

M&M COMMERCIAL - 89A FRONTAGE RETAIL



FOR LEASE

SEDONA, ARIZONA

SR 89A RETAIL SUITES

JOIN HARKINS THEATER, VERIZON,
USPS, SNAP FITNESS & MORE
MONUMENT SIGNAGE AVAILABLE



LISTING CONTACTS:

LEASING AGENT
NICK SIVEK
(928) 274-8628

NICK@MMPROPSAZ.COM

BROKER
JACK MCMAHON
(928) 224-2709

JACK@MMPROPSAZ.COM

Tenant Mix



Exterior Photos



Exterior Photos



Exterior Photos



SUITE 3





McMAHON
&
MILLER
COMMERCIAL REAL ESTATE



Offering Highlights.



M&M COMMERCIAL - 89A FRONTAGE DETAIL



Location & Frontage

89A frontage and visibility
w/monument signage slot.
In the heart of it all in West
Sedona.

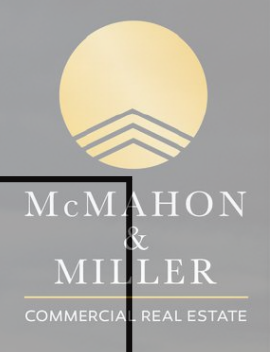


Turn-Key Office and/or Retail

Front half remodeled w/new
flooring, paint, ceiling,
lighting etc.

OFFERING DETAILS

Google Maps



Address	2081 W SR 89A, Sedona AZ 86336
Traffic	Vehicles Per Day: 32,269 per ADOT
Type	Commercial - professional office or retail
Suites / Size / Rate	Suite 3: 1,000 sf @\$2,500/month + tax. Trash is included in rental figure above. All other utilities additional and responsibility of tenant.
Availability	Immediately
Parking	170+ common/shared
Ingress/Egress	SR 89A & Sunset Drive (several curb cuts)
Tenant Mix / Adjacent	Harkins Theatres, USPS, Verizon, Snap Fitness, Sedona Artist Market, Interdependence Natural Foods, Karen's Bakeshop, Red Rock Coffee, Living Chocolate, Rocky Road Ice Cream and more.

Restrooms	1 private restroom in each suite
Electricity	APS
Natural Gas	Unisource
Water/Sewer	AZ Water / City of Sedona
Trash	Shared dumpster (included in rent)
Phone/Internet	Optimum (Suddenlink) / MerIT Technologies / CenturyLink
Additional details	<u>GOOGLE MAPS LINK</u>

