

M&M COMMERCIAL - RETAIL ON 89A



FOR LEASE

OFFICE SPACE IN UPTOWN SEDONA
WALKING DISTANCE TO IT ALL
WORLD CLASS RED ROCK VIEWS

450 JORDAN RD
SEDONA, ARIZONA



LISTING BROKER:

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[Company Website](#)

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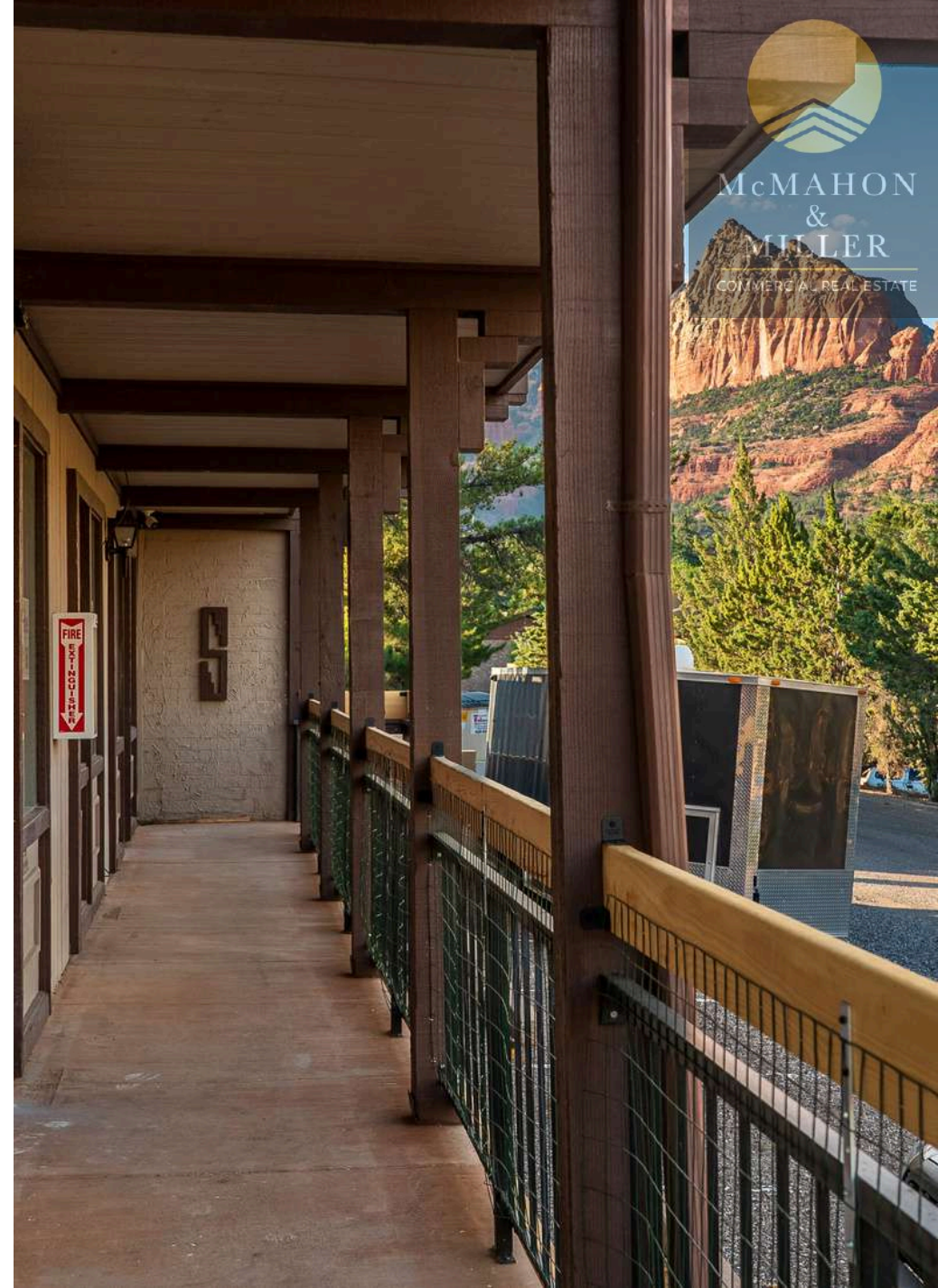
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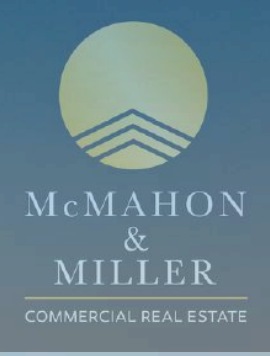
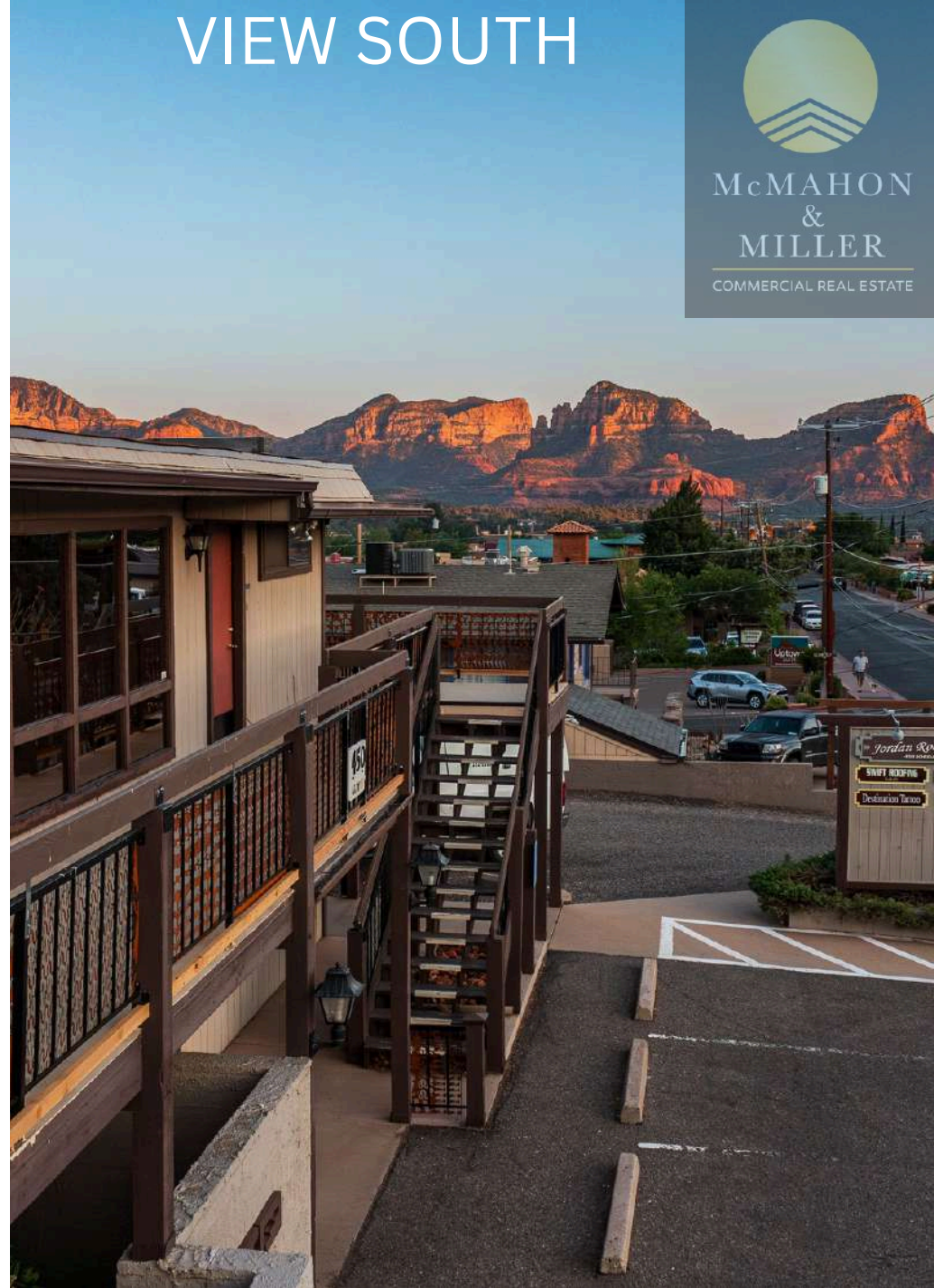
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EXTERIOR PHOTOS



