

ARIZONA  COMMERCIAL  
REAL ESTATE

**396 S. MAIN STREET  
CAMP VERDE, AZ 86322**

**RESTAURANT SPACE WITH  
PATIO SPACE**

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**ARIZONA COMMERCIAL REAL ESTATE**



**FOR LEASE RESTAURANT SPACE**



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Discover the perfect commercial space at 396 S Main St, Camp Verde, AZ. 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. Perfect for a bar/restaurant, boutique or retail concept.

## PROPERTY HIGHLIGHTS

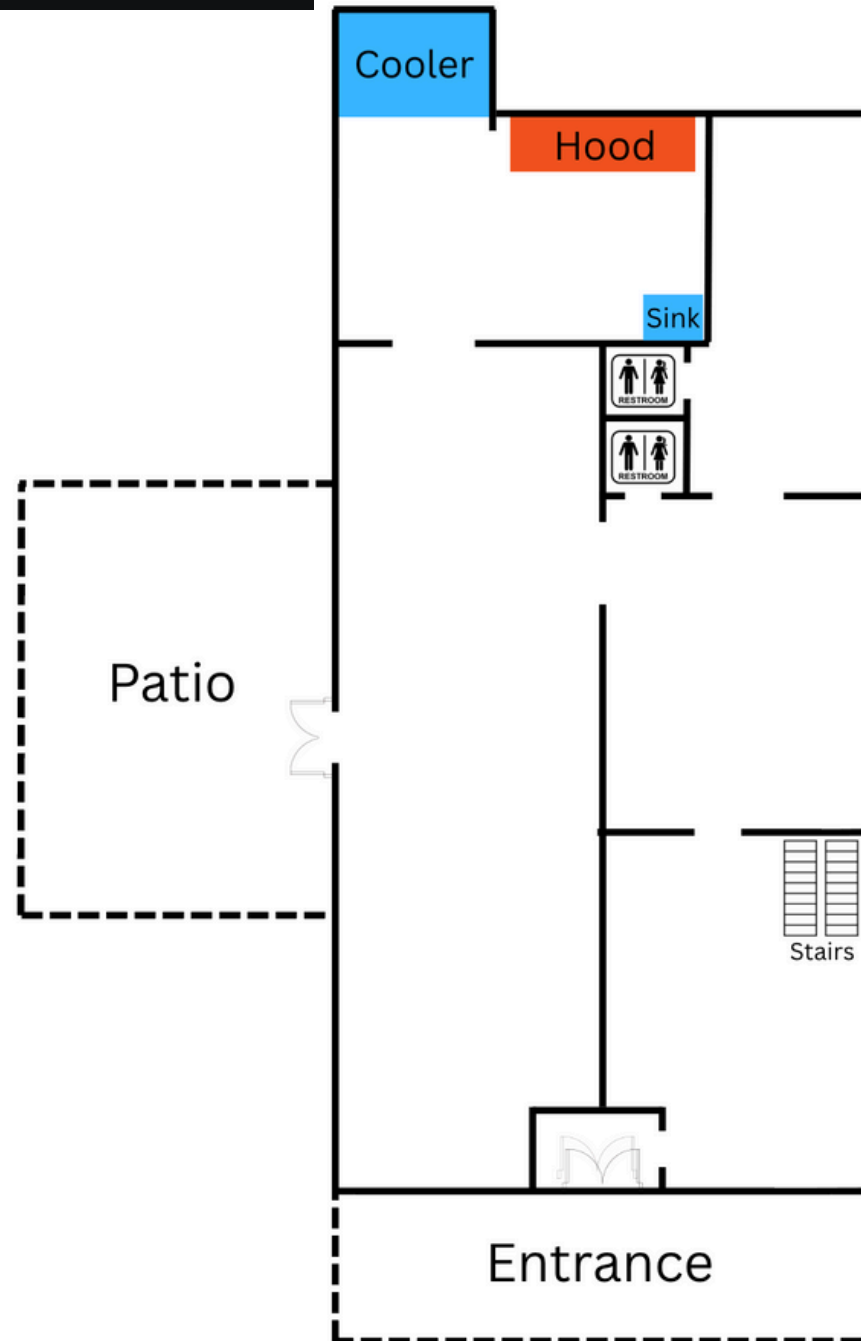
- Space size: 2,191 SF
- Parking: 20 plus shared and street parking
- Patio size: 350 SF
- Zoning: C2-4

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Gross)
Number of Units:	1
Available SF:	2,191 SF
Lot Size:	12,235 SF

DEMOGRAPHICS	1 MILE	5 MILES	15 MILES
Total Households	1,350	4,637	17,848
Total Population	3,134	11,306	42,490
Average HH Income	\$70,887	\$74,163	\$77,699

# FLOOR PLAN





# ADDITIONAL PHOTOS



HISTORIC



KITCHEN



VIEWS

ON-SITE  
PARKING



PATIO



# AERIAL OVERVIEW

Camp Verde is continuing to experience steady growth, with its population projected to increase by over 10% from 2020-2025. 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 balance and intentional growth.



