



FOR LEASE

2ND GEN. RESTAURANT
SPACE W/PATIO & PARKING
LOCATED ON MAIN STREET

\$3,950/MONTH

HISTORICAL FORMER MONTEZUMA INN

396 S. MAIN STREET
CAMP VERDE, AZ



LISTING BROKER:

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[Company Website](#)

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Downtown
Main Street

EXTERIOR PHOTOS



HISTORIC

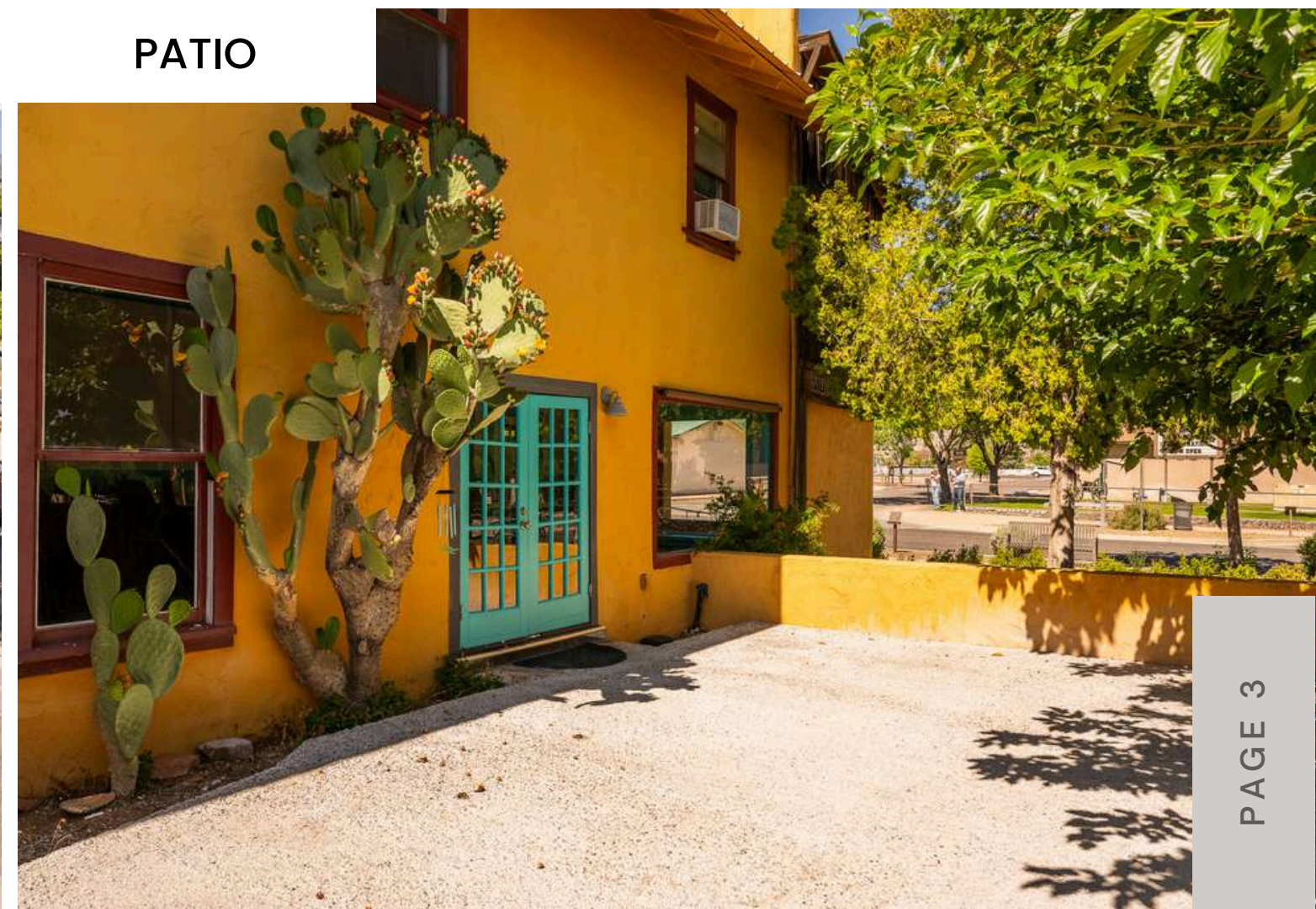


