	P	Р	P	P			P	3.3.D(2)
Manufacturing, Light													P	P					3.3.D(3)
Storage and Warehousing	,																		
Contractor Office or Equipment Storage Yard													С	P					
Outdoor Storage													С	P					3.3.D(4)
Self-Storage Facility													Р	P					3.3.D(5)
Warehousing and Wholesale Facility													Р	Р					3.3.D(6)
Public and Semi-Public Ut	ility	Use	5																
Flood Control Facility	P	P	P	Р	P	P	Р	P	P	P	P	P	Р	P	P	P	С	С	
Public Utility, Major	С	С	С	С	С	С	С	С	С	С	С	С	С	P	С	P			
Public Utility, Minor	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	P	С	С	

Ta	ble :	3.1					
Ta	ble	e of	A	lov	ved	U	ses

P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential									Non-Residential						Other			Hea Specific
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	8	Z	_	5	SO	8	Use-Specific Standards
Water Storage Tank	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	P	С	С	
Wireless Telecommunications Facility	See Article 4: Wireless Comm <mark>unic</mark> ation Facilities																		
Accessory Uses																			
Agriculture, General	A	A															CA	А	3.4.D(1)
Agriculture, Urban	А	A	A	A	Α	Α	Α	A	Α	Α	А	A	А	Α	Α	A	A	A	3.4.D(2)
Guest Quarters	A	A	A	A	Α	A	A	A	A	А								A	3.4.D(3)
Home Occupation	Α	Α	A	A	Α	Α	Α	Α	Α	Α	A	A						A	3.4.D(4)
Outside Sales and Display										CA	CA	CA	CA	CA	CA				3.4.C(3)
Outdoor Dining										Α	A	A	А	A	Α			А	
Outdoor Storage, Accessory	А	A	A	A	А	A	А	А	А	A	A	A	А	A	А	А		A	3.4.D(5)
Parking Facilities	CA	CA	CA	CA	CA	CA	CA	CA	CA										3.4.D(7)
Temporary Uses																			
Christmas Tree and Pumpkin Sales	P	P	Р	Р	P	Р	Р	P	P	P	Р	Р	Р	P	Р	Р	P	P	3.5.E(1)
Construction Support Activity	P	P	Р	Р	Р	Р	Р	Р	P	P	Р	Р	Р	P	Р	P	Р	Р	3.5.E(2)
Filming-Related Activity	Р	Р	Р	P	P	P	P	Р	P	P	P	P	Р	P	Р	P	P	P	3.5.E(3)
Model Home	P	Р	Р	P	P	P	P	P	Р	P	Р							P	
Special Event	P	Р	Р	P	P	Р	P	P	Р	P	Р	P	Р	Р	Р	P	P	P	3.5.E(4)
Temporary Housing	P	Р	Р	Р	Р	P	Р	Р	Р	Р								P	3.5.E(5)

EDONA, AZ







Tourism Supports Over
10,000 Jobs in SEDONA

Sedona Tourism Generates Over

\$240 MILLION in Wages

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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COMPANY WEBSITE