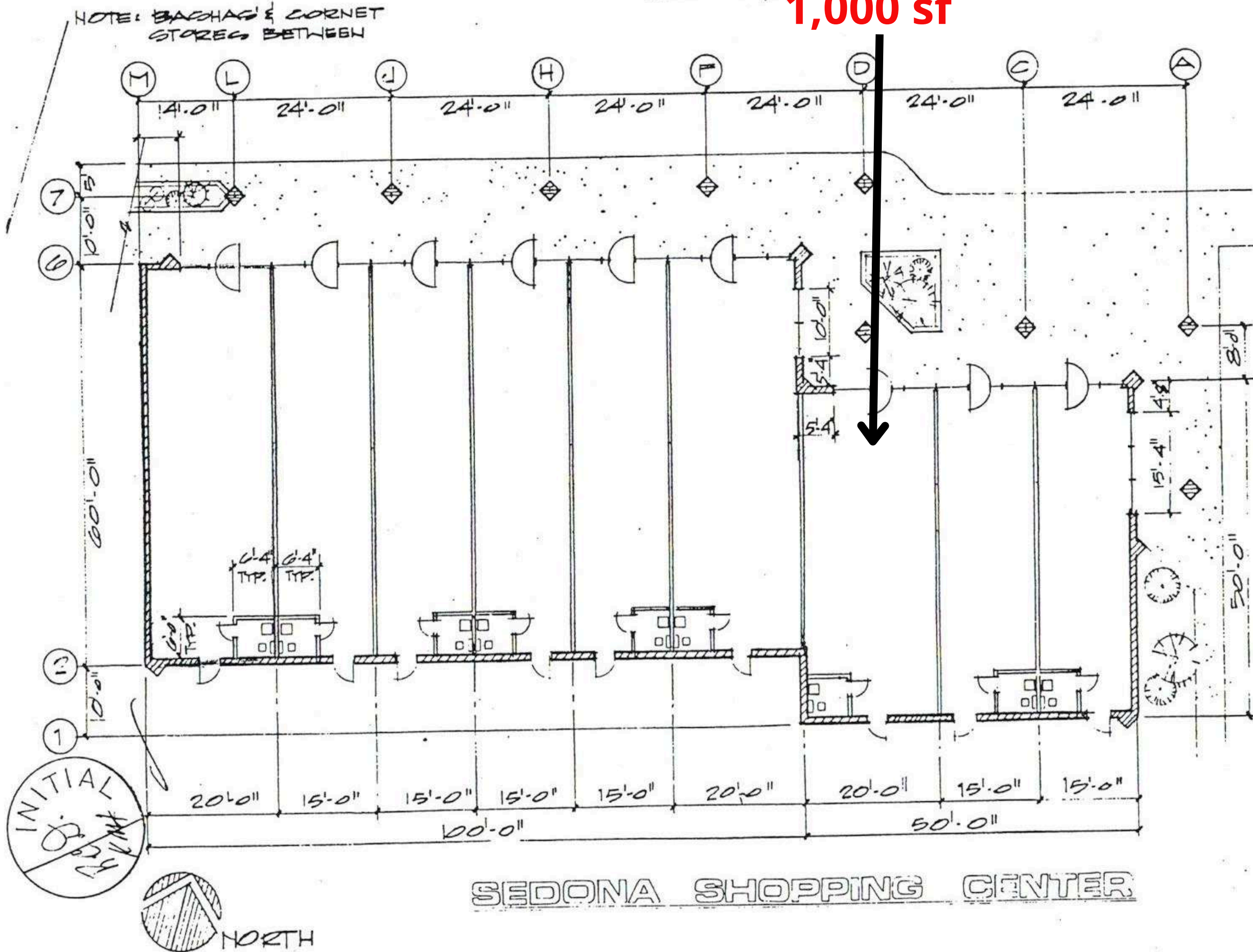
