

FOR LEASE

SEDONA, ARIZONA

HILLSIDE SHOPPING CENTER

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



LISTING BROKER:
JACK MCMAHON
(928) 224-2709
jack@mmpropsaz.com
[Company Website](#)

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AERIAL PHOTO



GROUND'S PHOTOS





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 HERE / VEHICLES PER DAY: 16,200 PER ADOT
TYPE	COMMERCIAL RETAIL, OFFICE, RESTAURANT, SPECIALTY
GROSS LEASABLE AREA	29,751 SQ. FT. / 5 BUILDINGS / 3 LEVELS
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

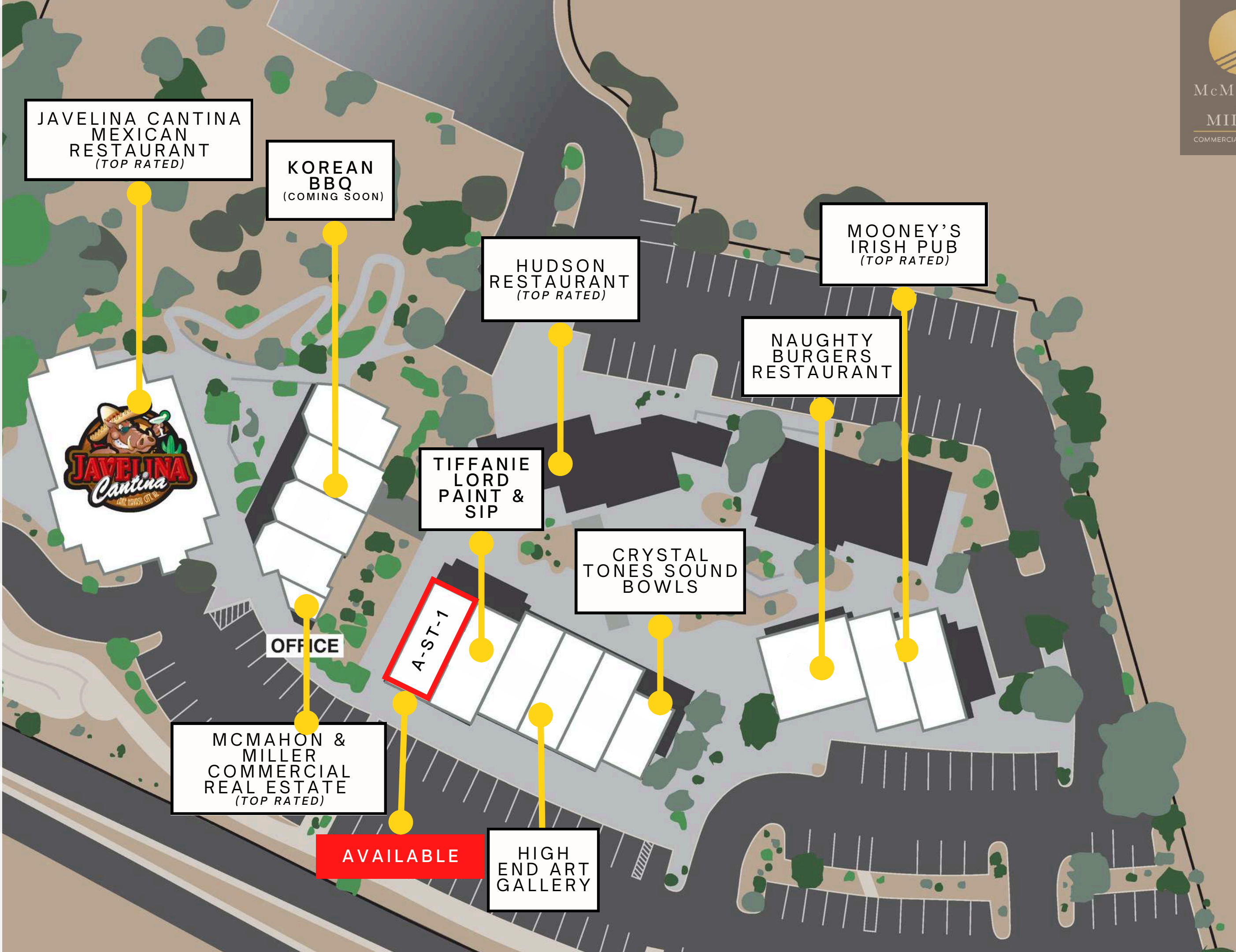
- New ownership in Fall of 2022
- New exterior paint as of May 2023
- New parking lot July of 2023
- New and refreshed signage Fall of 2023
- New artist murals Fall of 2023
- All vacant suites repainted/renovated
- All suites now with interior bathrooms + common

