

M&M COMMERCIAL - 89A RETAIL & OFFICE FRONTAGE



# FOR LEASE

CLASS 'A' OFFICE & RETAIL  
BUILDING FRONTING 89A W/HIGH  
VPD NEAR WHOLE FOODS

**ONE SUITE AVAILABLE**  
**@ \$2.00 PSF NNN**

1575 STATE ROUTE 89A  
SEDONA, ARIZONA 86336



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



Jay Bird's  
Nashville Hot Chicken



National Bank  
OF ARIZONA



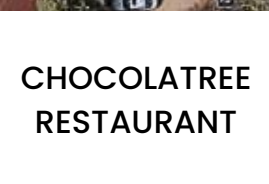
WHOLE  
FOODS  
MARKET



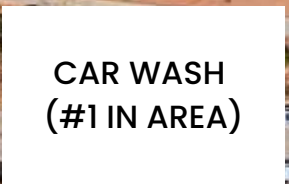
ACE  
Hardware



ARIZONA  
89A



CHOCOLATREE  
RESTAURANT

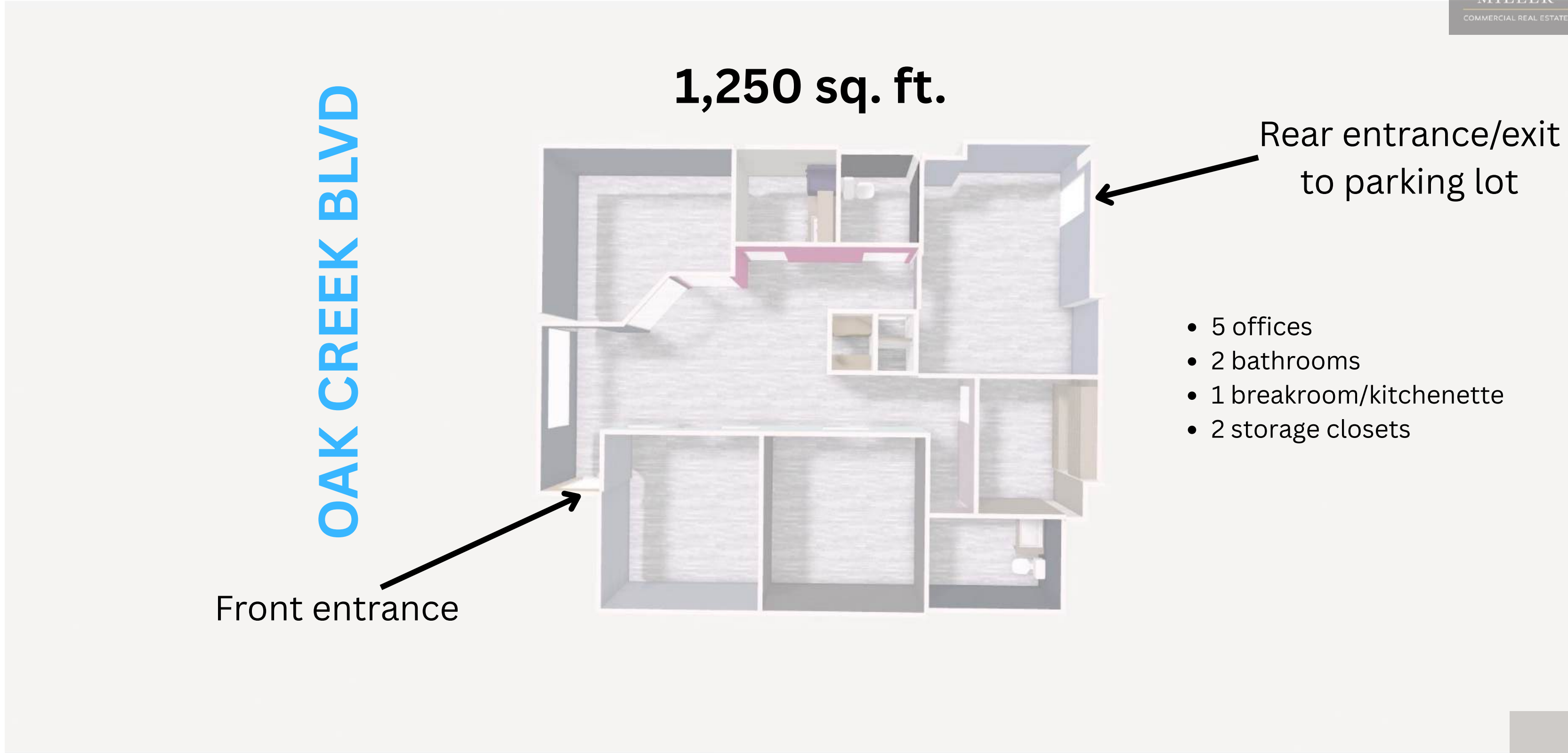


CAR WASH  
(#1 IN AREA)