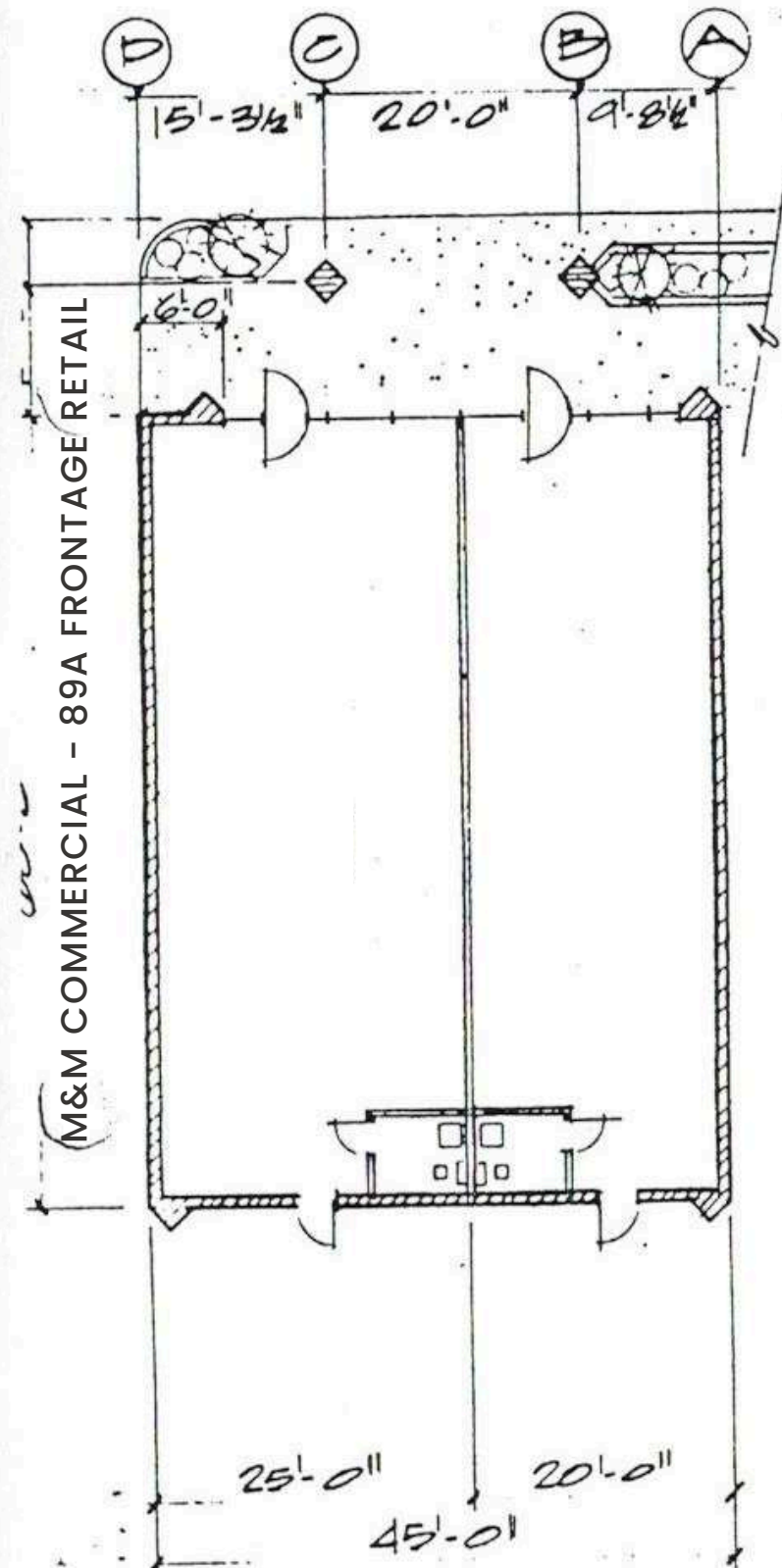