KITCHEN



VIEWS

ON-SITE
PARKING



PATIO

SECOND GENERATION KITCHEN



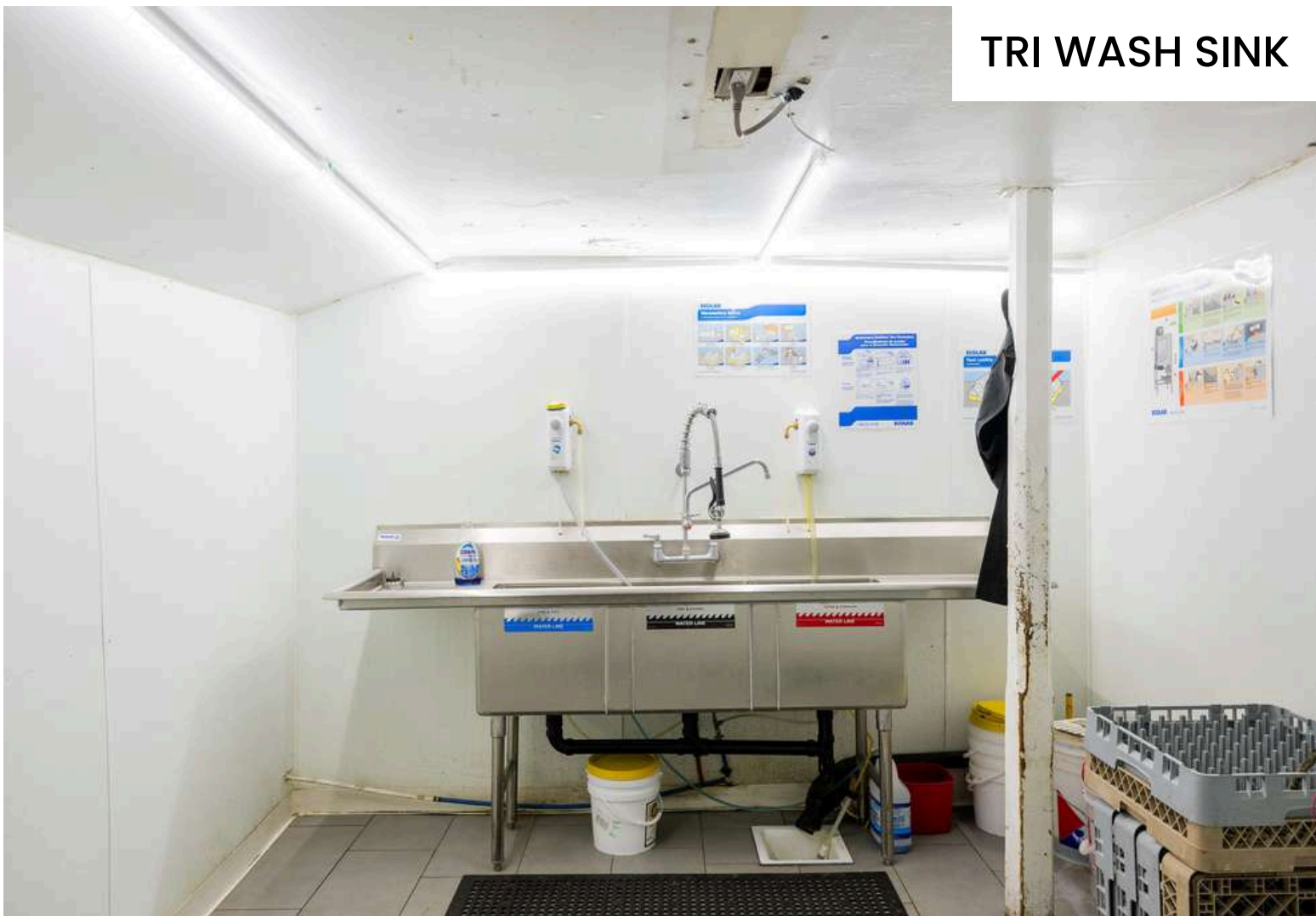
RANGE/FRIER

HAND SINKS/DRY STORAGE



TRI WASH SINK

WALK-IN



OFFERING SUMMARY

ADDRESS	<u>396 S. MAIN ST., CAMP VERDE, AZ 86322</u>
LEASE RATE	MONTHLY: \$3,950 + UTILITIES & TAX ENTIRE FIRST FLOOR PATIO INCLUDED AT NO ADDT'L COST

2,191 SF

SPACE SIZE

20+ SHARED

