

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

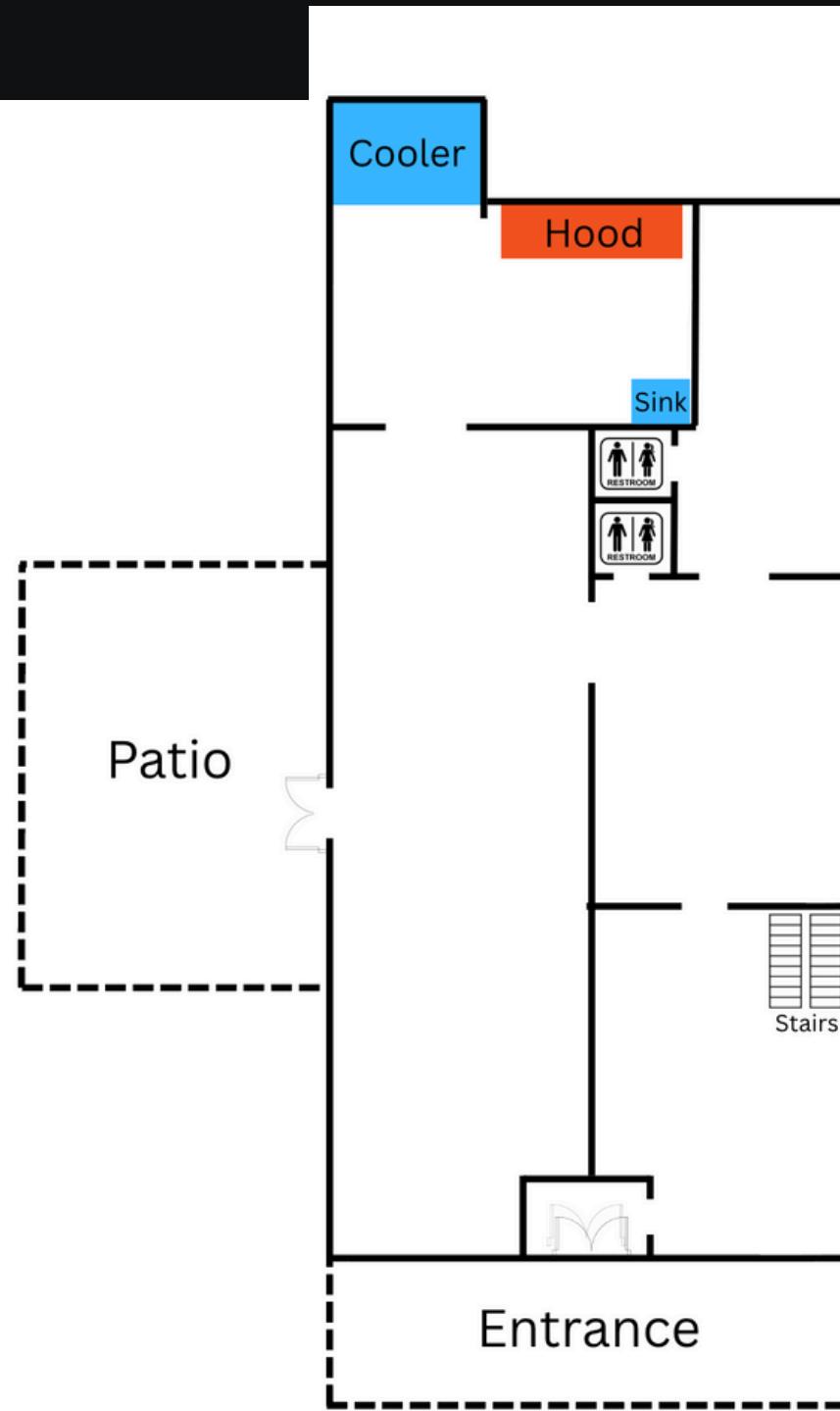
- Space size: 2,191 SF
- Parking: 20 plus shared and street parking
- Patio size: 350 SF
- Zoning: C2-4

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



ON-SITE
PARKING

VIEWS



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.



Subject Property - Restaurant For Lease



The map illustrates the location of the subject property in downtown Camp Verde. Key features include:

- Interstate 17** (I-17) to the west.
- Finnie Flat Rd** running north-south.
- SR 260** running east-west.
- Chase Bank** and **Walgreens** located on the corner of SR 260 and Main Street.
- National Bank of Arizona** located on the corner of Finnie Flat Rd and Main Street.
- Starbucks** and **ACE Hardware** located on the corner of Main Street and SR 260.
- Astoria International Bakery** located on Main Street.
- Verde River** running through the town.
- W.R. Ranch** located to the east of the town.