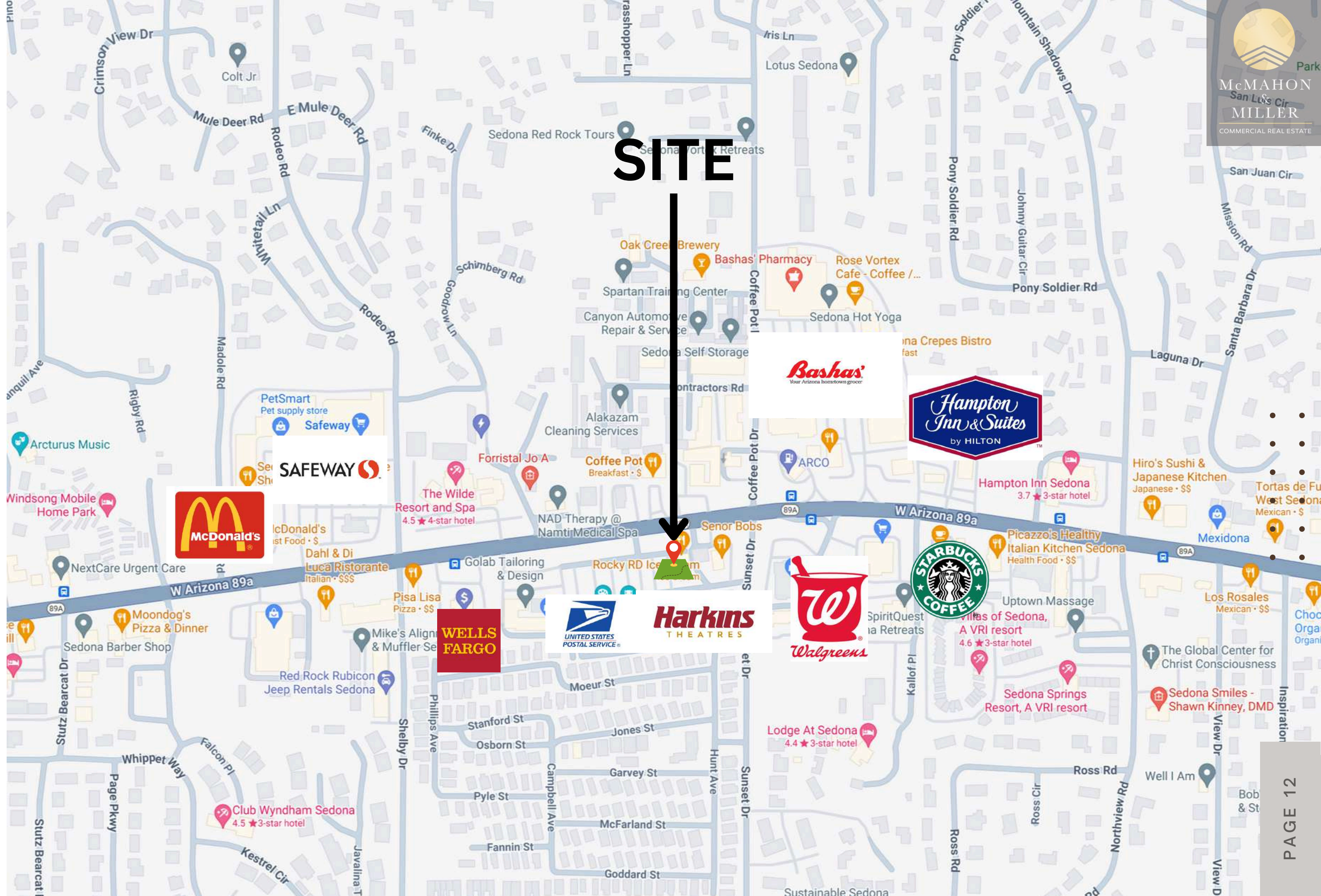


