



FOR LEASE

SEDONA, ARIZONA

HILLSIDE SHOPPING CENTER

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



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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

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

AERIAL PHOTO



PROPERTY SUMMARY

ADDRESS 671 STATE ROUTE 179, SEDONA, AZ 86336

SIZE(S)

909 - 1,818

MONTHLY RATE

**Starting at
\$2.50 NNN**

GLA

29,751 SF

SITE SIZE

2.84 AC

VPD (ADOT)

16,500+

OCCUPANCY

90%

PARKING

**182
Shared**

ZONING

CO

FRONTAGE

State Route 179

AVAILABILITY

IMMEDIATE

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**
- **COMING SOON - KOREAN BBQ RESTAURANT, DESERT SHOP, MINI GOLF, DESIGNER W/COFFEE**

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

AVAILABLE SUITES

SUITE

A-ST-1

SIZE

971 SF + 303 SF

GROSS RENT

\$4,078 + Tax/Util

AVAILABLE

NOW

DESCRIPTION

- Highway/Street Visibility
- Parking lot level
- White box condition
- Additional storage square footage
- Central plaza location

SUITE

A-ST-3

SIZE

909 SF

GROSS RENT

\$3,818 + Tax/Util

AVAILABLE

6/1/26 - Showing now

DESCRIPTION

- Highway/Street Visibility
- Parking lot level
- Fresh paint, new flooring - 2025
- Combined or divided from A-ST-4
- Central plaza location
- Private restroom

SUITE

A-ST-4

SIZE

909 SF

GROSS RENT

\$3,818 + Tax/Util

AVAILABLE

6/1/26 - Showing now

DESCRIPTION

- Highway/Street Visibility
- Parking lot level
- Fresh paint, new flooring - 2025
- Combined or divided from A-ST-3
- Central plaza location
- Restroom/Kitchen