STREET LEVEL

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

PENDING

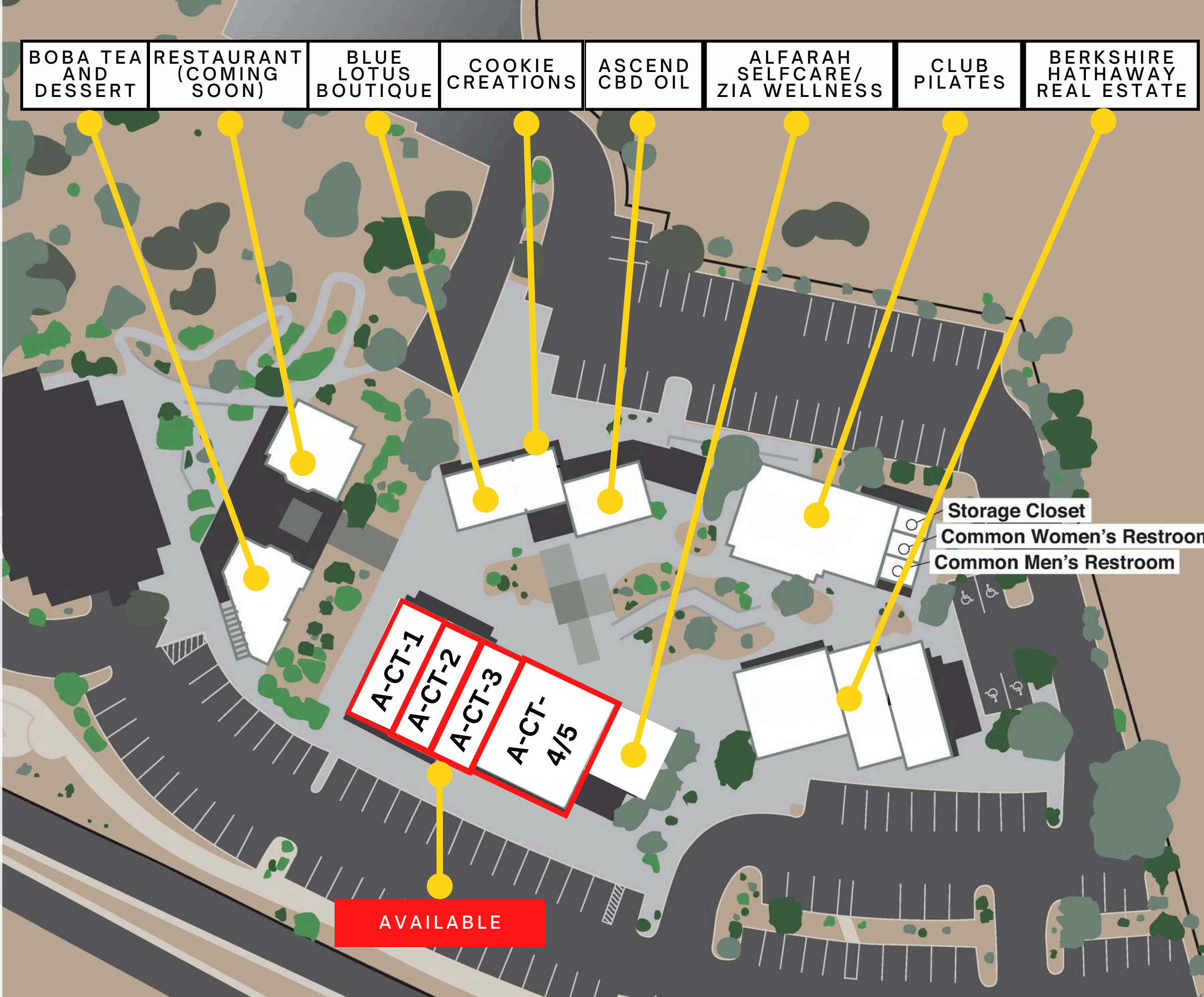
M&M COMMERCIAL - HILLSIDE SHOP



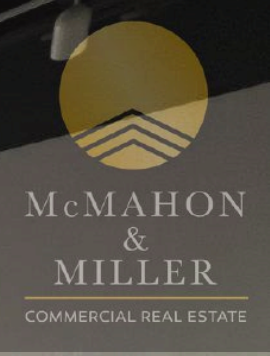
COURTYARD LEVEL

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



A-ST-1

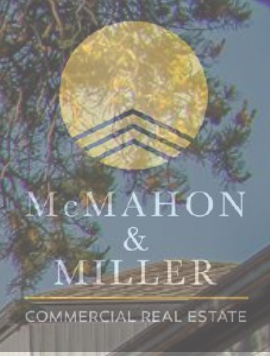


A-CT-1



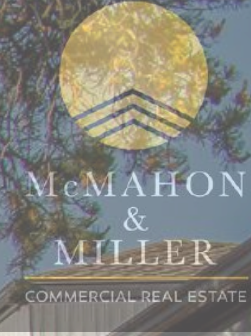
A-CT-2

PROFESSIONAL PICTURES COMING SOON.



