



FOR LEASE

VILLAGE CROSSING

100 VERDE VALLEY SCHOOL ROAD,
SEDONA, ARIZONA 86351

AERIAL VIDEO

LAST REMAINING SUITE
@ GROCERY ANCHORED SITE
END CAP SUITE WITH 14' CEILINGS



McMAHON
&
MILLER
COMMERCIAL REAL ESTATE

LISTING BROKER:
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Company Website

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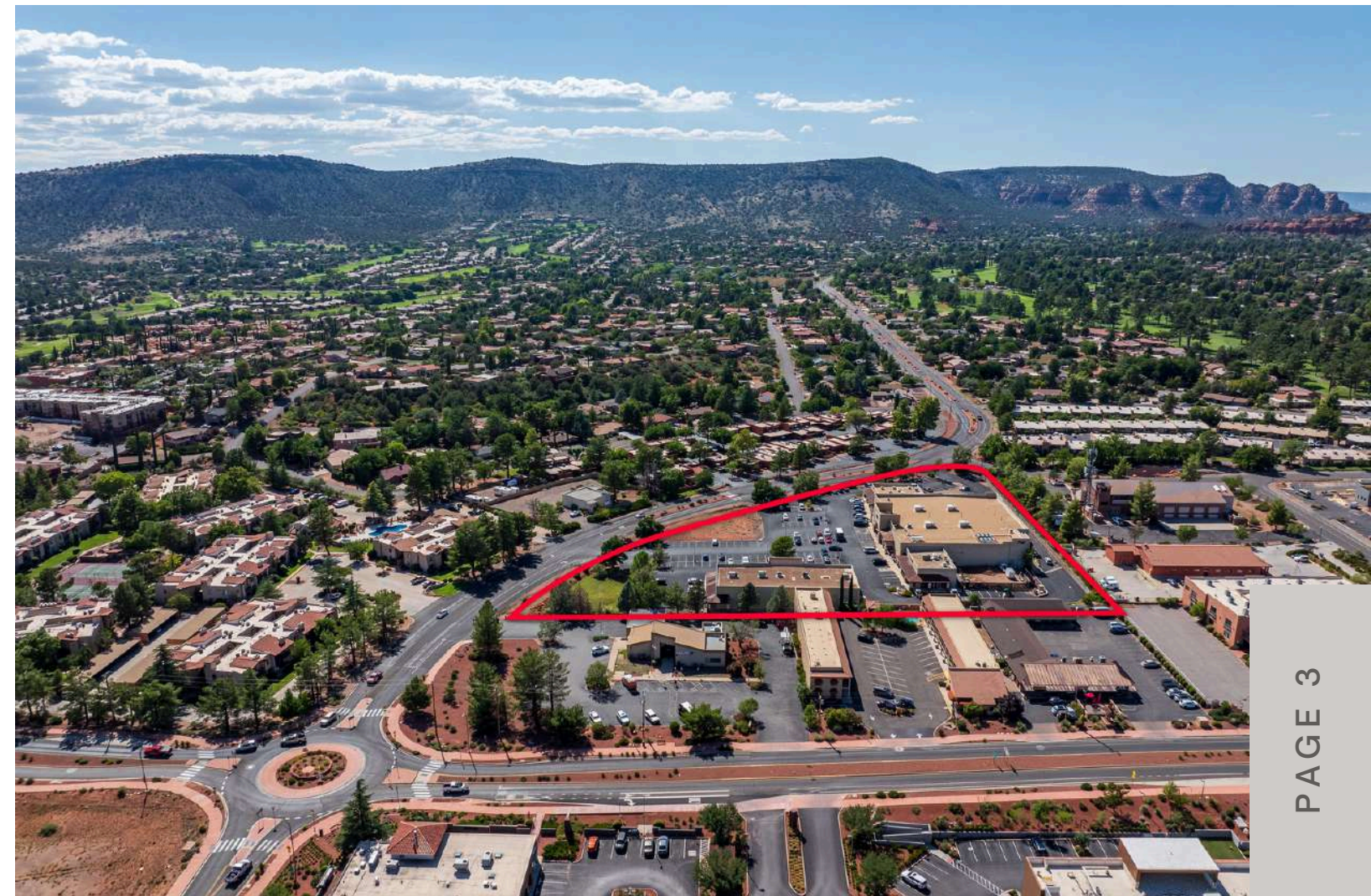
Site Plan, Suite Photos, Floor Plans