LOCATION OVERVIEW

Rare opportunity to lease space in downtown Camp Verde. Situated on S Main Street, the 2nd generation restaurant space benefits from high visibility and foot traffic, surrounded by other historic properties. Its 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)

Google

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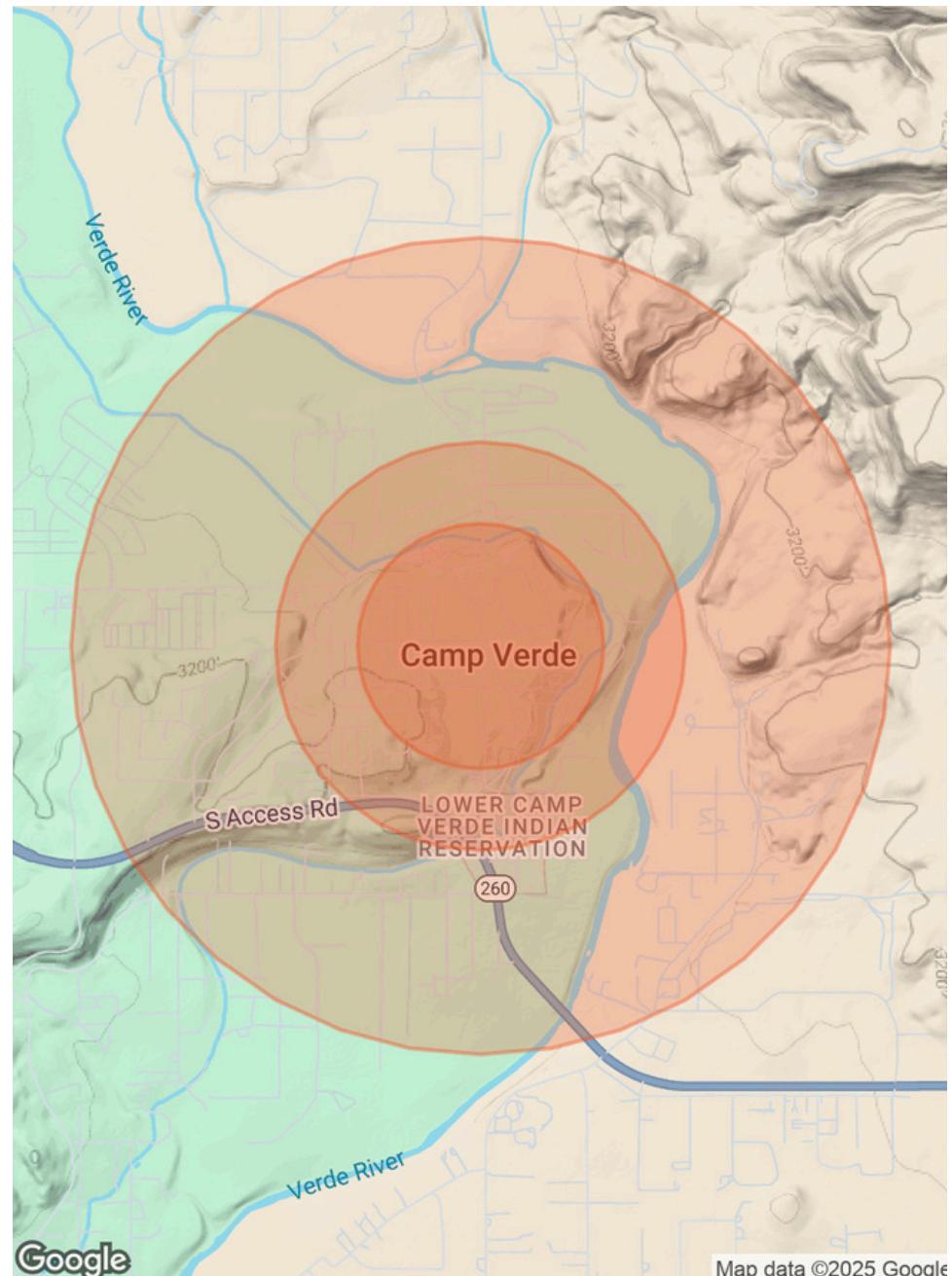
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DEMOGRAPHICS

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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