Exhibit "A" page 2 of 2

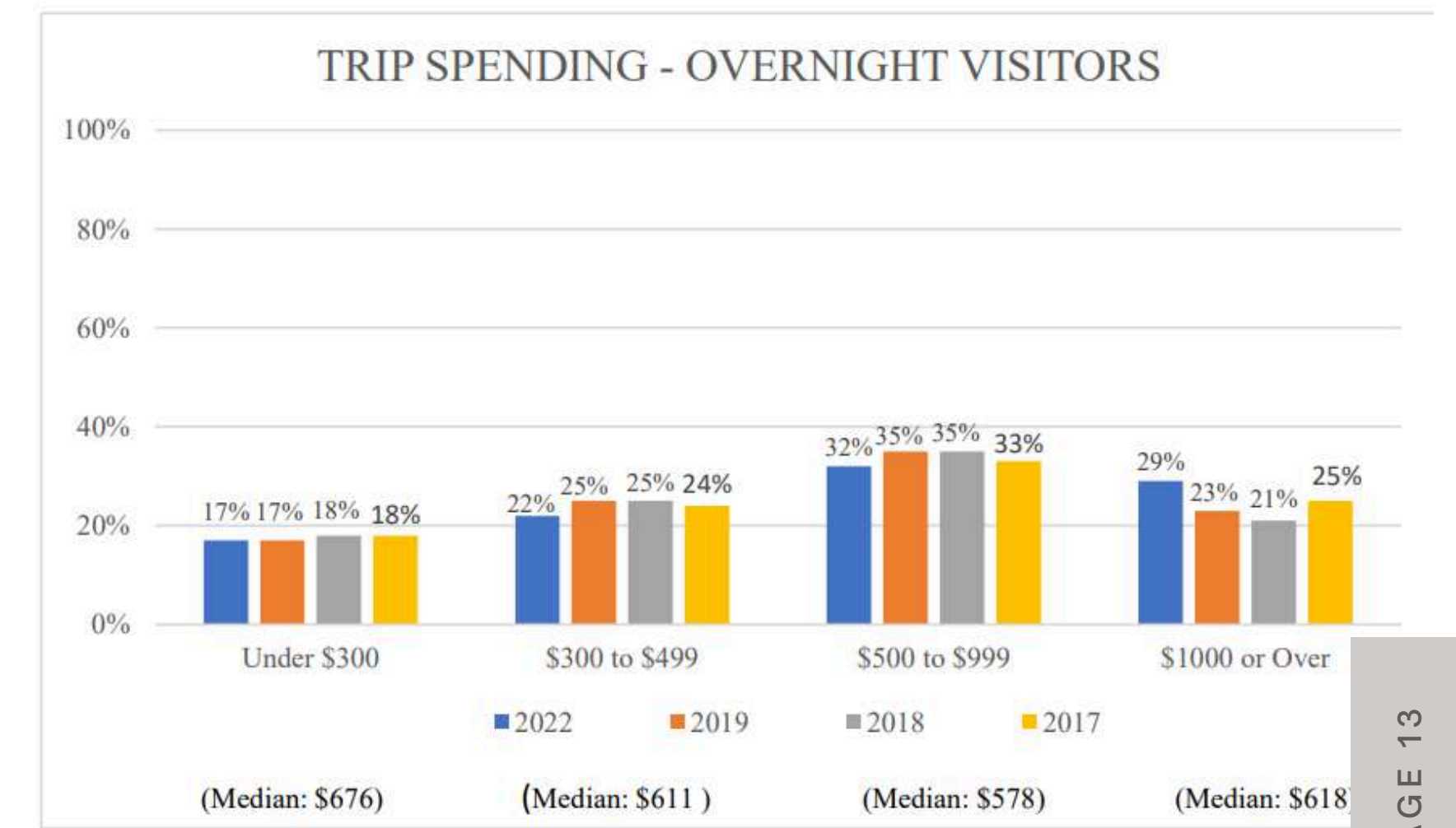
