

SALE

SOUTHSIDE FULLY LEASED RETAIL INVESTMENT PROPERTY

117 S San Francisco St Flagstaff, AZ 86001



SALE PRICE

\$950,000

Darien Degher
(928) 607-3749

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**COLDWELL BANKER
COMMERCIAL
NORTHLAND**

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity along the bustling southside district of Flagstaff, AZ. This fully occupied, modernized yet historically preserved commercial building is an ideal choice for retail or restaurant investors looking for solid returns and true ease of ownership. With its architecture steeped in the rich tapestry of Flagstaff's storied past, this property offers an unparalleled combination of character, charm, and commercial stability. Originally built in 1956 and meticulously and extensively updated over the years to accommodate its current use (bar and restaurant), this property showcases modern amenities within a historic framework. Property features a full kitchen, custom bar, front dining area, rear "game" room, two bathrooms, rear "pop-up" bar, and spacious updated exterior patio space. The building stands as a testament to enduring craftsmanship, presenting an opportunity for investors to own a piece of local history while enjoying the benefits of a fully leased, income-generating asset.

OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	1
Lot Size:	3,569 SF
Building Size:	2,660 SF
NOI:	\$61,800.00
Cap Rate:	6.51%

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Introducing a prime investment opportunity along the bustling southside district of Flagstaff, AZ! This fully occupied, renovated approximately 2,660 SF commercial building is an ideal choice for retail or restaurant investors looking for solid returns and true ease of ownership. Built in 1956 and meticulously and extensively updated over the years to accommodate its current use (bar and restaurant), this property showcases modern amenities within a historic framework. Property features a full kitchen, custom bar, front dining area, rear "game" room, two bathrooms, and spacious updated exterior patio space.

LOCATION DESCRIPTION

Southside downtown Flagstaff along the busy S. San Francisco St commercial corridor. This prime location is just minutes away from vibrant Downtown Flagstaff and Northern Arizona University. Located within a bustling business and mixed-use district, this property is perfectly poised for an investor seeking stable NNN tenancy.

SITE DESCRIPTION

Bustling commercial corridor connecting downtown Flagstaff to Northern Arizona University.

EXTERIOR DESCRIPTION

Brick and stone commercial building with a front facade that continues to maintain its historical integrity. Fronts S. San Francisco St, one the main arterial corridors in the city.

INTERIOR DESCRIPTION

Fully built-out bar and restaurant with front and rear dining sections, full kitchen, two restrooms, exterior patio, walk-in, storage. Vestiges of the past are still carefully preserved inside.

PARKING DESCRIPTION

Two exclusive; on-street

UTILITIES DESCRIPTION

APS, Unisource, City of Flagstaff Sewer/Water/Trash, High Speed Internet

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LOCATION INFORMATION

Building Name	Southside Fully Leased Retail Investment Property
Street Address	117 S San Francisco St
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Northern Arizona
Sub-market	Downtown Flagstaff
Cross-Streets	E. Benton
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	89
Nearest Airport	Pulliam

BUILDING INFORMATION

Building Size	2,660 SF
NOI	\$61,800.00
Cap Rate	6.51
Building Class	B
Occupancy %	100%
Tenancy	Single
Ceiling Height	14 ft
Number of Floors	1
Average Floor Size	2,500 SF
Year Built	1956
Year Last Renovated	2023
Gross Leasable Area	2,660 SF
Construction Status	Existing
Framing	Wood

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant/Bar
Zoning	CC
Lot Size	3,569 SF
APN #	10308024C
Corner Property	No
Amenities	Fully leased turnkey bar/restaurant space
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	2

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	N/A
Central HVAC	Yes
HVAC	Yes
Restrooms	2
Landscaping	N/A
Gas / Propane	Yes