A-CT-3

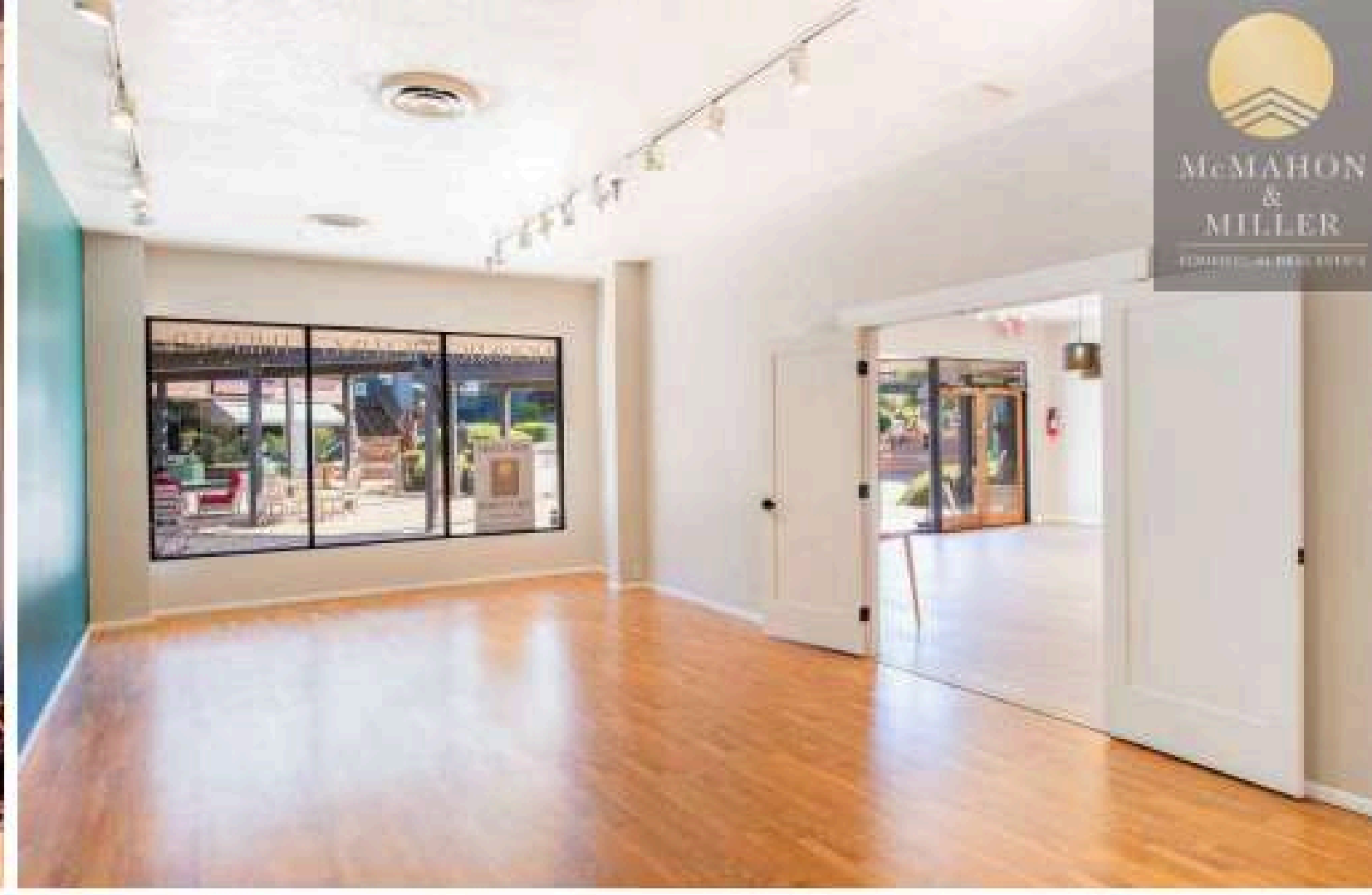
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