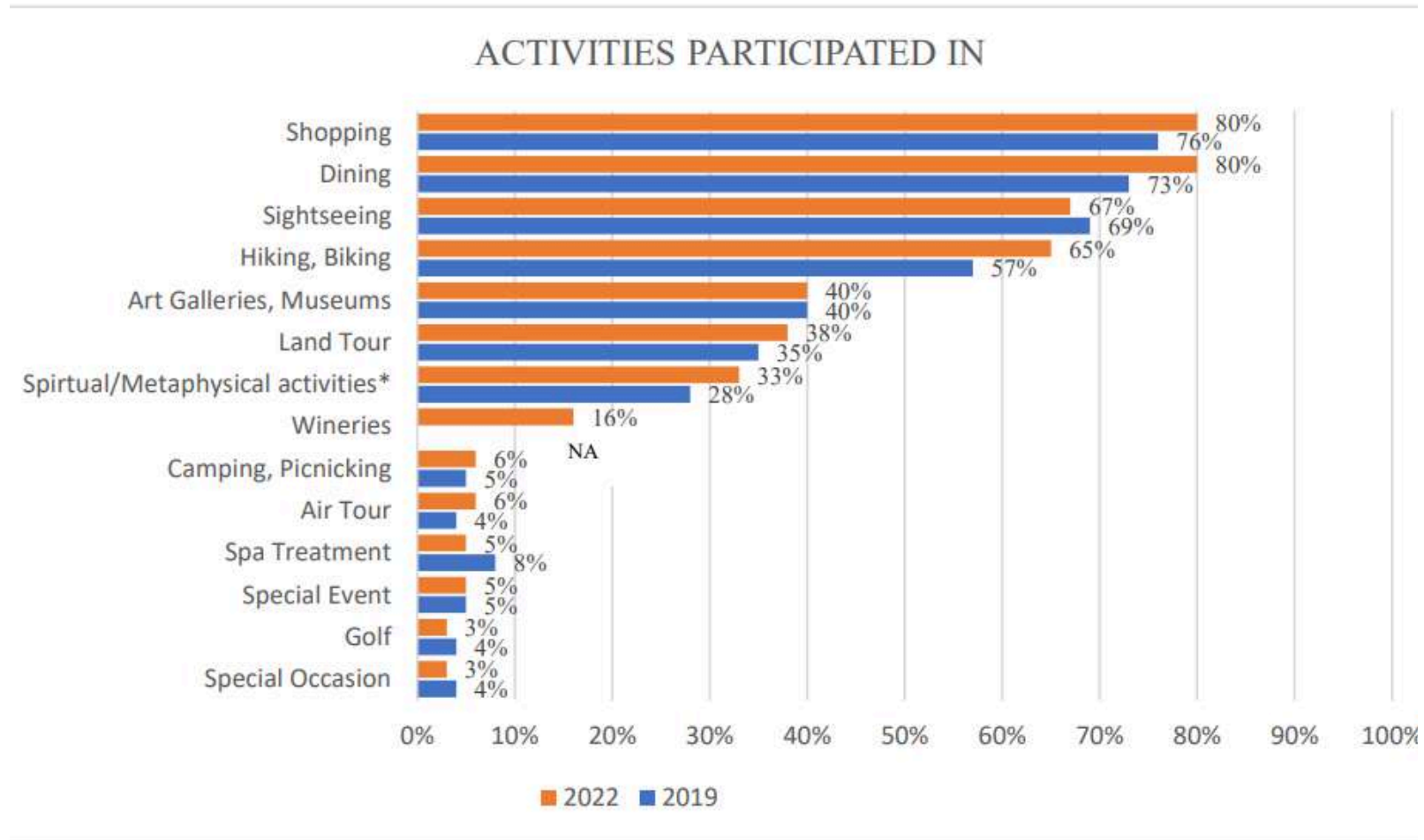