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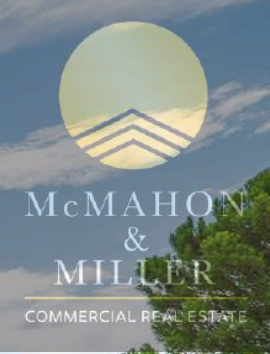
Area and Contact



AERIAL PHOTOS



GROUNDS PHOTOS





OFFERING HIGHLIGHTS



LOCATION

ESTABLISHED PLAZA LOCATED
JUST OFF STATE ROUTE 179 ON
VERDE VALLEY SCHOOL ROAD.
ADJACENT TO CHASE BANK



ONLY GROCER IN AREA

GROCERY (CLARK'S) ANCHOR
TENANT PROVIDES **HEAVY**
VEHICULAR TRAFFIC FROM
TOURISTS AND LOCALS.



AVAILABILITY

END CAP SHELL SPACE
IMPROVEMENT ALLOWANCE
OFFERED W/5 YEAR TERM
PAD AVAILABLE FOR DRIVE THRU

OFFERING SUMMARY

ADDRESS	<u>100 VERDE VALLEY SCHOOL ROAD,</u> <u>SEDONA ARIZONA</u>
LEASE RATE	SUITE 103: \$3,870/MONTH + UTILITIES PAD ALSO AVAILABLE

1,800 SF

SUITE SIZE

180 SHARED

PARKING

98%

OCCUPANCY

**CLARK’S
GROCERY**
ANCHOR

RED ROCKS

VIEWS

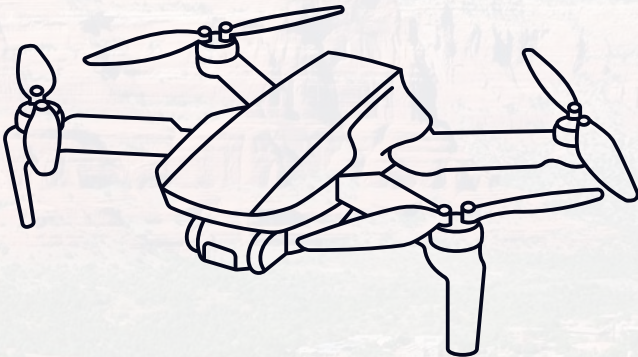
DESCRIPTION

NESTLED IN THE SCENIC HEART OF THE VILLAGE OF OAK CREEK, SEDONA, VILLAGE CROSSING PLAZA OFFERS A UNIQUE BLEND OF CHARM FOR BOTH TOURISTS AND LOCALS. THIS BUSTLING COMMERCIAL HUB IS A VIBRANT CENTERPIECE OF THE COMMUNITY, PROVIDING AN IDEAL SETTING FOR ENTREPRENEURS LOOKING TO START OR EXPAND THEIR BUSINESSES.

VISITORS WILL FIND A VARIETY OF SHOPS, CAFES, AND SERVICES THAT CATER TO THEIR NEEDS, MAKING IT A CONVENIENT STOP. THE PLAZA’S EASY ACCESS MAKE IT A FAVORITE SPOT FOR TOURISTS TO RELAX, DINE, OR GET ESSENTIALS. WITH ITS MIX OF LOCAL BRANDS AND SERVICES, VILLAGE CROSSING PLAZA ENHANCES THE VISITORS EXPERIENCE.

FOR THOSE LOOKING TO START OR EXPAND A BUSINESS, VILLAGE CROSSING PLAZA PRESENTS AN UNPARALLELED OPPORTUNITY. THE PLAZA BENEFITS FROM HIGH TRAFFIC, THANKS TO ITS STRATEGIC LOCATION AT THE CROSSROADS OF MAJOR ROUTES AND ITS PROXIMITY TO POPULAR HIKING TRAILS. THE PLAZA’S DIVERSE MIX OF TENANTS FOSTERS A COLLABORATIVE AND DYNAMIC BUSINESS ENVIRONMENT, APPEALING TO A BROAD DEMOGRAPHIC OF BOTH LOCALS AND VISITORS.