PARKING

350+ SF

PATIO SIZE

C2-4

ZONING - [LINK](#)

MAIN STREET

FRONTAGE

DESCRIPTION

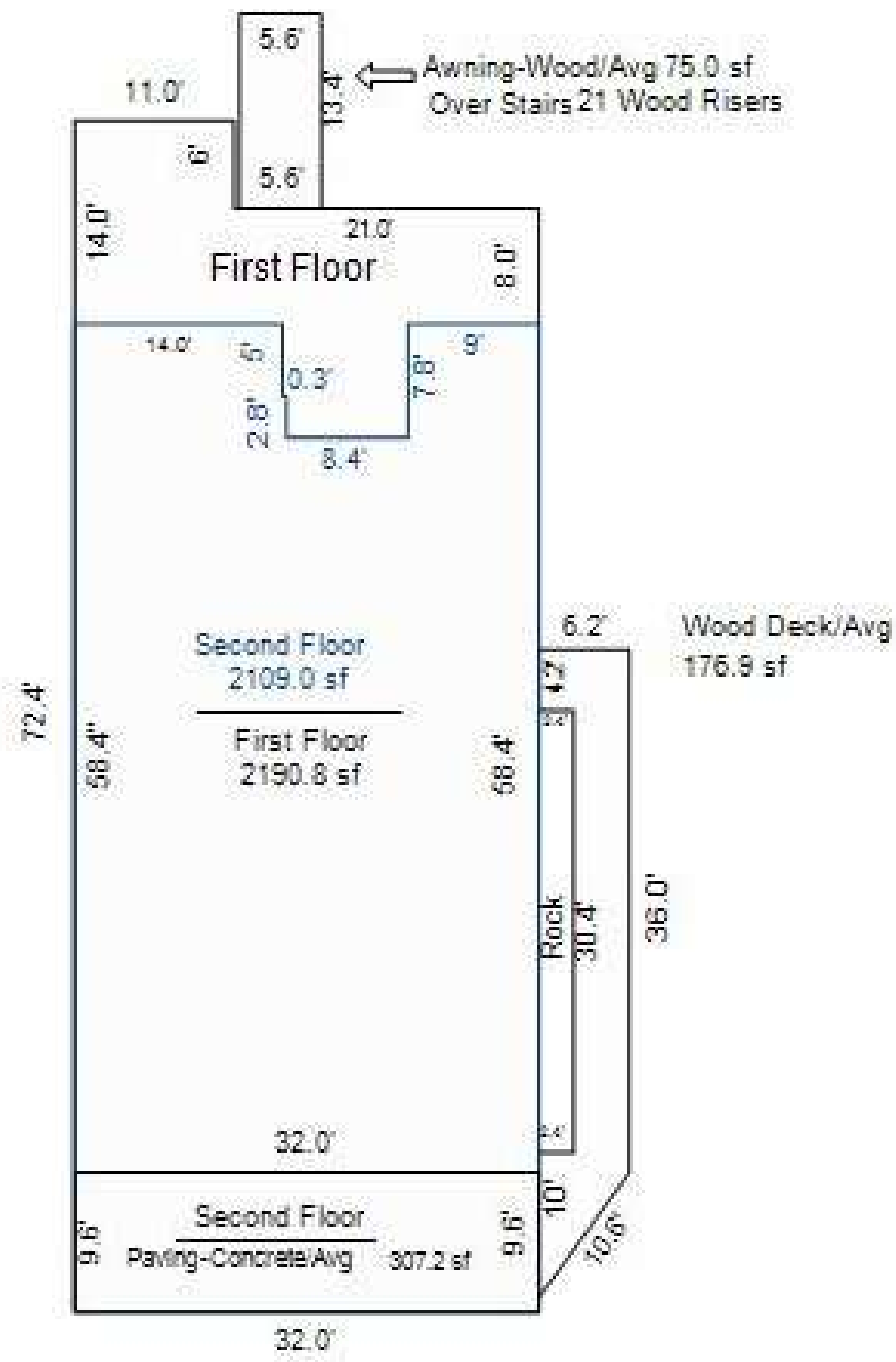
The Montezuma Inn, in Camp Verde, Arizona, is a historic structure originally constructed in 1900 as the Joe Lane Saloon, also known as the Red Star Saloon. Many will recall this as the original location of a cherished Verde Valley restaurant, Moscato's.