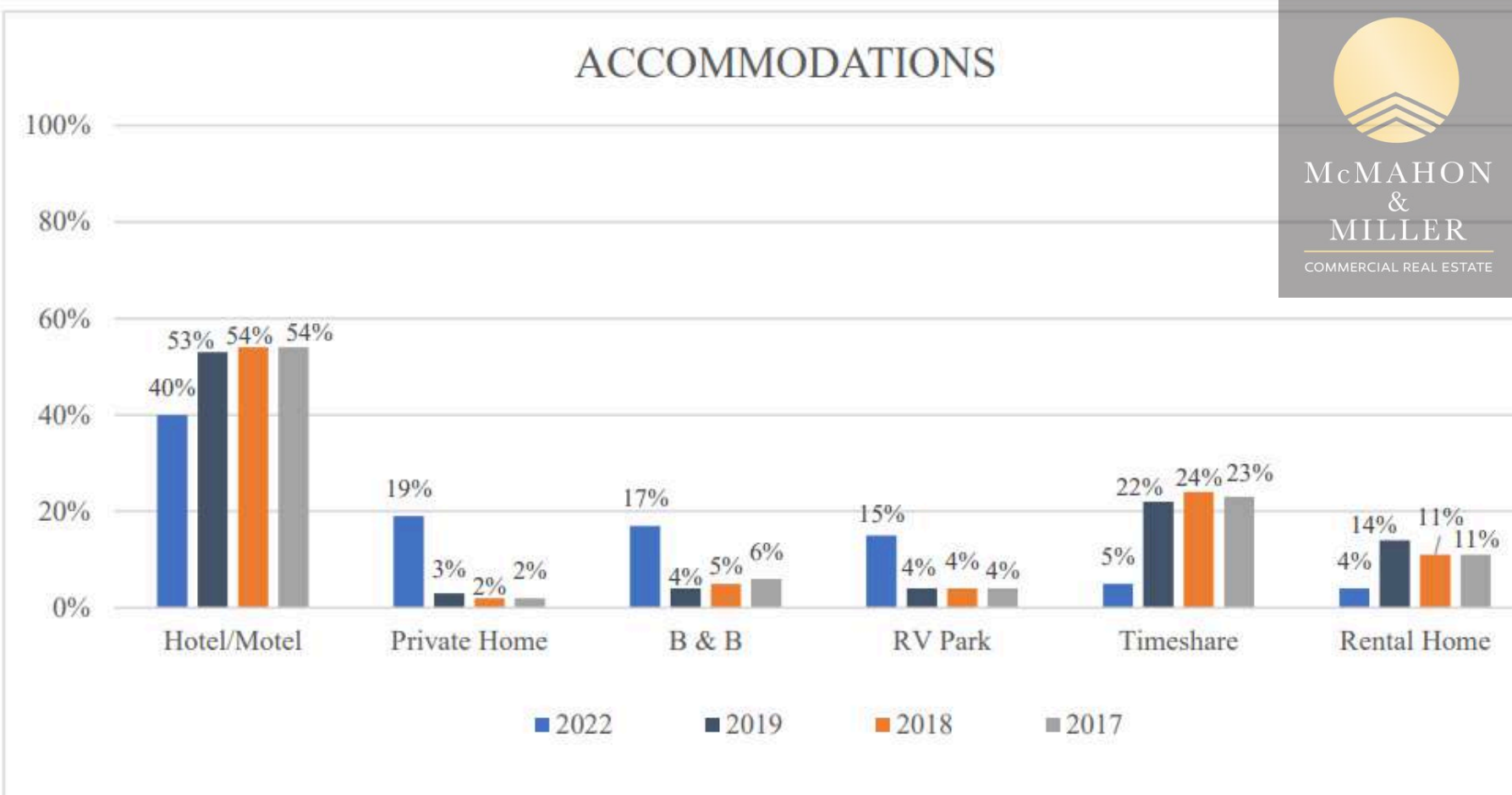
Ste 3