SUITE

D-CT-3

SIZE

961 SF

GROSS RENT

\$3,556 + Tax/Util

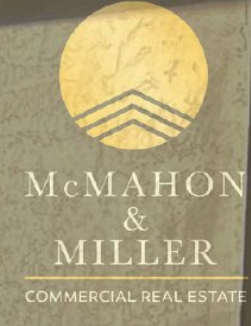
AVAILABLE

NOW

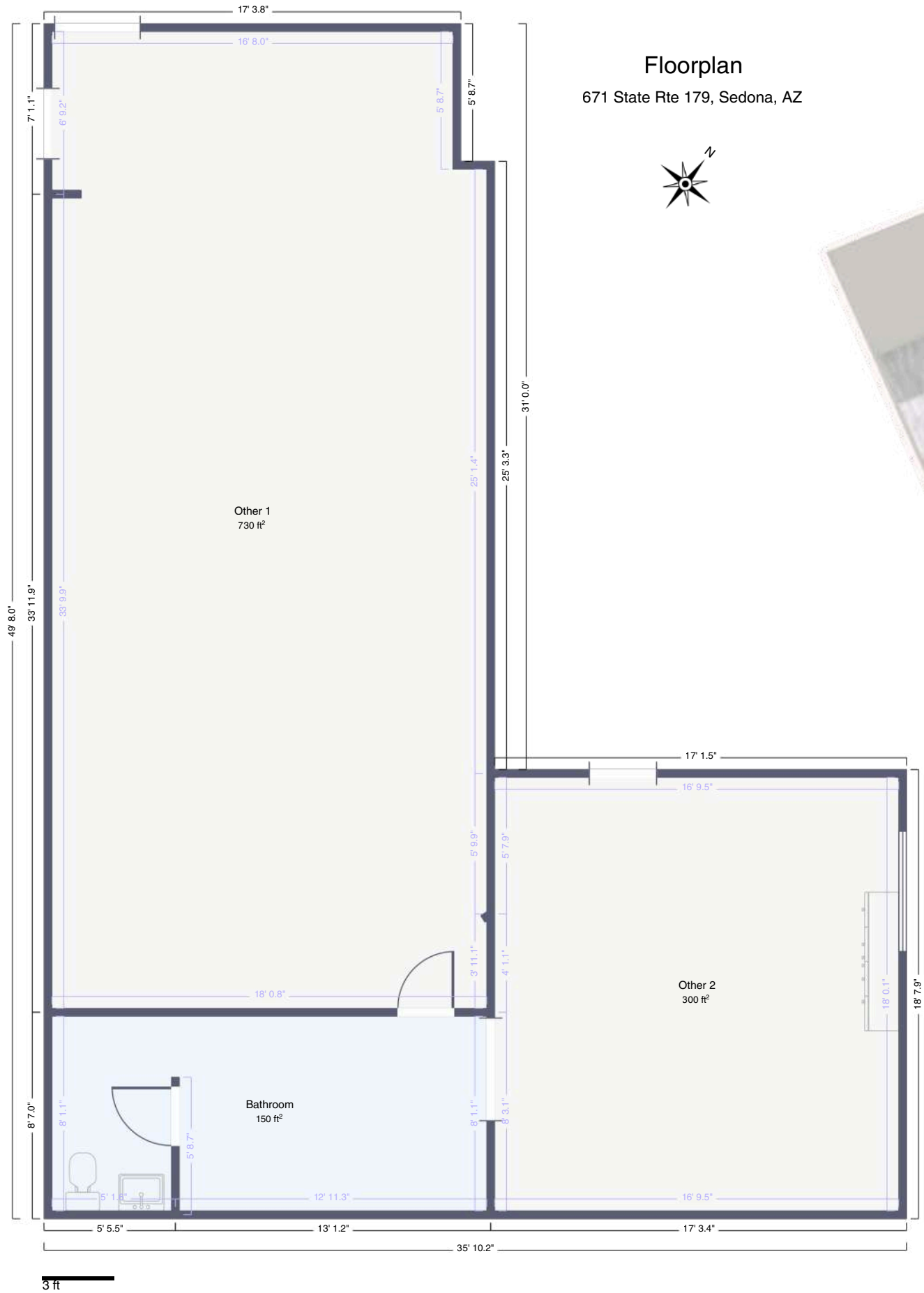
DESCRIPTION

- Courtyard level
- Incredible natural light
- Proximity to anchor tenant - The Hudson
- Private bathroom
- Storage rooms