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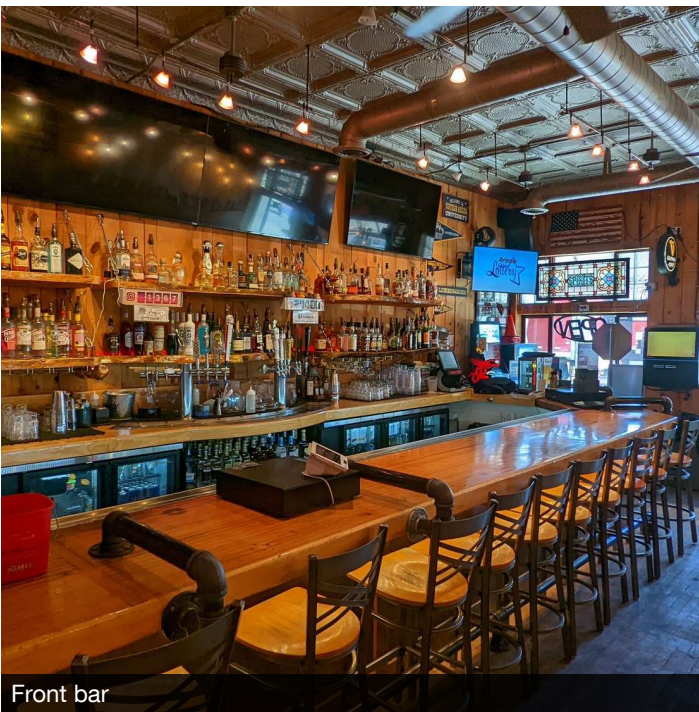
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Rear game room



Front bar

PROPERTY HIGHLIGHTS

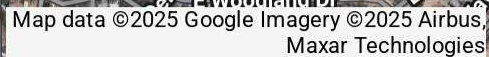
- Approximately 2,660 SF under roof, plus exclusive exterior patio
- Single tenant (Southside Tavern)
- Several renovations arriving at its current turnkey iteration
- Ease of ownership with a long-term NNN lease in place and annual bumps
- Multi-year original term to extend stability, while renewal options offer future flexibility for both parties.
- The bar/restaurant are locally owned, with a commitment to quality service and innovative offerings that have made them fixtures in the Flagstaff night scene.
- Detailed rent roll, expense statements, and tenant history available upon request to qualified buyers.
- Prime location in the Southside district, directly between NAU campus and downtown Flagstaff
- Turnkey Investment: With the space fully leased to proven operators, buyers can enjoy immediate cash flow and minimal management responsibilities.
- Historic Value: Owning a piece of downtown Flagstaff's architectural legacy brings intrinsic value and community prestige.
- Strong Demand: Downtown Flagstaff maintains high demand for dining and entertainment, supporting stable tenancy and potential for future appreciation.
- Diversified Income: Long-term, guaranteed tenant reduces vacancy risk and allow for a steady revenue stream.
- Future Upside: The building's flexible layout could accommodate expansion, concept changes, or event hosting, creating avenues for growth. Inquire with owner regarding House Bill 2721--an avenue to potentially create "middle housing."
- Asking Price: Competitive pricing reflective of the building's historic value, cap rate, and downtown location.
- Rental Income: Consistent revenue from reliable tenant, with documented payment histories and expense breakdowns.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

11,989
YE Sales Transactions

4,970
YE Lease Transactions

\$9.2 BILLION
Sales Volume

\$1.63 BILLION
Lease Volume

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DARIEN DEGHER

Commercial Sales and Leasing Specialist

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PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming an agent in 2011. His areas of expertise are far-reaching: commanding multi-million dollar sales for retail, office, and industrial properties, commercial and industrial leasing on both the Landlord and Tenant sides, mixed use investment opportunities, land sales, business sales, and commercial property management of both office and retail buildings. Darien recognizes the continually changing demands and needs of the industry and his local ties and intimate knowledge of the evolving Northern Arizona commercial real estate market have afforded him countless professional relationships. From leasing the small executive suite to representing the seller of a multi-million dollar property, Darien treats every deal and client the same way. He is a true Flagstaff native, and has the strong academic background (graduating Summa Cum Laude from Northern Arizona University), community involvement, interpersonal skills, and professional work experience necessary to address and meet all of his commercial clients' real estate needs.

EDUCATION

Northern Arizona University - B.A. International Affairs

MEMBERSHIPS

Northern Arizona Association of Realtors

Northland

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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