



FOR LEASE

1,275 SF 2ND GEN RESTAURANT
SPACE WITH PATIO

@ THE COLLECTIVE SEDONA

7000 AZ-179, SUITE E-100
SEDONA, AZ 86351



LISTING TEAM
PADRAIC HAWLEY - ASSOCIATE BROKER
(928) 399-9141
PADRAIC@MMPROPSAZ.COM

JACK MCMAHON - DESIGNATED BROKER
(928) 224-2709
JACK@MMPROPSAZ.COM
COMPANY WEBSITE

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BELL ROCK

DELLEPIANE
RESTAURANT

SNAP FITNESS
GYM

BOSA DONUTS

AVAILABLE
SUITE E-100

CUCINA
RUSTICA

MILEY'S CAFE

DECANTER
WINERY

TESLA & RIVIAN
CHARGING


220 ROOMS


144 ROOMS



OFFERING SUMMARY

ADDRESS 7000 AZ-179, SEDONA AZ 86351

LEASE RATE \$3,931 + UTILITIES (\$24 NNN)

1,275 SF + PATIO

SIZE

300 SHARED

PARKING

C-1

ZONING

SR 179

FRONTAGE

PATIO

INCLUDED

DETAILS:

- The only 2nd gen restaurant space available in the VOC (one time sewer fees paid and applied to space)
- Patio included at no extra cost.
- Full bar (15 seats long) with open kitchen
- Comes with hood, grease trap, equipment, furniture (50K in improvements at no extra cost)
- Bathroom in restaurant + additional common on-site
- Rare opportunity for nearly turn-key space which allows for quick path to cash flow
- IDEAL FOR SMALL OPERATION DINE-IN OR FAST CASUAL/TAKEOUT



STREET & LOWER LEVEL



AERIAL



AERIAL OF SITE



Suite	Size(sf)	Total Rent	Tenant
A-100-102	1,574	N/A	Decanter Tasting Room
A-104	463	N/A	Rocky Road Ice Cream Co.
A-106	1,006	N/A	Desert Rat Trading Post
A-108-110	2,020	N/A	Miley's Cafe
A-112	1,004	N/A	Adorn Collection
A-116-118	2,523	N/A	Amtrust Bank
A-120-126	5,057	N/A	Cucina Rustica
B-100-2	1,151	N/A	Prep Kitchen for B-110
B-102-108	2,882	N/A	Peak Family Dental Care
B-110	1,400	N/A	New Restaurant Coming Winter 26'
C-100-104	2,661	N/A	BoSa Donuts
C-106	4,247	N/A	Dellepiane
C/D 200-1	7,100	N/A	Snap Fitness
D-100	3,752	N/A	Office / Medical
D-200-2	1,977	N/A	Spa & Special Purpose Services
E-100	1,275	\$3,931/mo	Fast casual/Dine-in/special events
E-200	723	N/A	Spa
G-100	2,033	N/A	Full Moon Saloon
G-101-102	2,820	N/A	Corporate Offices
G-200	5,500	N/A	Hilton Sedona Resort & Spa



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 (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+

SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding



CONTACT INFORMATION

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MILLER

COMMERCIAL REAL ESTATE