EXTERIOR PHOTOS



OFFERING SUMMARY

ADDRESS	450 JORDAN RD, SEDONA AZ (UPTOWN)
LEASE RATE (MONTHLY)	SUITE A: 1,151 SF @ \$2,500/MONTH + WATER SUITE B: 451 SF @ \$1,250/MONTH TOTAL

451 SF & 1,151 SF

SUITE SIZES

25+ ON-SITE

PARKING

140+

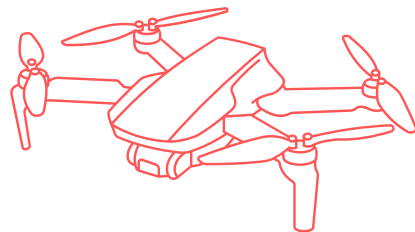
NEARBY PUBLIC PARKING

7,500

GLA

RED ROCKS

VIEWS



AERIAL VIDEO

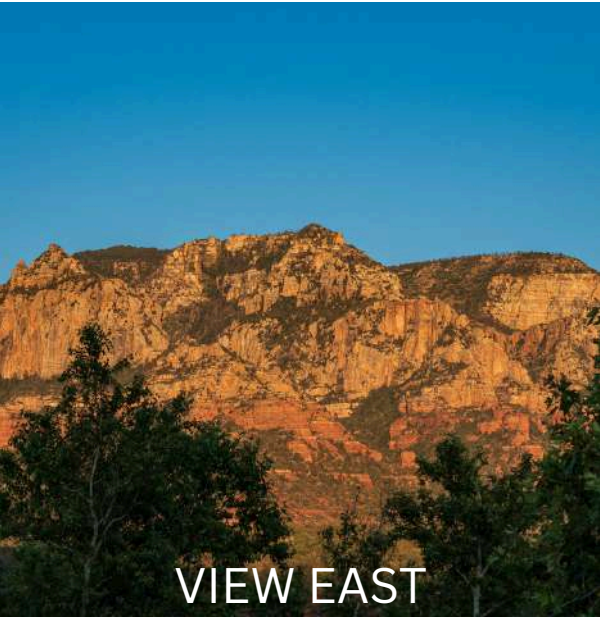
DESCRIPTION

- AFFORDABLE SPACE IN UPTOWN SEDONA
- WORLD CLASS RED ROCK VIEWS
- WALKING DISTANCE TO IT ALL
- 1,000+ HOTEL ROOMS & AIRBNBS IN 0.5 MI RADIUS
- QUIET & CONVENIENT
- ACROSS FROM SEDONA BEER COMPANY
- NEARBY OAK CREEK CANYON
- NEARBY JORDAN RD TRAILHEAD