LEASING SPACE IN VILLAGE CROSSING PLAZA MEANS JOINING A THRIVING COMMUNITY OF BUSINESSES THAT ENJOY STRONG SUPPORT FROM YEAR-ROUND RESIDENTS AND A STEADY STREAM OF TOURISTS. THE FLEXIBLE RETAIL SPACES MAKE IT EASIER FOR NEW BUSINESSES TO FIND THEIR FOOTING AND FOR EXISTING ONES TO SCALE UP.



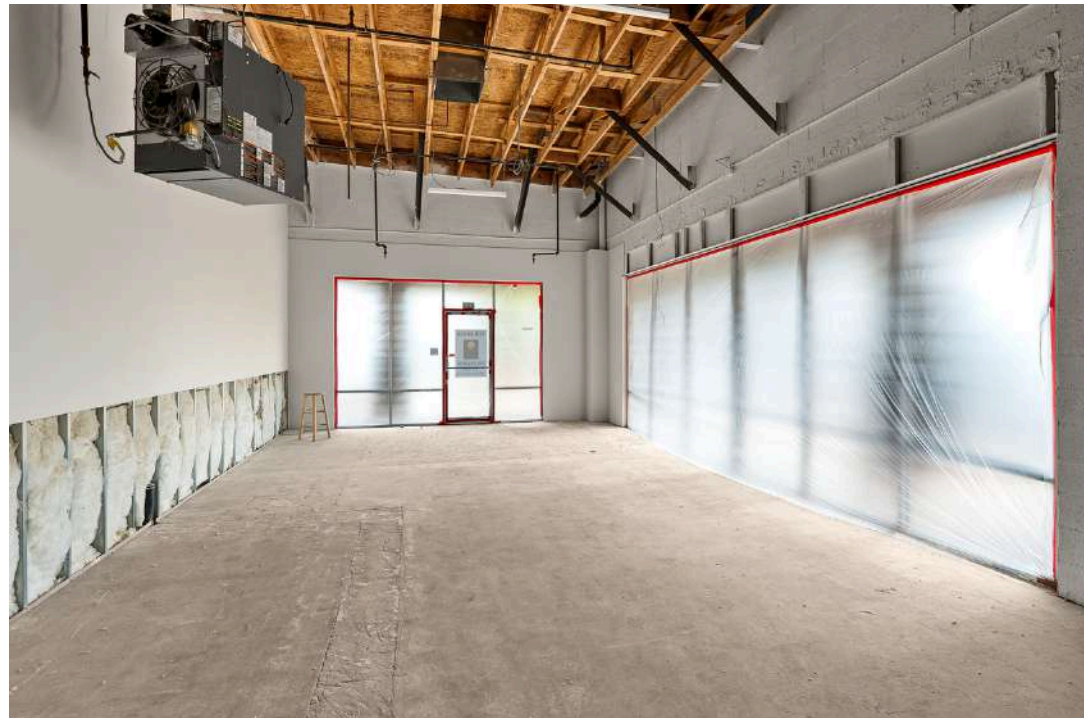
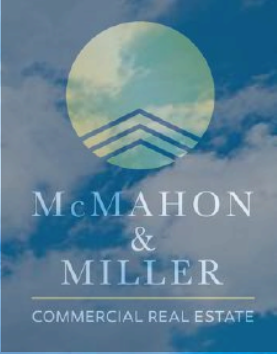
AERIAL VIDEO LINK