1,000 sf

Area Map



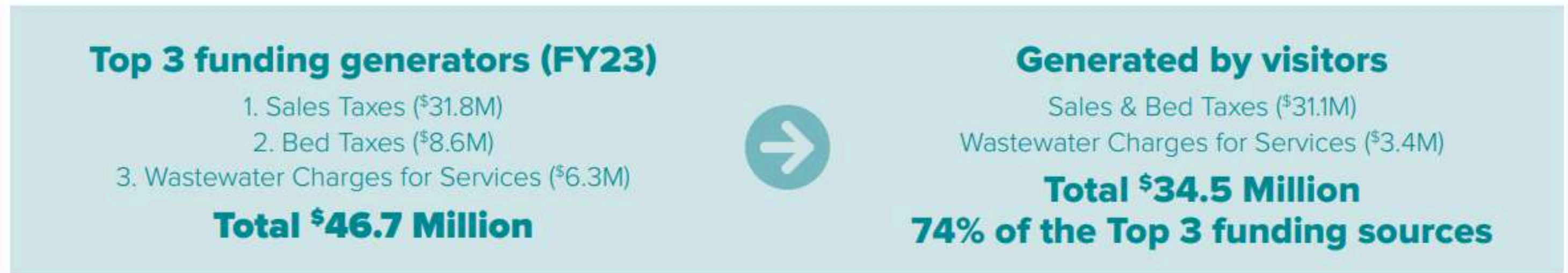
Demographics



SEDONA, AZ



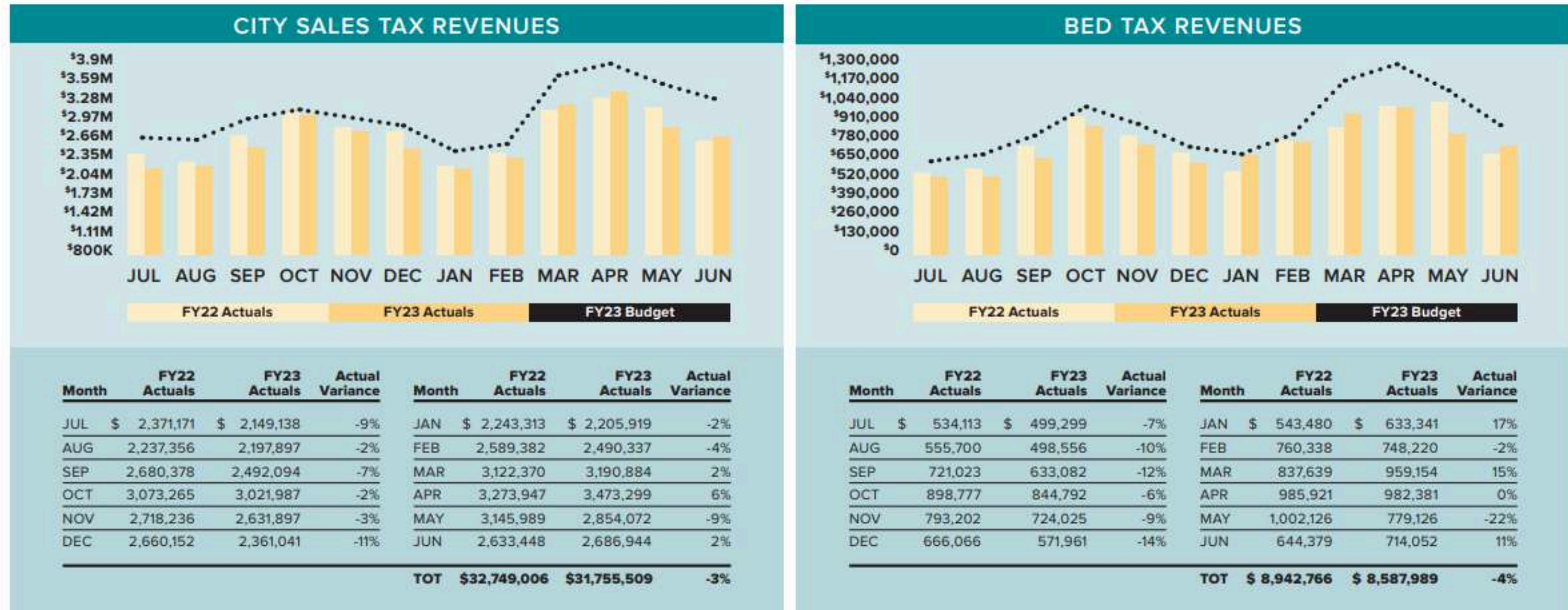
Visitors Generate Significant Funding



SEDONA, AZ

FY23 Sales and Bed Tax Revenues

FY23 (July 2022 – June 2023) vs FY22 (July 2021 – June 2022)



Traditional Lodging Performance FY23 vs FY19

(FY19 is considered in the industry to be the most recent normalized year prior to the pandemic.)

Occupancy

↓ 7.0%

Average Daily Rate

↑ 33%

Revenue Per Available Room

↑ 24%

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

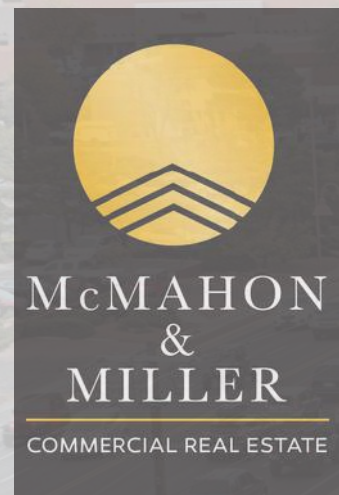
- 300+ recreational trails
- Sits in the middle of 1.8 million acres of national forest
- Oak Creek, golf, restaurants, and shopping

Major Employers

- Enchantment Resorts: 570+
- L'Auberge De Sedona: 240+
- Hilton Resort: 197+
- Pink Jeep Tours: 170+

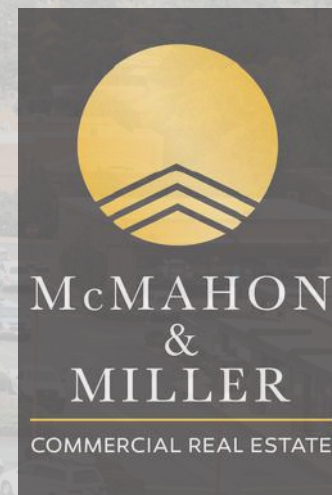
Contact Information

M&M COMMERCIAL - 89A FRONTAGE RETAIL



nick@mmpropsaz.com
(928) 274-8628

Nick Sivek
Listing Agent



jack@mmpropsaz.com
(928) 224-2709

Jack McMahon
Broker

MCMAHON & MILLER WEBSITE