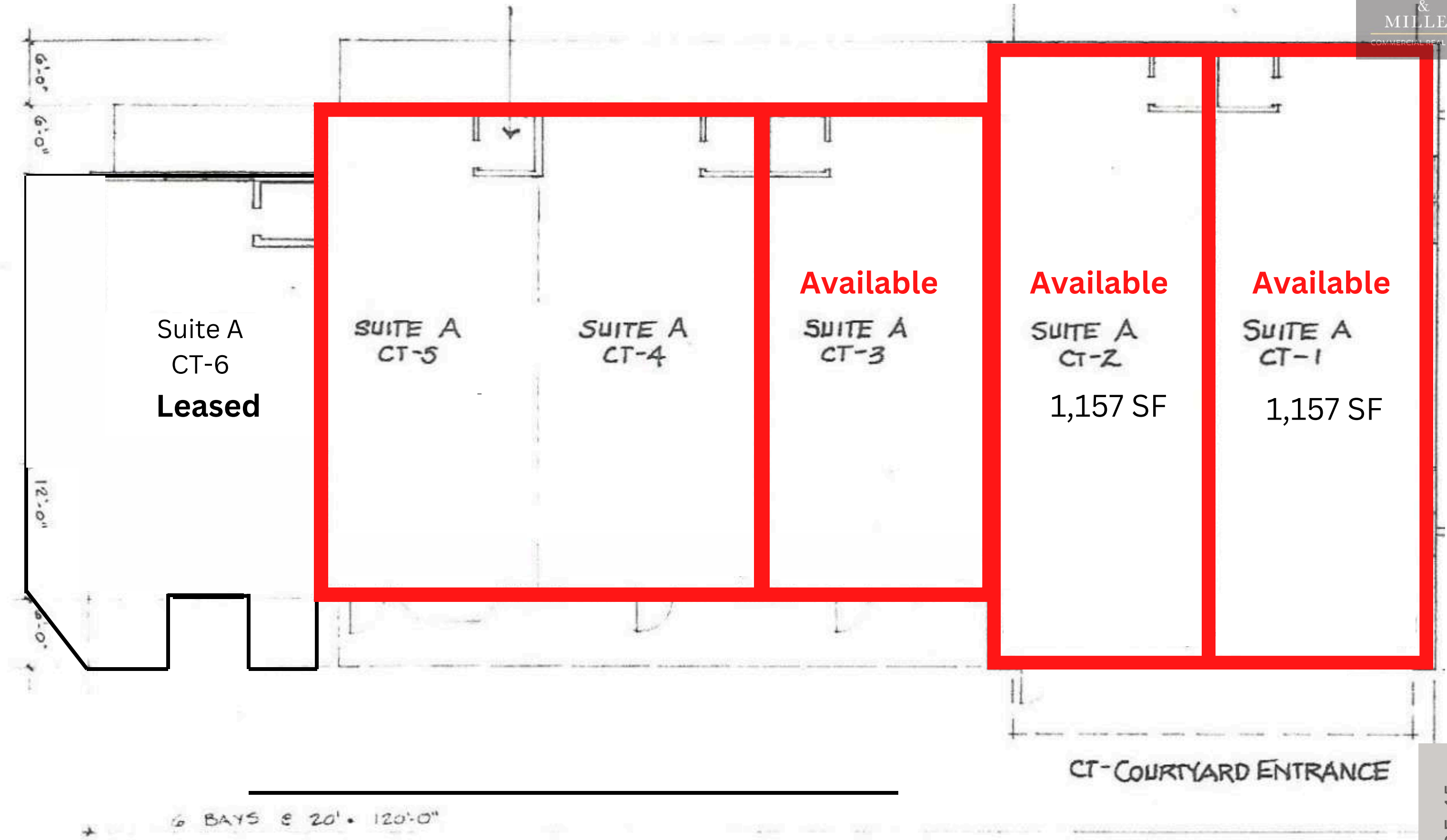
A-CT-4