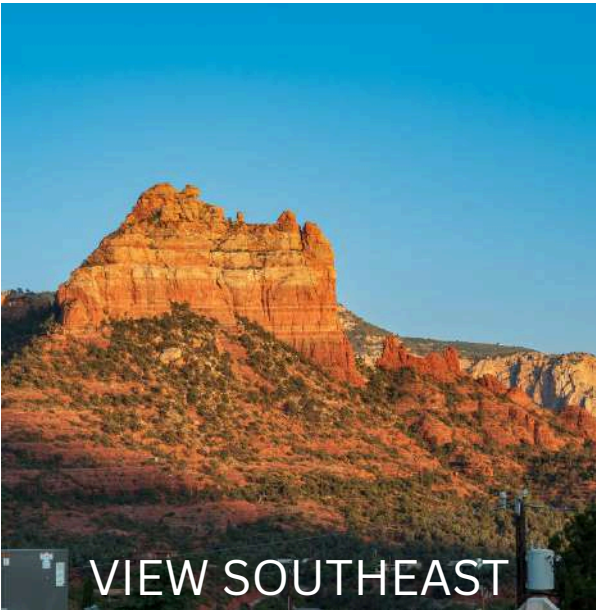
TRULY UNBEATABLE LOCATION & PRICE



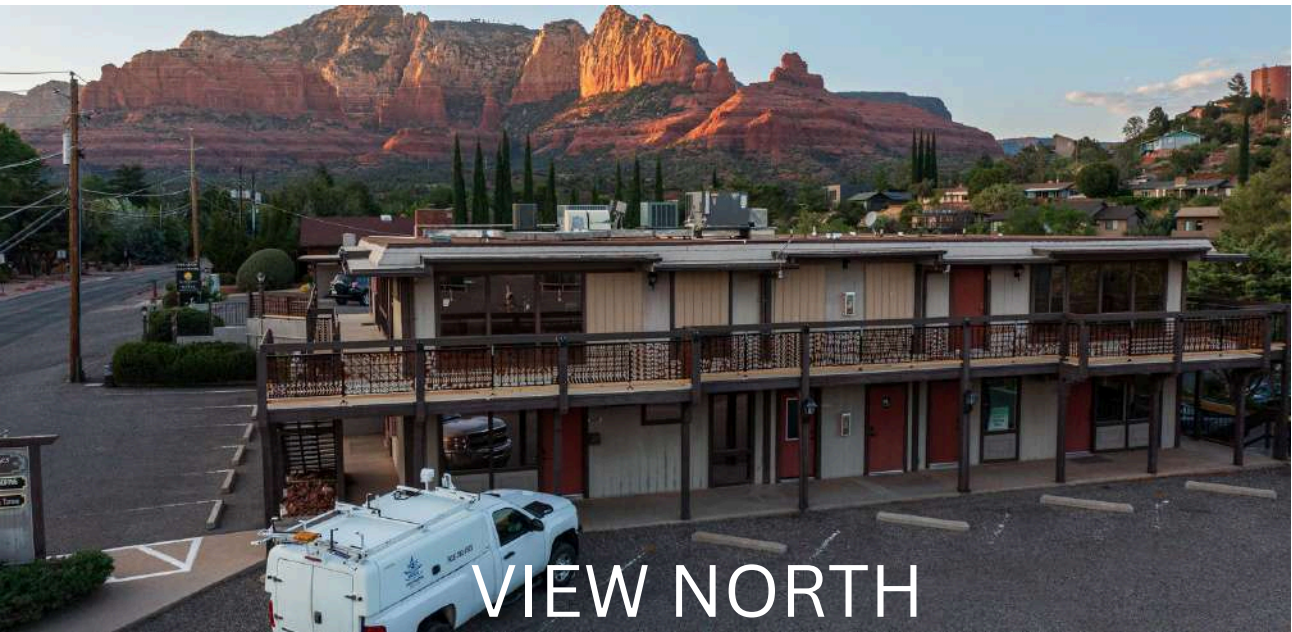
VIEW NORTHEAST



VIEW EAST



VIEW SOUTHEAST



VIEW NORTH

AERIAL



SEDONA
BREWING
COMPANY

JORDAN RD

PUBLIC
PARKING
LOT