## LOCATION OVERVIEW

Rare opportunity to lease space in downtown Camp Verde. Situated on S Main Street, the 2nd generation on restaurant space benefits from high visibility and foot traffic, surrounded by other historic properties. It's central location makes it an ideal spot for businesses aiming to tap into both the local community and visiting tourists. Parking on-site. Patio included in rent. Ideal for new food and beverage concept (former Moscato's Italian Restaurant)



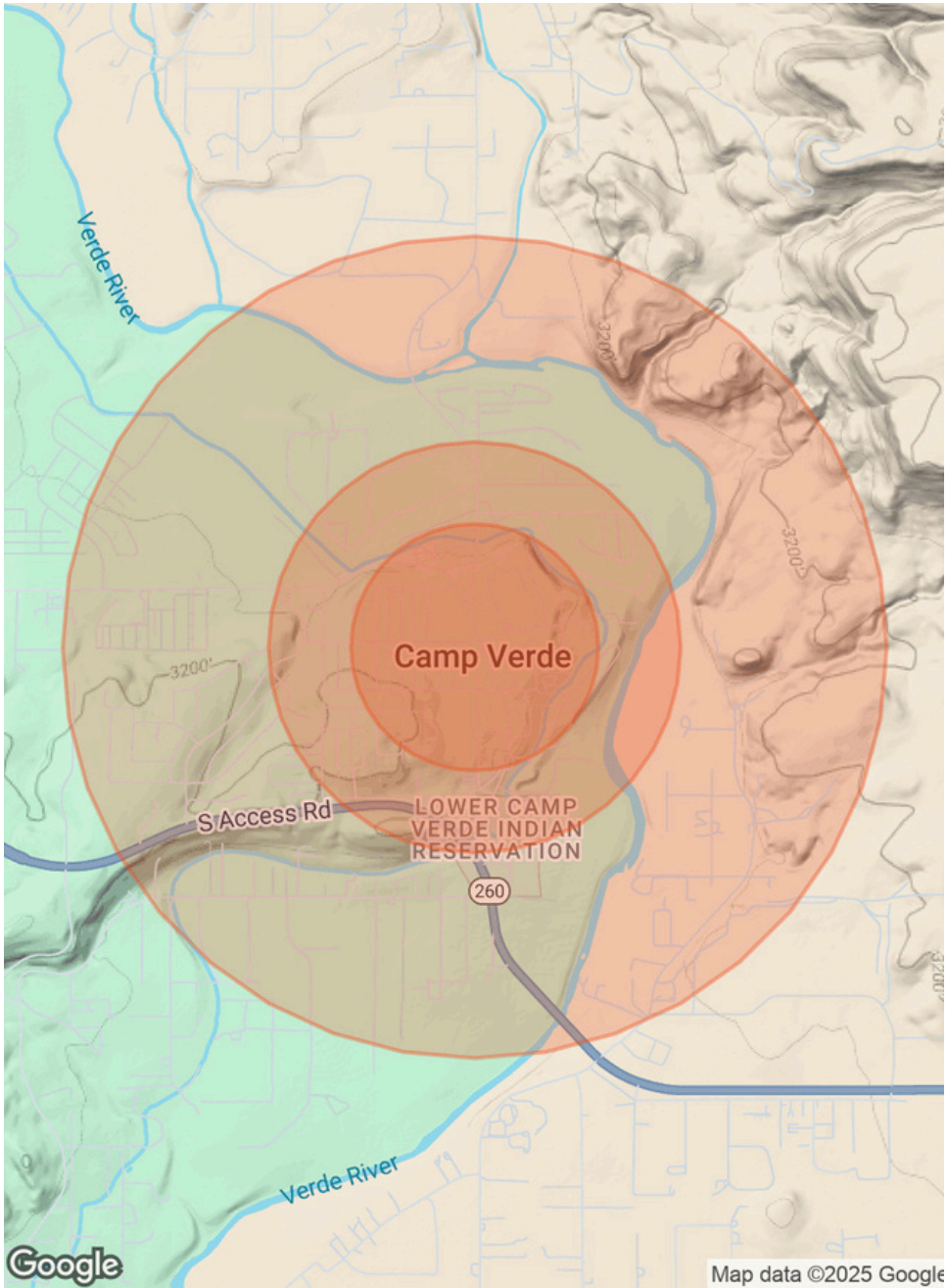
# DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	15 MILES
Total Population	3,134	11,306	42,490
Average Age	46	47	48
Average Age (Male)	45	46	47
Average Age (Female)	47	48	49

HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	1,350	4,637	17,848
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$70,887	\$74,163	\$77,699
Average House Value	\$338,549	\$346,167	\$374,268

Demographics data derived from AlphaMap



# CONTACT US



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