A-CT-5



FLOOR PLAN A BUILDING



Section 3.2 Table of Allowed Uses | Sedona Land Development Code

SUMMARY TABLE OF ALLOWED USES (CONT'D)

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

Page 4 of 7

Table 3.1

Table of Allowed Uses

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

	Residential									Non-Residential						Other			Use-Specific Standards					
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC						
Laundromat, Self-Service							A	A	A	P	P	P	P	P	P				3.3.C(16)					
Retail Sales																								
Auction House											P	P	P	P	P				3.3.C(17)					
Building Materials and Supply Store													P	P										
General Retail, Less than 10,000 Square Feet										P	P	P	P	P	P			P	3.3.C(18)					
General Retail, 10,000 Square Feet to 25,000 Square Feet													P		P									
General Retail, More than 25,000 Square Feet													C		C									
Medical Marijuana Dispensary													P	P					3.3.C(19)					
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee													P	P					3.3.C(19)					
Nursery or Garden Supply Store											C	P	P	P	P			P	3.3.C(20)					
Transportation, Vehicles, and Equipment																								
Equipment Sales and Rental													C	P					3.3.C(21)					
Fleet Services													P	P	C	C			3.3.C(22)					
Off-Highway Vehicle Sales and Rentals													C	C	C				3.3.C(29)					
Parking Facility												P	P	P	P	C								

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Transit Terminal or Station																C					
Vehicle Fuel Sales												C	P	P					3.3.C(23)		
Vehicle Repair, Major													P	P					3.3.C(24)		
Vehicle Repair, Minor											C	C	P	P	P				3.3.C(25)		
Vehicle Sales and Leasing													P	P	C				3.3.C(26)		
Vehicle Service Station											C	C	P	P	P				3.3.C(27)		
Vehicle Wash											C	P	P	P	P						
Adult Entertainment Establishments																					
Adult Entertainment													C	C					3.3.C(28)		
Industrial Uses																					
Manufacturing and Processing																					
Food Processing										C	C	P	P	P	P				3.3.D(1)		
Manufacturing, Artisan										C	C	P	P	P	P			P	3.3.D(2)		
Manufacturing, Light													P	P					3.3.D(3)		
Storage and Warehousing																					
Contractor Office or Equipment Storage Yard													C	P							
Outdoor Storage													C	P					3.3.D(4)		
Self-Storage Facility													P	P					3.3.D(5)		
Warehousing and Wholesale Facility													P	P					3.3.D(6)		
Public and Semi-Public Utility Uses																					
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P					
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C			

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Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C			
Wireless Telecommunications Facility	See Article 4: Wireless Communication Facilities																				
Accessory Uses																					
Agriculture, General	A	A															CA	A	3.4.D(1)		
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(2)		
Guest Quarters	A	A	A	A	A	A	A	A	A	A								A	3.4.D(3)		
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A						A	3.4.D(4)		
Outside Sales and Display										CA	CA	CA	CA	CA	CA				3.4.C(3)		
Outdoor Dining										A	A	A	A	A	A			A			
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		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	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(1)		
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(2)		
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(3)		
Model Home	P	P	P	P	P	P	P	P	P	P	P							P			
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(4)		
Temporary Housing	P	P	P	P	P	P	P	P	P	P								P	3.5.E(5)		

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SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding



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



McMAHON
&
MILLER

COMMERCIAL REAL ESTATE