

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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[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

JAVELINA CANTINA
MEXICAN
RESTAURANT
(TOP RATED)

KOREAN
BBQ
(COMING SOON)

HUDSON
RESTAURANT
(TOP RATED)

MOONEY'S
IRISH PUB
(TOP RATED)

NAUGHTY
BURGERS
RESTAURANT

TIFFANIE
LORD
PAINT &
SIP

CRYSTAL
TONES SOUND
BOWLS

OFFICE

McMAHON &
MILLER
COMMERCIAL
REAL ESTATE
(TOP RATED)

COFFEE

HIGH
END ART
GALLERY

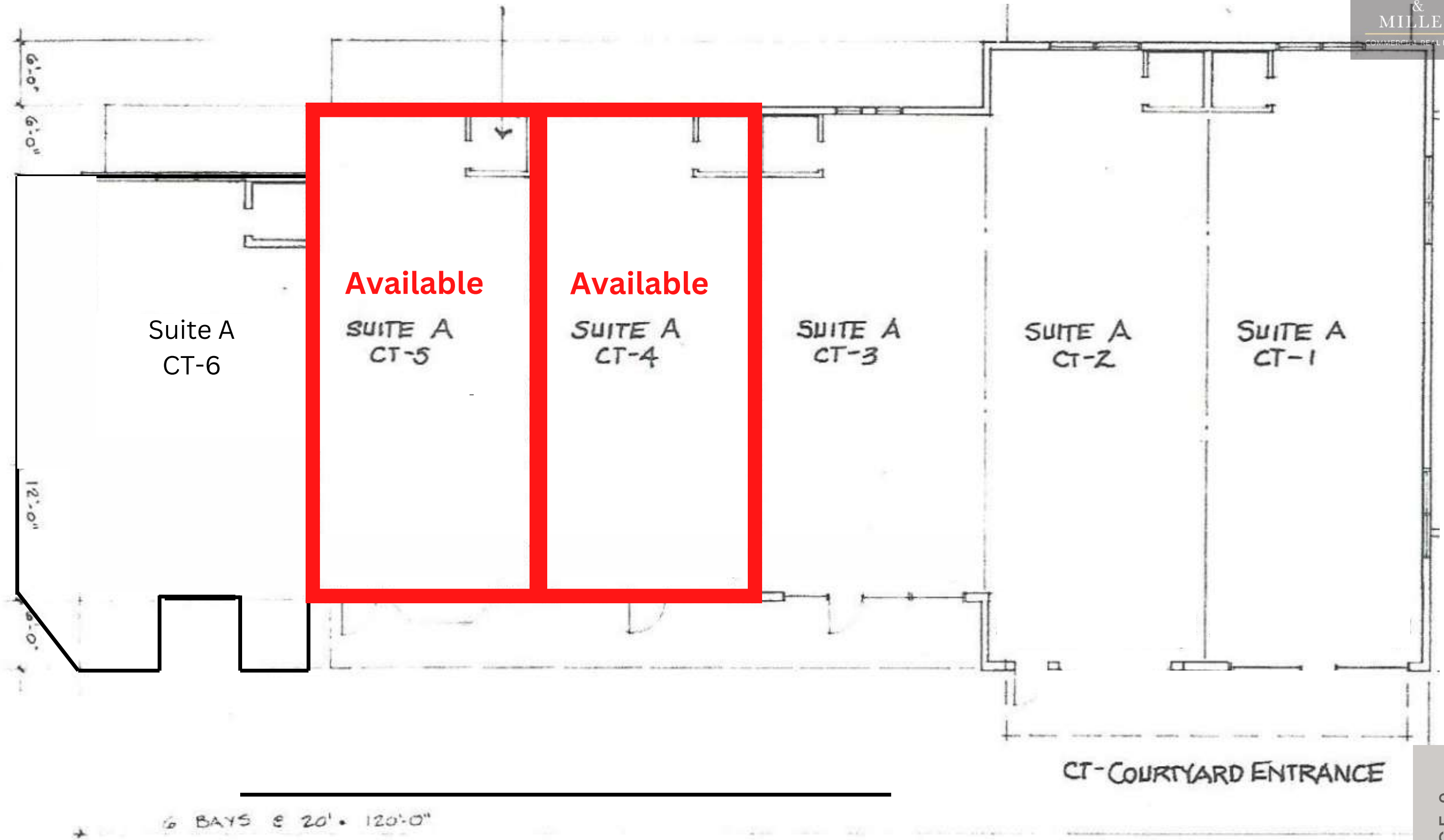
COURTYARD LEVEL

STE.	SF	\$/MO
A-CT4	909	\$2,681
A-CT5	909	\$2,681

- BOBA TEA
AND
DESSERT
- RESTAURANT
(COMING
SOON)
- BLUE
LOTUS
BOUTIQUE
- COOKIE
CREATIONS
- ASCEND
CBD OIL
- ALFARAH
SELF CARE/
ZIA WELLNESS
- CLUB
PILATES
- BERKSHIRE
HATHAWAY
REAL ESTATE



FLOOR PLAN A BUILDING



A-CT4



A-CT5



SUMMARY TABLE OF ALLOWED USES

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

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E. Table of Allowed Uses

See Table 3.1, below.

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		
Residential																				
Household Living																				
Dwelling, Co-Housing							P	P	C	P								P	3.3.A(1)	
Dwelling, Duplex							P	P	C	P	P							P		
Dwelling, Live/Work										P	C	P	C	C	C	A		P	3.3.A(2)	
Dwelling, Multifamily							P	P	P	P	P	P	P	P	P	A		P	3.3.A(3)	
Dwelling, Single-Family Attached							P	P	C	P	P		C		C			P	3.3.A(4)	
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	3.3.A(5)	
Manufactured Home					P	P	C	C	C										3.3.A(6)	
Group Living																				
Assisted Living Center										P	P	P	P		P	P				
Dormitory							C	C	C	C	P	P	C							
Public, Institutional, and Civic Uses																				
Community and Cultural Facilities																				
Cemetery or Interment Facility																C				
Club or Lodge	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(1)	
Conference/Meeting Facility											A	A	P	P	P	P		A		
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P			A				

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Foodbanks	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use		
Funeral Facility												P	P	P	P	P					
Library										C	C	P	P	P	P	C					
Museum										C	C	P	P	P	P	C		P			
Park, Active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Park and Open Space, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Religious Assembly	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P			