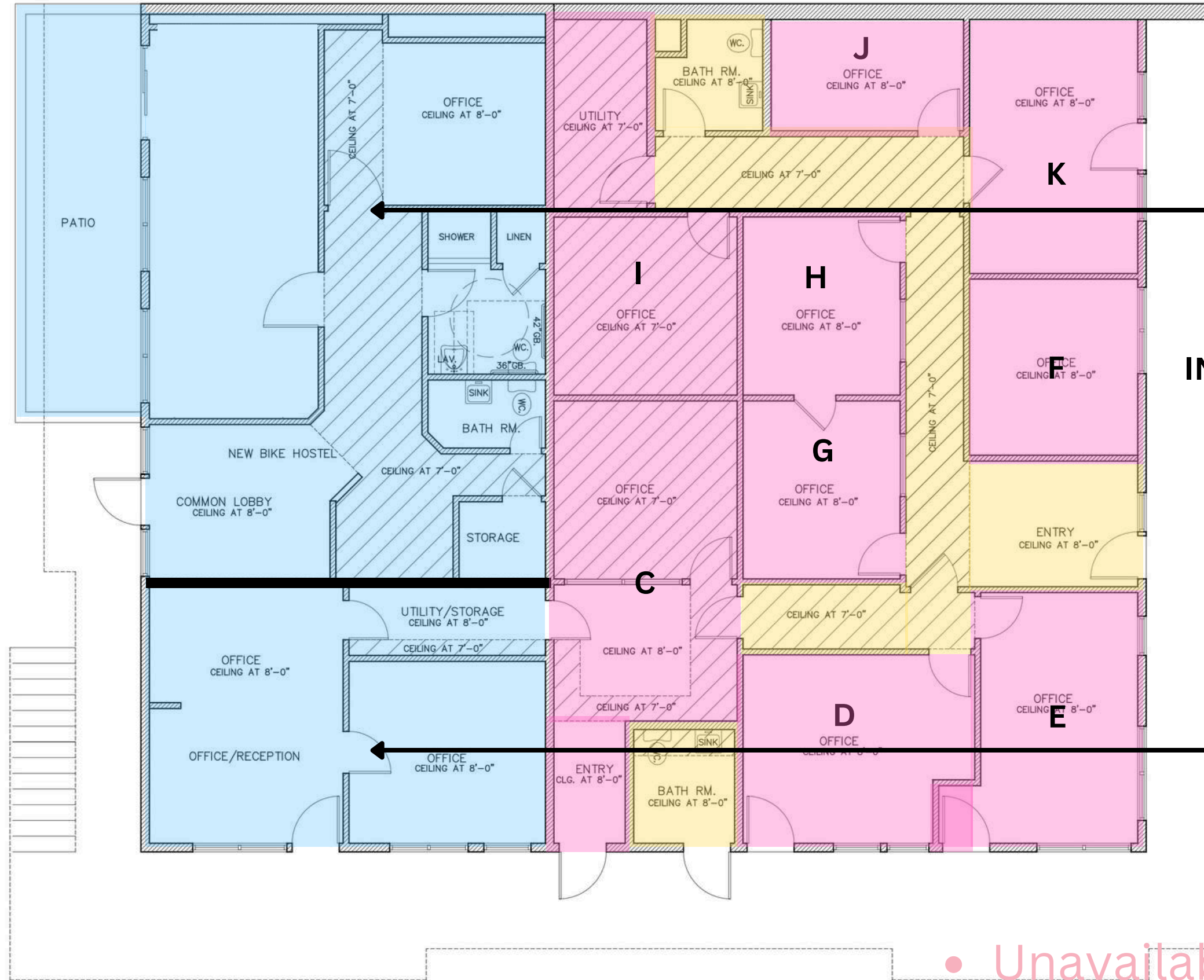
STE A

STE B

PUBLIC
PARKING
LOT

McMAHON
&
MILLER
COMMERCIAL REAL ESTATE

DOWNSTAIRS FLOOR PLAN



SUITE A
1,151 SF INTERIOR SPACE
PATIO INCLUDED AT
NO EXTRA CHARGE
\$2,500/MONTH
INCLUDES ALL RENT & UTILITIES
(WATER ADDITIONAL)