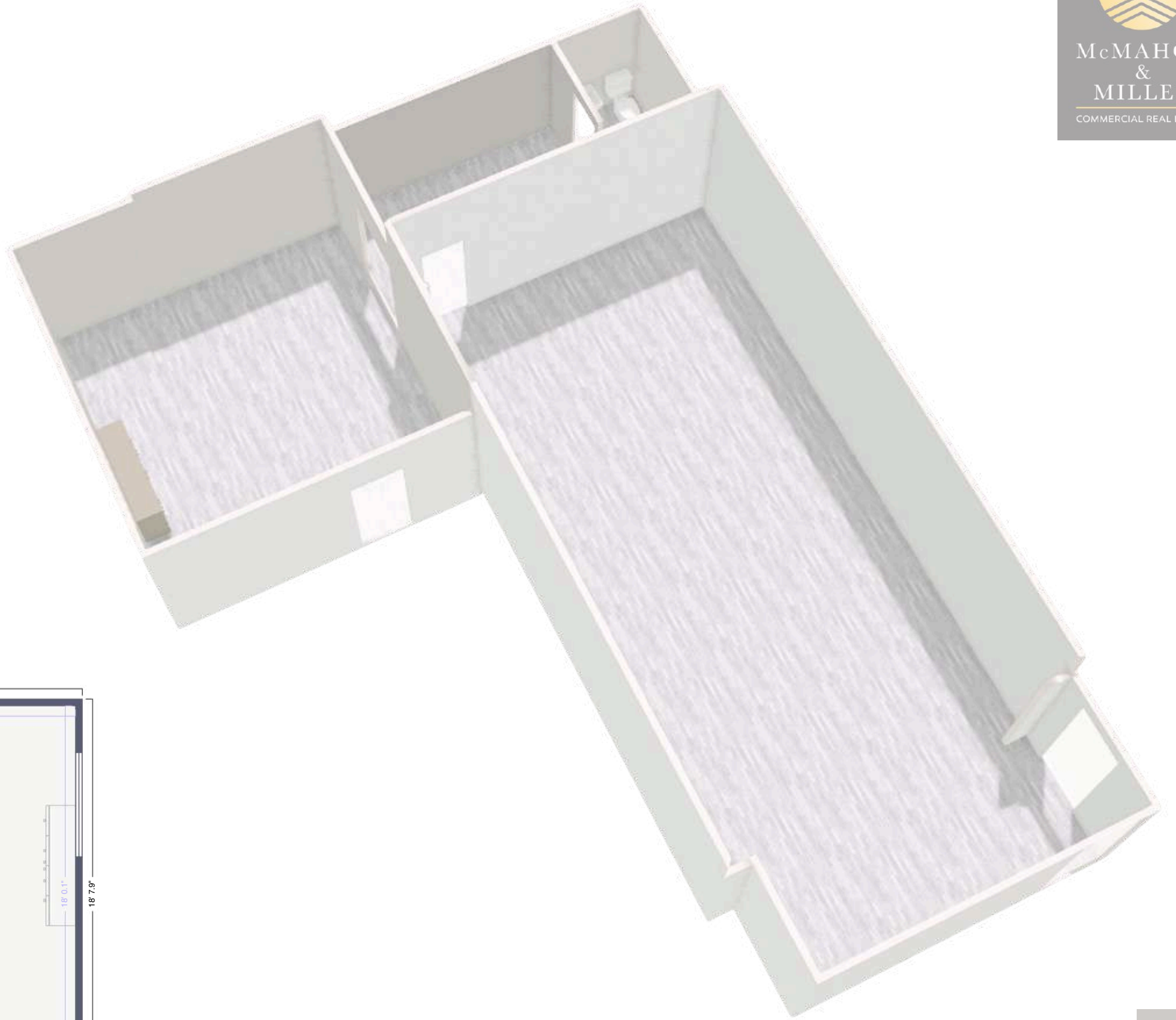
SUITE A-ST-1



SUITE A-ST-1



Floorplan
671 State Rte 179, Sedona, AZ



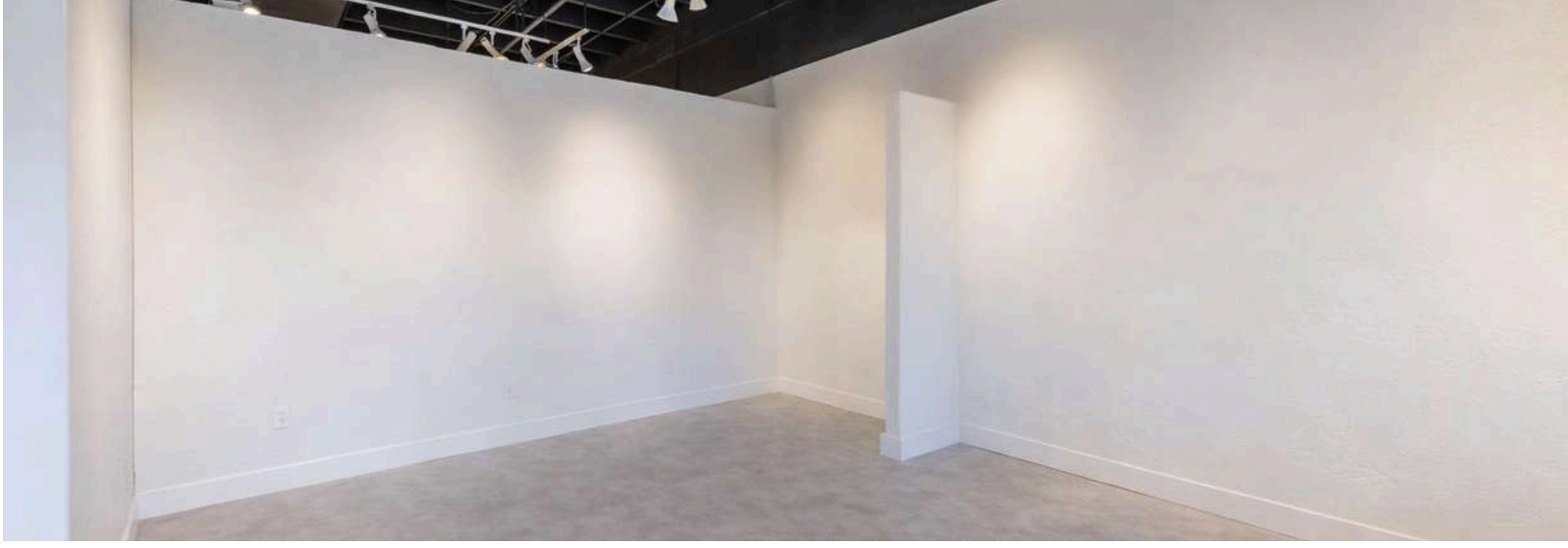
SUITE A-ST-3

(CURRENTLY COMBINED WITH A-ST-4; AVAIL 6/1/26)