The second generation kitchen combined with a history of food and beverage use makes this a unique listing in the Verde Valley. Perfect for a bar/restaurant, boutique, or retail concept.

Camp Verde, is experiencing steady growth, with its population projected to increase by over 10% from 2020 to 2025 . This expansion is supported by initiatives such as the development of 160 affordable housing units to address the town's higher-than-average cost of living . Additionally, the town is focusing on sustainable tourism and economic development strategies to ensure balanced and thoughtful growth.



1ST FLOOR PLAN/INTERIORS



AERIAL

Downtown
CAMP VERDE
AMPLE PARKING!

MOSCATO
RISTORANTE ITALIANO



The Camp Verde
JOURNAL
"The Voice of the Lower Verde Valley"


VALLEY
ACCOUNTING
SERVICES

Hair by Maya

**PUBLIC
PARKING**

**PUBLIC
PARKING**


**McMAHON
&
MILLER**
COMMERCIAL REAL ESTATE



**PUBLIC
PARKING**

CAMP VERDE, AZ

Strategic Location and Accessibility

Situated approximately 92 miles north of Phoenix and intersected by Interstate 17, Camp Verde provides direct access to major markets while maintaining a tranquil setting. This prime location facilitates easy logistics and connectivity to urban centers, benefiting businesses that require efficient transportation links.

Business-Friendly Environment

Camp Verde fosters a supportive atmosphere for businesses by offering incentives such as no town property or food sales tax and the absence of impact fees. Recent updates to the Planning and Zoning Ordinance have streamlined processes, reducing bureaucratic hurdles for new and expanding businesses.

Economic Growth Initiatives

The town is experiencing steady population growth, with a 2025 population estimate of 12,701, reflecting a 4.36% increase since 2020. To accommodate this growth and support the workforce, Camp Verde has initiated the construction of 160 affordable housing units, aiming to address housing shortages and enhance living conditions for residents.

Tourism and Recreational Appeal

Camp Verde's rich history and natural beauty make it a desirable destination for tourists. Attractions such as Montezuma Castle National Monument, Fort Verde State Historic Park, and the Out of Africa Wildlife Park draw significant visitor numbers annually. The town's commitment to enhancing tourism is evident in its strategic plans and community engagement efforts aimed at promoting sustainable tourism growth.