SUITE B
455 SF INTERIOR SPACE
\$1,250/MONTH
INCLUDES ALL RENT & UTILITIES

LOWER LEVEL FLOOR PLAN - 450 JORDAN ROAD

M&M COMMERCIAL - MIXED USE - UPTOWN

SUITE A

\$2,500/MONTH



SUITE A

\$2,715/MONTH TOTAL

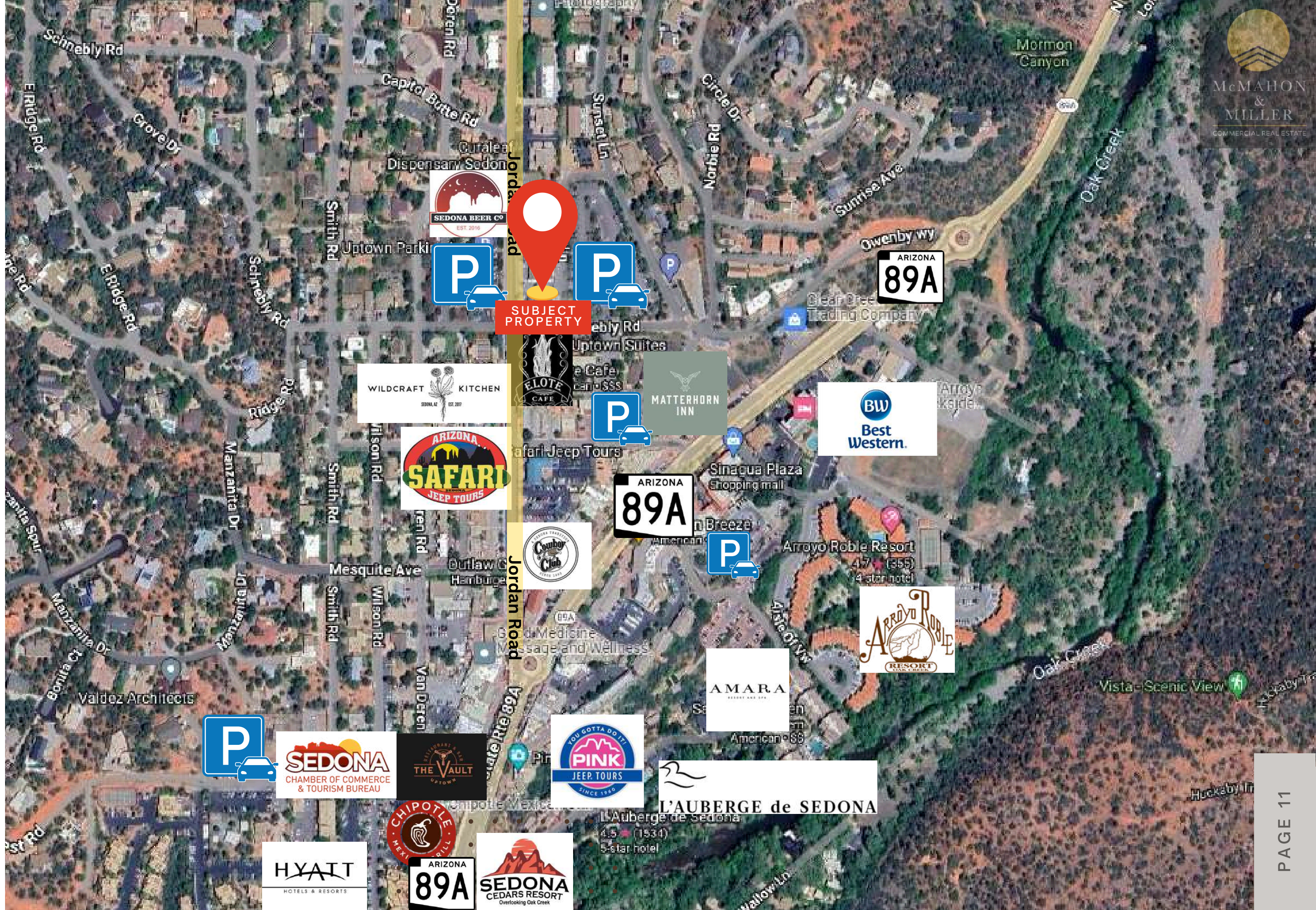


SUITE B

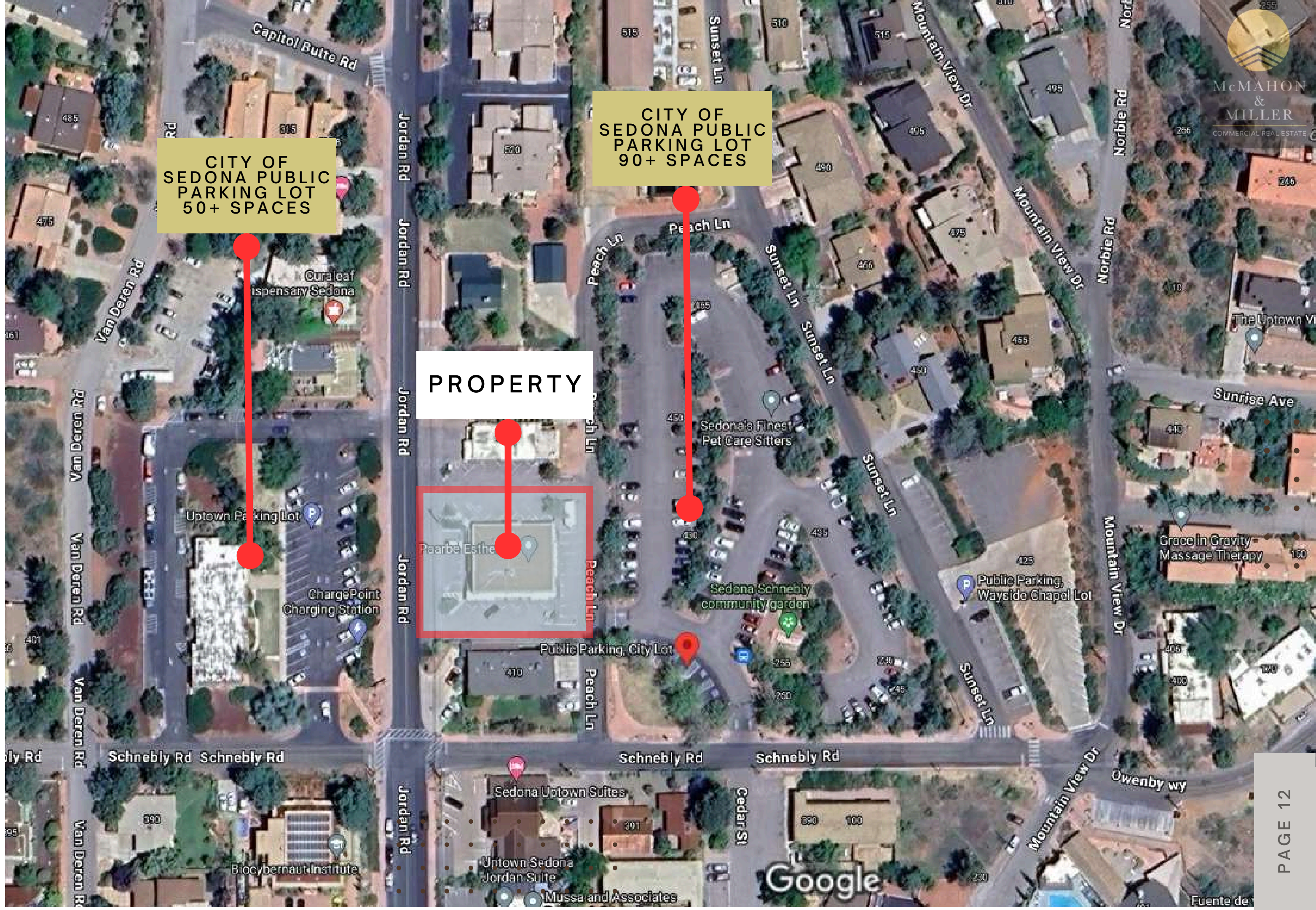
\$-----/MONTH TOTAL (INCLUDES UTILITIES)