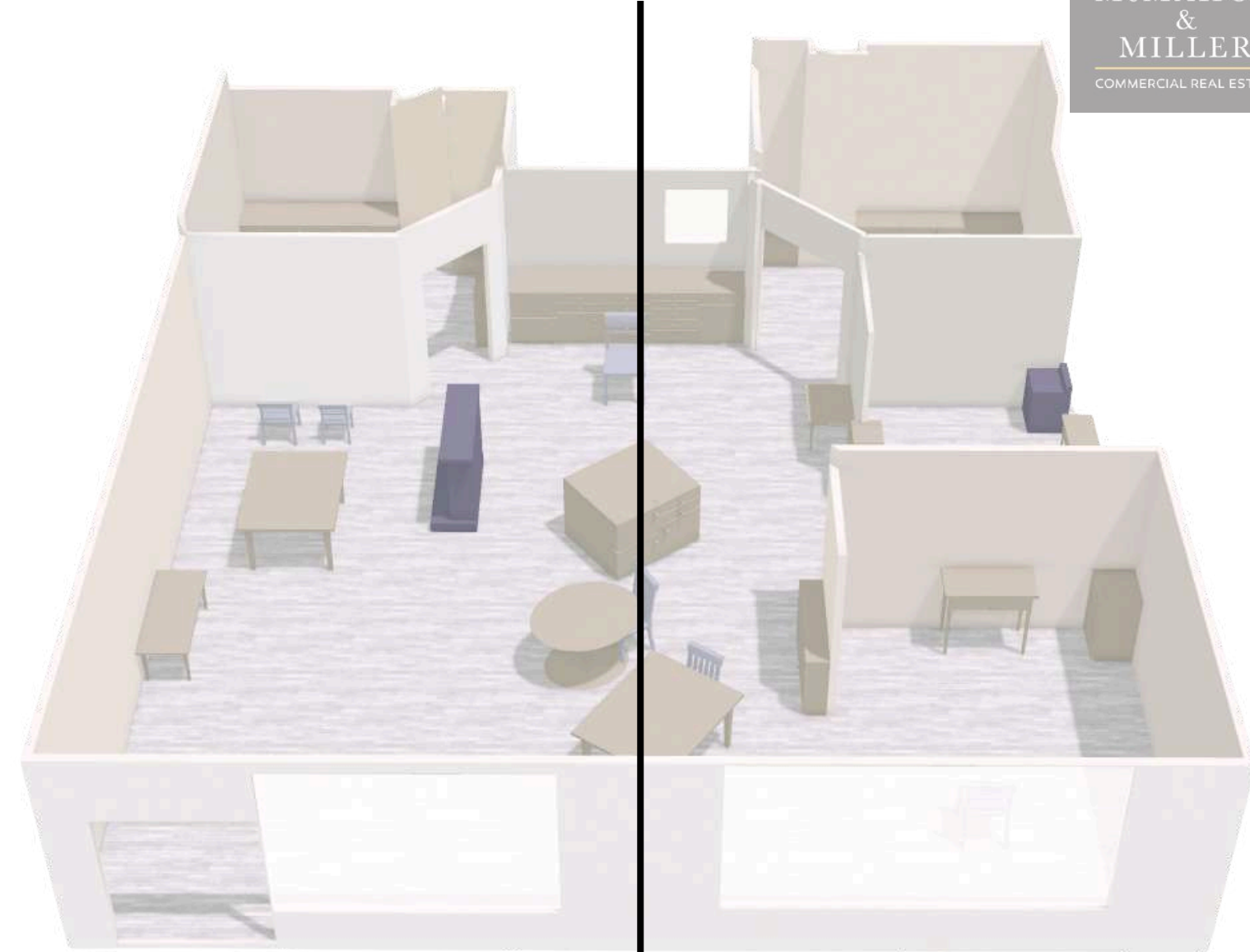
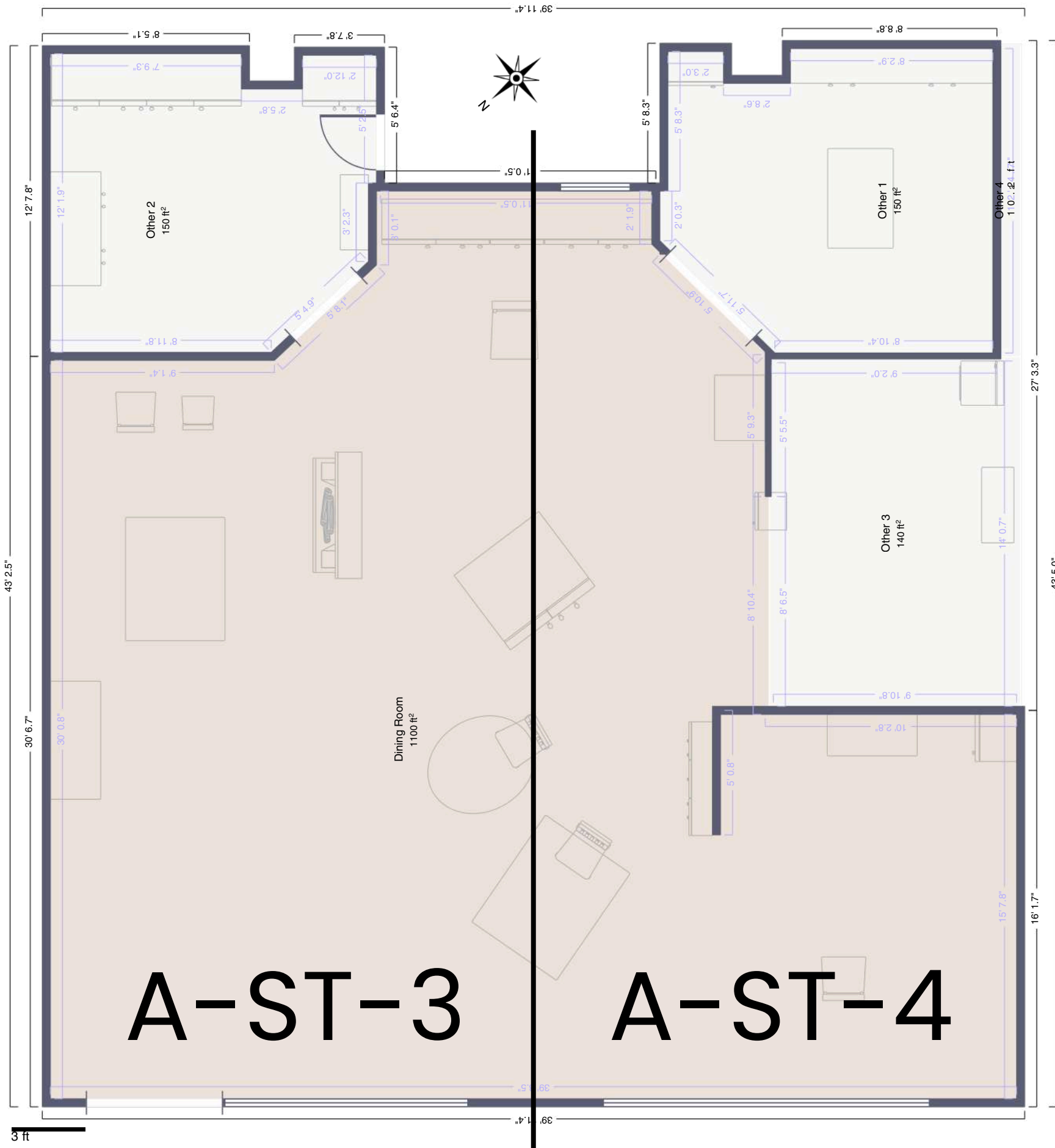