CAMP VERDE, AZ

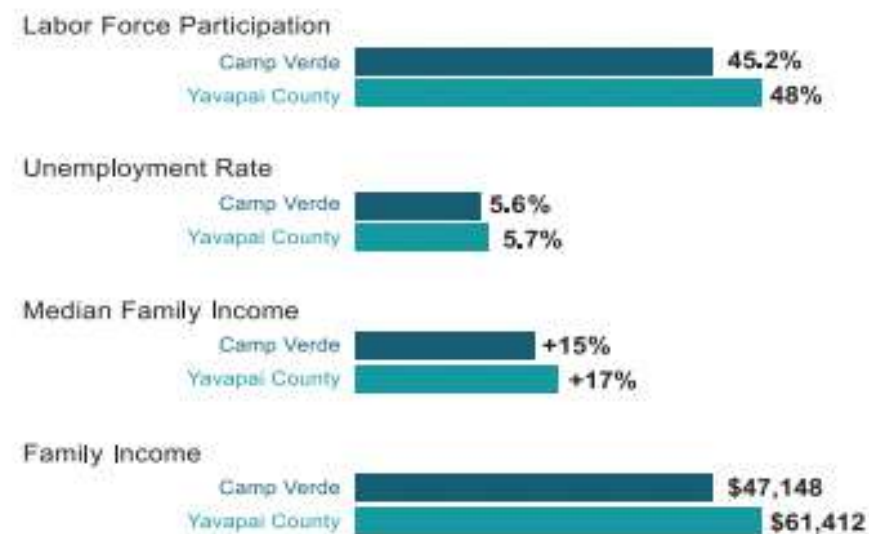
Opportunity Zone Designation

Most of Camp Verde has been designated as an Opportunity Zone by the U.S. Treasury Department. This designation offers tax incentives to investors, encouraging economic development and providing additional financial benefits to businesses operating within the zone.

Regional Economy Comparison:

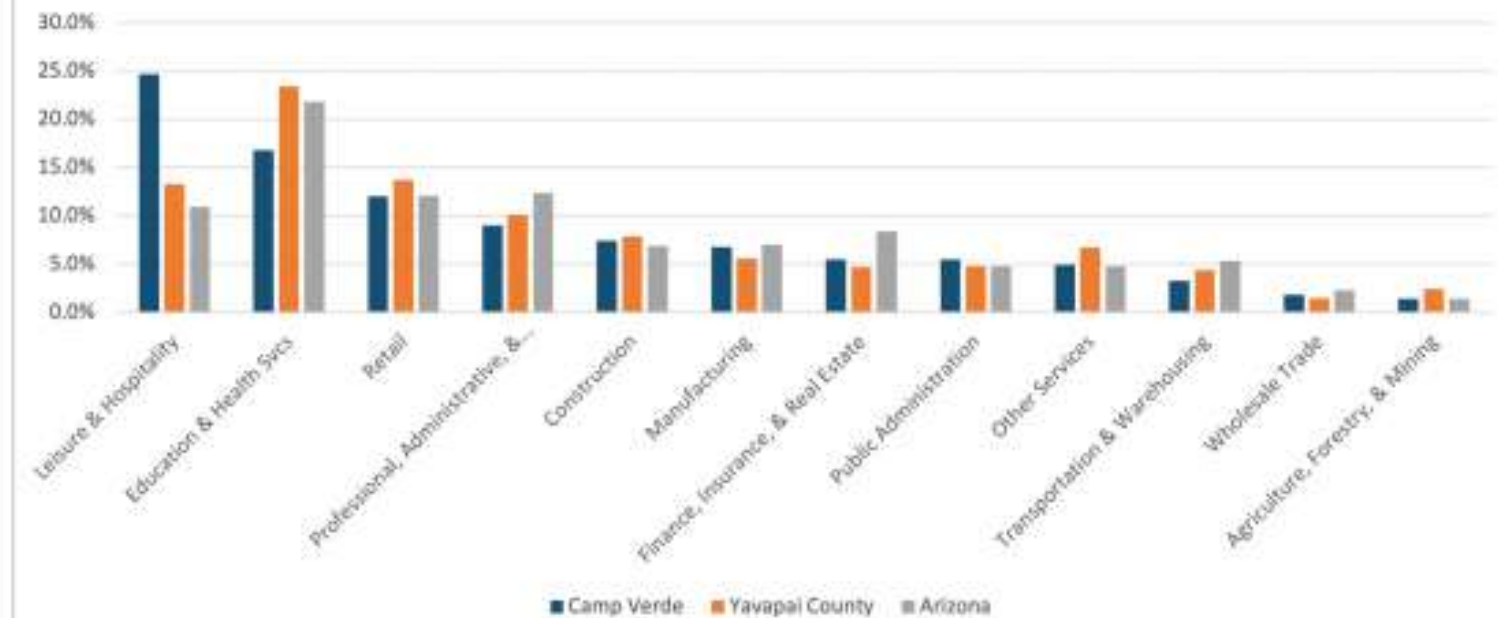
Camp Verde | Yavapai County

Fastest Growing Community in Yavapai County



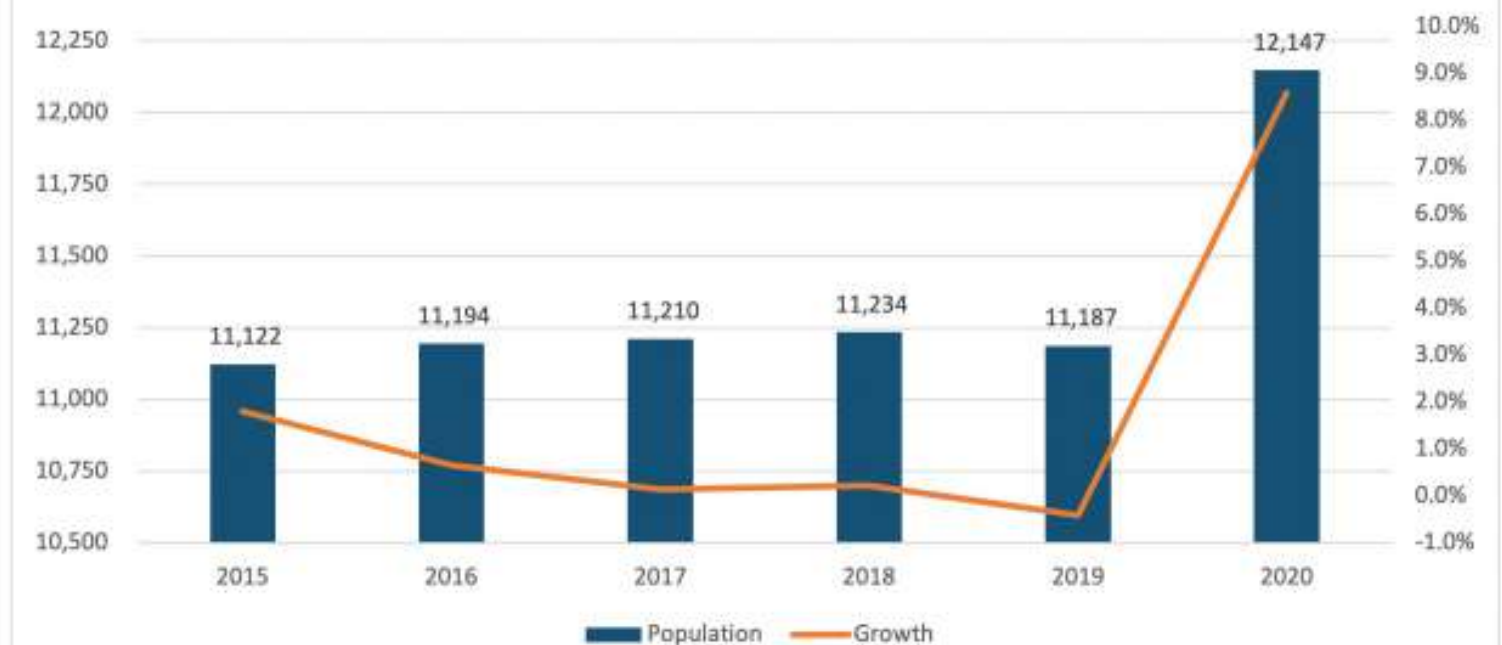
Percent Employment by Industry

Source: U.S. Census Bureau



Camp Verde Population Growth

Source: U.S. Census Bureau



CONTACT INFORMATION

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M&M COMMERCIAL - RESTAURANT



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