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# FLOOR PLAN - STE C



**STATE ROUTE 89A**

# OFFERING SUMMARY

ADDRESS 1575 W STATE ROUTE 89A, STE C, SEDONA, AZ 86336

LEASE RATE **\$3,250/MONTH (INCLUDES BASE, NNN & TRASH)**  
OTHER UTILITIES & 3.5% RENTAL TAX ADDITIONAL

**1,250 SF**

SUITE SIZE

**25+ SHARED**

PARKING

**CO**

ZONING - [LINK](#)

**SR 89A**

FRONTAGE

**23,000+**

VPD

## DESCRIPTION

Office and retail building at the corner of SR 89A (main road in town) & Oak Creek Blvd across from Ace Hardware. Steps from Whole Foods and Chase Bank.

Central location with top visibility.  
Plenty of shared parking.

Red rock views, walkability, high VPD (23,000+).

Can be medical, office, retail, personal services, and more. See pages 8-9 for allowable uses per City of Sedona.

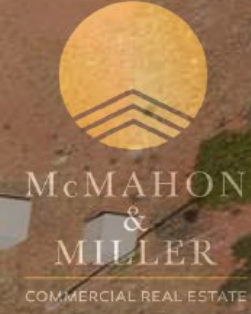
**SUITE A: LUXURY HOME BUILDER**

**SUITE B: HIGH END SALON**

**SUITE C: AVAILABLE**

**SUITE D: TOP RATED MASSAGE**





23,000+ VPD



CHOCOLATREE RESTAURANT

SUITE D  
(LEASED)

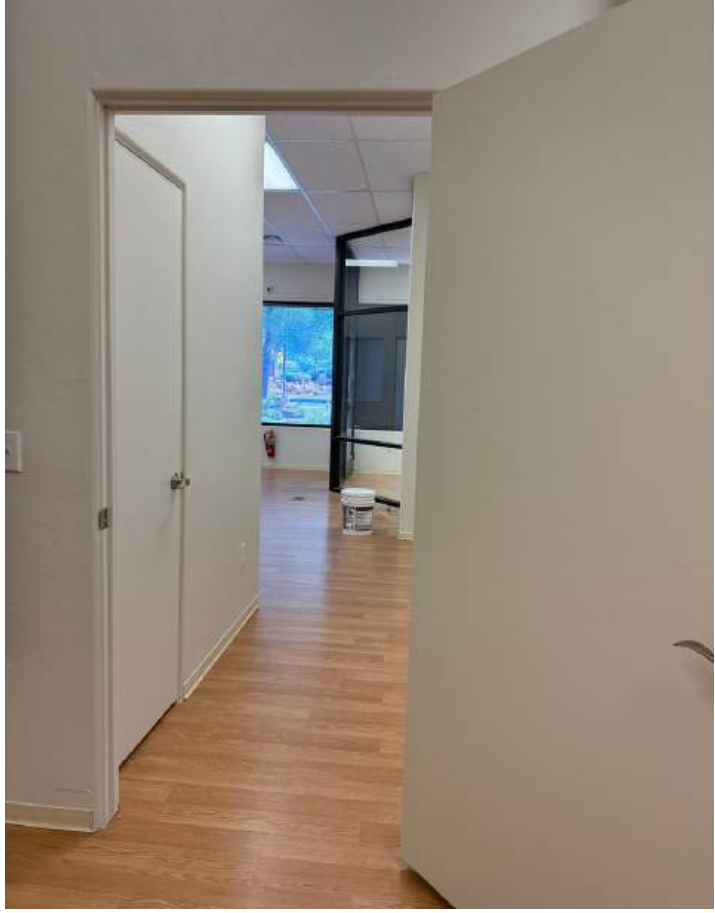
SUITE C  
1,250 SF

SUITE B  
(LEASED)

SUITE A  
(LEASED)

DUPLEX  
AIRBNB

# FLOOR PLAN - STE C



# SEDONA

M&M COMMERCIAL - 89A RETAIL & OFFICE FRONTAGE

## 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 (26 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

## Activities

- 300+ recreational trails /250+ mi
- 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: 250+
- Hilton Resort: 200+
- Pink Jeep Tours: 170+

# SUMMARY TABLE OF ALLOWED USES



## E. Table of Allowed Uses

See Table 3.1, below.