SUITE A-ST-4

(CURRENTLY COMBINED WITH A-ST-4; AVAIL 6/1/26)



SUITE A-ST-3 + 4



A-ST-3

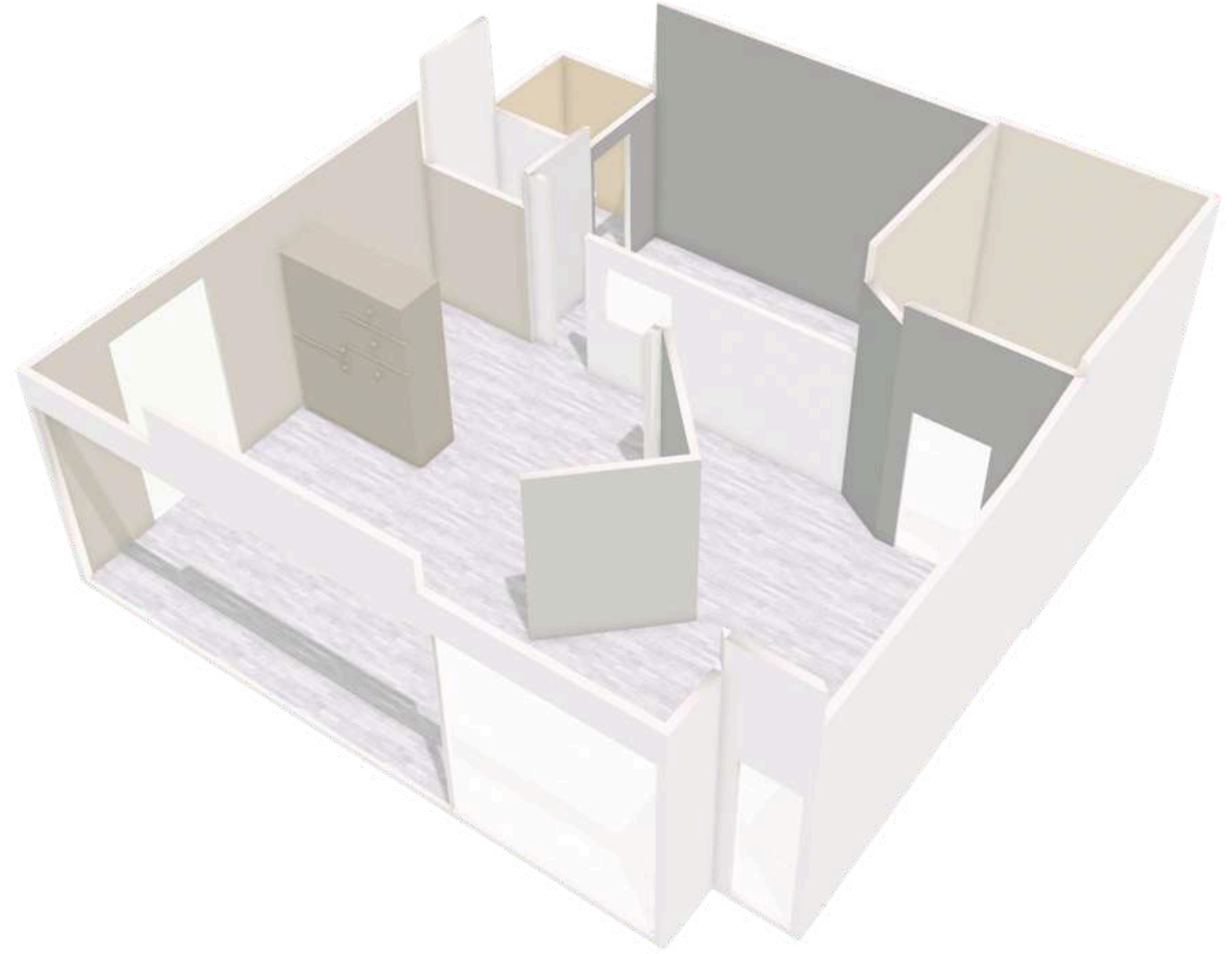
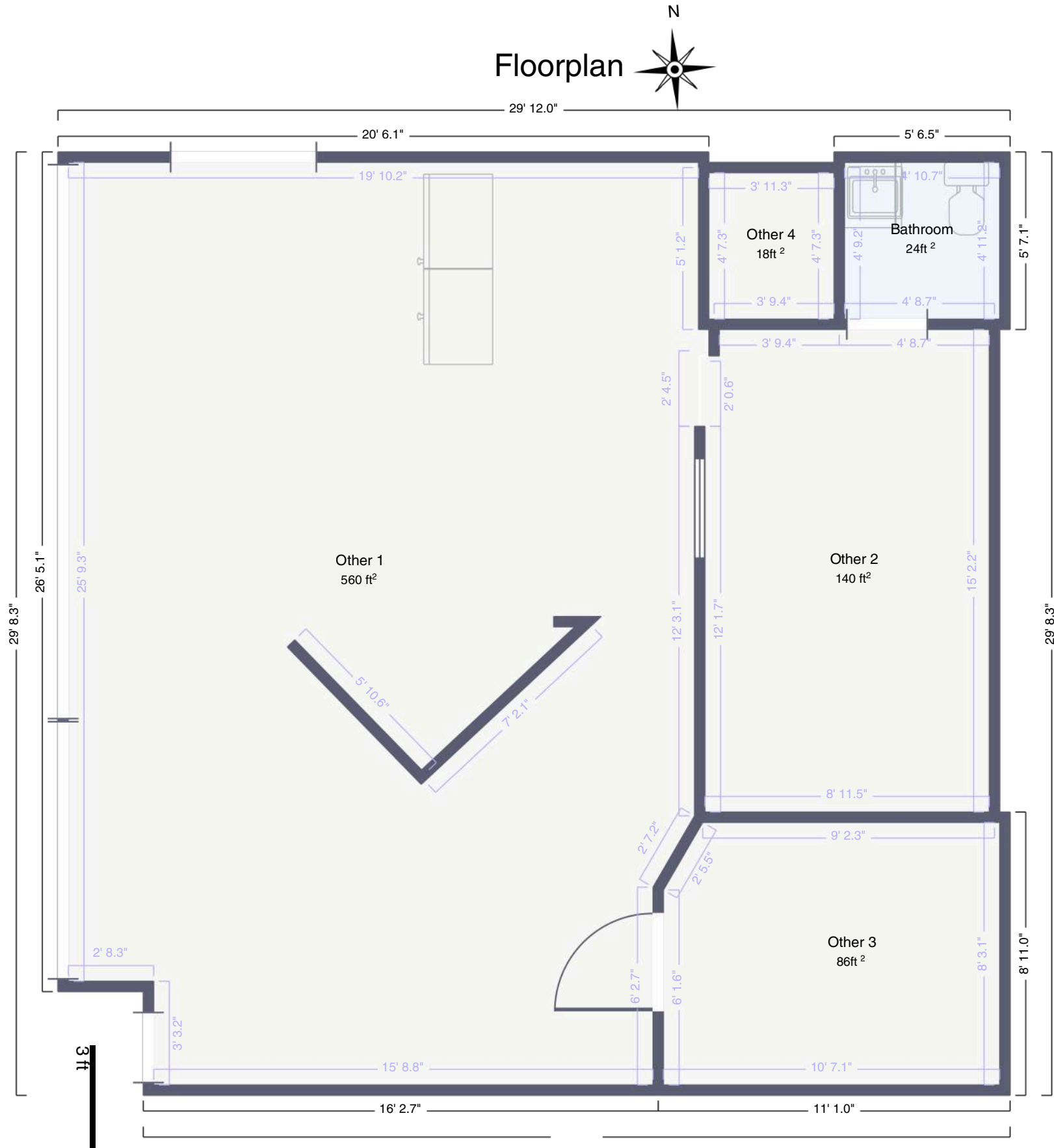
A-ST-4