Shelters (e.g., homeless shelter)	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use		
Educational Facilities																					
School, Public or Private	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(2)		
School, Vocational or Trade											P	P	P	P	P						
Healthcare Facilities																					
Hospital											P	P	P		P						
Medical or Dental Clinic										C	P	P	P		P						
Commercial Uses																					
Animal-Related Uses																					
Kennel, Commercial													C	P					3.3.C(1)		
Stable, Commercial	P	P																	3.3.C(2)		
Veterinary Hospital or Clinic										C	P	P	P	P					3.3.C(3)		

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Recreation and Entertainment																			
RV Park																		P	3.3.C(4)
Indoor Recreation Facility								A	A	P	P	P	P	P	P	P			3.3.C(5)
Outdoor Recreation Facility	CA	CA	CA	CA	A	A	A	A	A		C	C	C	C	C	C	C	P	3.3.C(6)
Food and Beverage Services																			
Bar, Tavern, Lounge, or Tasting Room										C	P	P	P	P	P			P	3.3.C(7)
Catering Establishment											P	P	P	P	P				
Microbrewery, Distillery, or Winery										C	P	P	P	P	P			P	3.3.C(8)
Mobile Food Vending										P	P	P	P	P	P	P		C	3.3.C(9)
Restaurant										P	P	P	P	P	P			P	3.3.C(10)
Restaurant with Drive-Through												C	P	P	P				3.3.C(11)
Office, Business, and Professional Services																			
Administrative, Professional, or Government Office										P	P	P	P	P	P	P		P	3.3.C(12)
Financial Institution										P	P	P	P	P	P				3.3.C(13)
Lodging																			
Lodging, Medium-Density												P			P			P	3.3.C(14)b
Lodging, High-Density															See 3.3				
Personal Services																			
Personal Services, General										P	P	P	P	P	P			P	

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SUMMARY TABLE OF ALLOWED USES (CONT'D)

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	Residential									Non-Residential						Other			Use-Specific Standards
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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	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	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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&
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