PHOTOS COMING SOON

AERIAL MAP - UPTOWN



SITE & PARKING



SEDONA, AZ

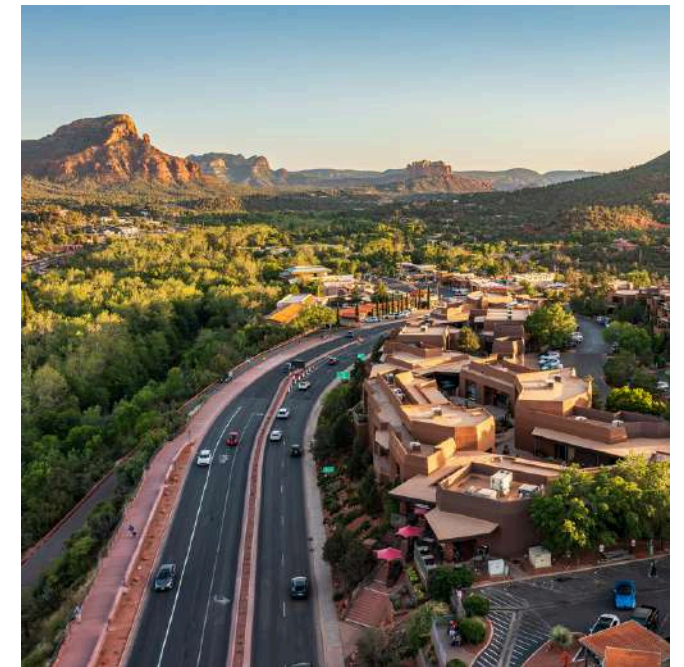
Sedona, Arizona, is a mesmerizing destination renowned for its unparalleled natural beauty and captivating landscapes. Nestled amidst the majestic red rock formations of the Coconino National Forest, Sedona boasts a unique blend of rugged wilderness and serene charm that attracts visitors from around the world.

The distinctive red sandstone formations, sculpted by millions of years of geological processes, create a breathtaking backdrop that is both awe-inspiring and spiritually rejuvenating. Towering rock formations such as Cathedral Rock, Bell Rock, and Snoopy Rock dominate the skyline, offering spectacular vistas and endless opportunities for outdoor exploration and adventure.

The lush vegetation of Sedona, characterized by towering pine forests, vibrant desert flora, and meandering creeks, adds to the area's allure and provides a habitat for diverse wildlife. The vibrant colors of the landscape, particularly during sunrise and sunset when the rocks glow with fiery hues, create a magical ambiance that captivates the senses and leaves a lasting impression on visitors.

Sedona's natural beauty, coupled with this property's strategic location in Uptown Sedona makes it an ideal destination for mixed use (commercial downstairs) and long term and/or short term rental development upstairs. Properties along this road offer visibility, accessibility, and potential for growth, making them highly coveted investment opportunities in one of the most enchanting landscapes in the United States. Scarcity of land, available properties, costs, and development code make Sedona an **extremely high barrier to entry market**.

With a population of ±9,859, Sedona boasts a small-town feel, yet big city amenities fill the area. Metropolitan Phoenix/Scottsdale (±90 miles south) is less than a two-hour drive away on Interstate 17. And to the north, the cool mountain town of Flagstaff (±50 miles north) is home to Northern Arizona University and draws visitors for winter sports such as skiing and snowboarding. Sedona Airport can accommodate smaller planes and small turbojets, while Flagstaff Pulliam Airport (±26 miles north) provides service to Phoenix and Dallas/Fort Worth via American Airlines and Denver via United Airlines. The largest and busiest in Arizona, Sky Harbor International Airport (±90 miles south), is among the largest commercial airports in the United States. The Sedona Verde Valley area offers two medical centers, two higher education options along with a multitude of restaurants, wineries, and award-winning resorts. Points of interest include the Arizona Snowbowl, Verde Valley, Grand Canyon Railways, and Montezuma Castle National Monument.



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
- 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



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