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

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

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

# SUMMARY TABLE OF ALLOWED USES (CONT'D)



**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						<a href="#">3.3.C(16)</a>
Retail Sales																				
Auction House										P	P	P	P	P						<a href="#">3.3.C(17)</a>
Building Materials and Supply Store												P	P							
General Retail, Less than 10,000 Square Feet										P	P	P	P	P	P				P	<a href="#">3.3.C(18)</a>
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							<a href="#">3.3.C(19)</a>
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee												P	P							<a href="#">3.3.C(19)</a>
Nursery or Garden Supply Store										C	P	P	P	P					P	<a href="#">3.3.C(20)</a>
Transportation, Vehicles, and Equipment																				
Equipment Sales and Rental												C	P							<a href="#">3.3.C(21)</a>
Fleet Services												P	P	C	C					<a href="#">3.3.C(22)</a>
Off-Highway Vehicle Sales and Rentals												C	C	C						<a href="#">3.3.C(29)</a>
Parking Facility										P	P	P	P	C						

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Transit Terminal or Station																	C			
Vehicle Fuel Sales												C	P	P						<a href="#">3.3.C(23)</a>
Vehicle Repair, Major													P	P						<a href="#">3.3.C(24)</a>
Vehicle Repair, Minor											C	C	P	P	P					<a href="#">3.3.C(25)</a>
Vehicle Sales and Leasing													P	P	C					<a href="#">3.3.C(26)</a>
Vehicle Service Station											C	C	P	P	P					<a href="#">3.3.C(27)</a>
Vehicle Wash											C	P	P	P	P					
Adult Entertainment Establishments																				
Adult Entertainment													C	C						<a href="#">3.3.C(28)</a>
Industrial Uses																				
Manufacturing and Processing																				
Food Processing										C	C	P	P	P	P					<a href="#">3.3.D(1)</a>
Manufacturing, Artisan										C	C	P	P	P	P			P		<a href="#">3.3.D(2)</a>
Manufacturing, Light													P	P						<a href="#">3.3.D(3)</a>
Storage and Warehousing																				
Contractor Office or Equipment Storage Yard													C	P						
Outdoor Storage													C	P						<a href="#">3.3.D(4)</a>
Self-Storage Facility													P	P						<a href="#">3.3.D(5)</a>
Warehousing and Wholesale Facility													P	P						<a href="#">3.3.D(6)</a>
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	<i>See Article 4: Wireless Communication Facilities</i>																			
Accessory Uses																				
Agriculture, General	A	A																CA	A	<a href="#">3.4.D(1)</a>
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">3.4.D(2)</a>
Guest Quarters	A	A	A	A	A	A	A	A	A	A									A	<a href="#">3.4.D(3)</a>
Home Occupation	A	A	A	A	A	A	A	A	A	A	A								A	<a href="#">3.4.D(4)</a>
Outside Sales and Display																		CA	CA	<a href="#">3.4.C(3)</a>
Outdoor Dining																		A	A	<a href="#">3.4.D(5)</a>
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">3.4.D(5)</a>
Parking Facilities	CA	CA	CA	CA	CA	CA	CA	CA	CA											<a href="#">3.4.D(7)</a>
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	P	<a href="#">3.5.E(1)</a>
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">3.5.E(2)</a>
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">3.5.E(3)</a>
Model Home	P	P	P	P	P	P	P	P	P	P	P									<a href="#">3.5.E(4)</a>
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">3.5.E(4)</a>
Temporary Housing	P	P	P	P	P	P	P	P	P	P									P	<a href="#">3.5.E(5)</a>

# SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

## Visitors Generate Significant Funding



# CONTACT INFORMATION

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## LISTING BROKER:

JACK MCMAHON  
(928) 224-2709

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COMPANY WEBSITE

M&M COMMERCIAL - 89A RETAIL & OFFICE FRONTAGE



McMAHON  
&  
MILLER

COMMERCIAL REAL ESTATE