LEASING DETAILS

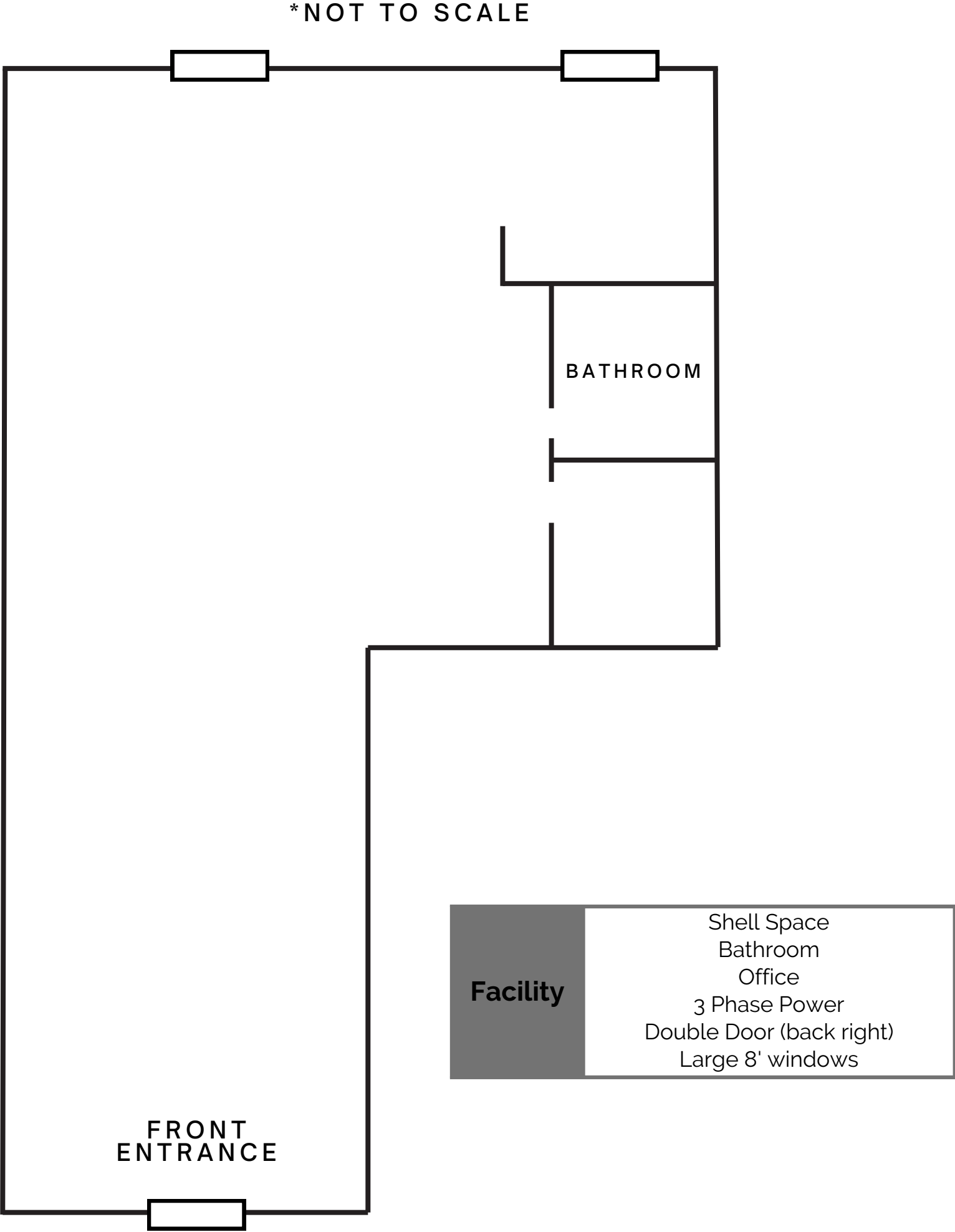
SUITE	SQ. FT.	TENANT	USE	TOTAL RENT
100	28,000	Clark's Grocery Store	Storage	LEASED
103	1,800	VACANT	Shell Space - Restaurant, Specialty, Fitness	\$3,870 + Utilities
104	600	Cloud 9 Boutique Comfort Shoes - Coming Soon!	Retail	LEASED
105	1,200	Connect Hearing	Hearing Care	LEASED
106-107	2,520	Red Rock Cafe	Food and Beverage	LEASED
108	1,175	Big Park Dental	Dentist	LEASED
109	1,200	Storage	Storage	LEASED
110	1,200	Tao Foot/Reflexology	Personal Services	LEASED
111-112	2,400	Alitura Naturals (Cosmetics)	Boutique	LEASED
114	2,400	Eye Boutique of Sedona	Optometry	LEASED
Pad 15	7,000	CALL FOR INFORMATION	PAD	TBD



SUITE 103



SUITE 103



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 (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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Owner

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McMahon & Miller WEBSITE



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&
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