Leased together: 1,818 sf
Leased separate: 909 sf each

SUITE D-CT-3



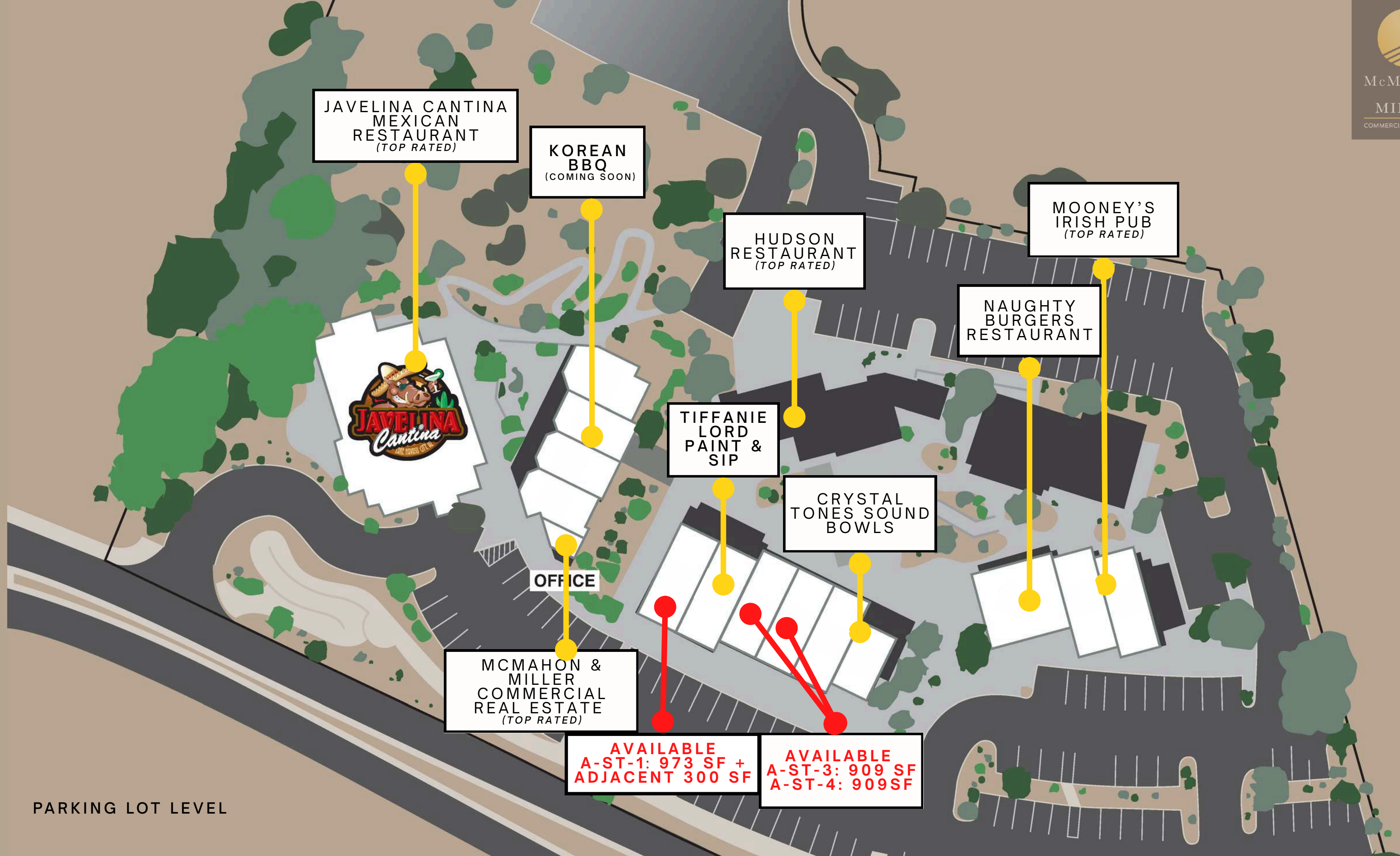
SUITE D-CT-3



GROUNDS PHOTOS



M&M COMMERCIAL - HILLSIDE SHOPPING CENTER



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

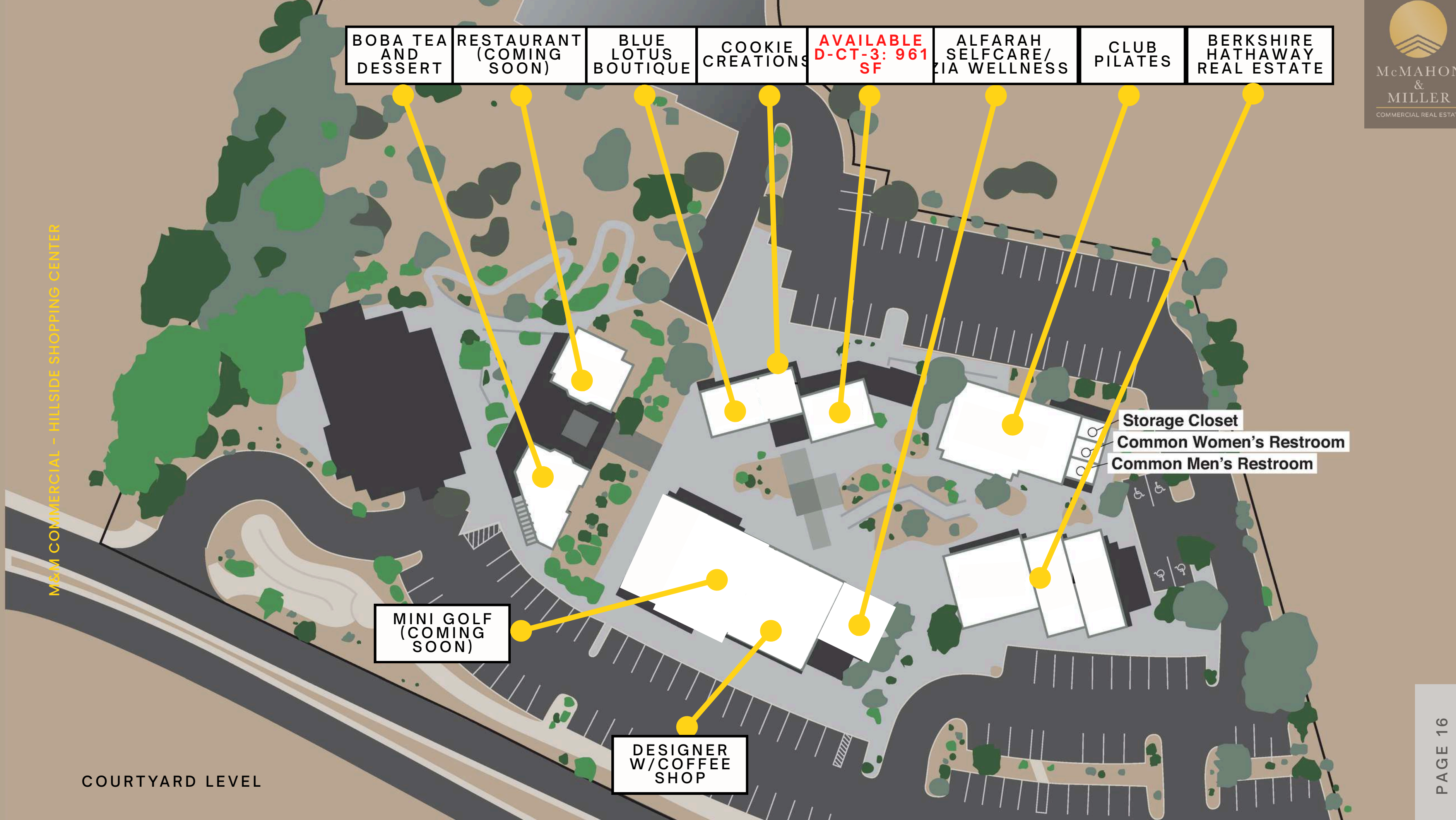
McMAHON &
MILLER
COMMERCIAL
REAL ESTATE
(TOP RATED)

AVAILABLE
A-ST-1: 973 SF +
ADJACENT 300 SF

AVAILABLE
A-ST-3: 909 SF
A-ST-4: 909SF

PARKING LOT LEVEL

- | | | | | | | | |
|----------------------|--------------------------|---------------------|------------------|--------------------------|-------------------------------|--------------|--------------------------------|
| BOBA TEA AND DESSERT | RESTAURANT (COMING SOON) | BLUE LOTUS BOUTIQUE | COOKIE CREATIONS | AVAILABLE D-CT-3: 961 SF | ALFARAH SELFCARE/ZIA WELLNESS | CLUB PILATES | BERKSHIRE HATHAWAY REAL ESTATE |
|----------------------|--------------------------|---------------------|------------------|--------------------------|-------------------------------|--------------|--------------------------------|



M&M COMMERCIAL - HILLSIDE SHOPPING CENTER

COURTYARD LEVEL

Storage Closet
Common Women's Restroom
Common Men's Restroom

MINI GOLF
(COMING
SOON)

DESIGNER
W/COFFEE
SHOP

SEDONA, AZ

Tourism is a **\$1B** Industry in Sedona

Visitors Generate **77%** of the City's Sales and Bed Tax Revenues = **\$31M** in Local Tax Dollars (FY23)

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

<p>Top 3 funding generators (FY23)</p> <ul style="list-style-type: none"> 1. Sales Taxes (\$31.8M) 2. Bed Taxes (\$8.6M) 3. Wastewater Charges for Services (\$6.3M) <p>Total \$46.7 Million</p>		<p>Generated by visitors</p> <ul style="list-style-type: none"> Sales & Bed Taxes (\$31.1M) Wastewater Charges for Services (\$3.4M) <p>Total \$34.5 Million</p> <p>74% of the Top 3 funding sources</p>
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Sedona

M&M COMMERCIAL - HILLSIDE SHOPPING CENTER

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



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