

FOR LEASE

CLASS 'A' HARD CORNER
OFFICE & RETAIL BUILDING ON
89A W/VISIBILITY & HIGH VPD

\$2.25/SF/MONTH NNN

1575 STATE ROUTE 89A
SEDONA, ARIZONA 86336



LISTING BROKER:
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[Company Website](#)

TABLE OF CONTENTS

01	07
COVER PAGE	SEDONA DESCRIPTION
02	08 – 09
TABLE OF CONTENTS	ALLOWED USES
03	10
PROPERTY DETAILS	TOURISM DATA
04 – 06	11
SITE & SUITE	CONTACT



Jay Bird's
Nashville Hot Chicken

National Bank
OF ARIZONA

WHOLE
FOODS
MARKET

DRIVE THRU
COFFEE USER
COMING

ARIZONA
89A



CHOCOLATREE
RESTAURANT

CAR WASH
(#1 IN AREA)

OFFERING SUMMARY

ADDRESS	1575 W STATE ROUTE 89A, STE C, SEDONA, AZ 86336
LEASE RATE	\$3,500/MONTH + UTILITIES & 3.5% RENTAL TAX LAST SUITE AVAILABLE

1,250 SF

SUITE SIZE

25+ SHARED

PARKING

CO

ZONING - [LINK](#)

SR 89A

FRONTAGE

RED ROCKS

VIEWS

DESCRIPTION

Office and retail building at the corner of SR 89A (main road in town) & Oak Creek Blvd across from Ace Hardware. Steps from Whole Foods and Chase Bank.

Central location with top visibility.

Plenty of shared parking.

Red rock views, walkability, high VPD (25,000+).

Can be medical, office, retail, personal services, and more. See pages 8-9 for allowable uses per City of Sedona.





CHOCOLATREE
RESTAURANT

SUITE D
(LEASED)

SUITE C
1,250 SF

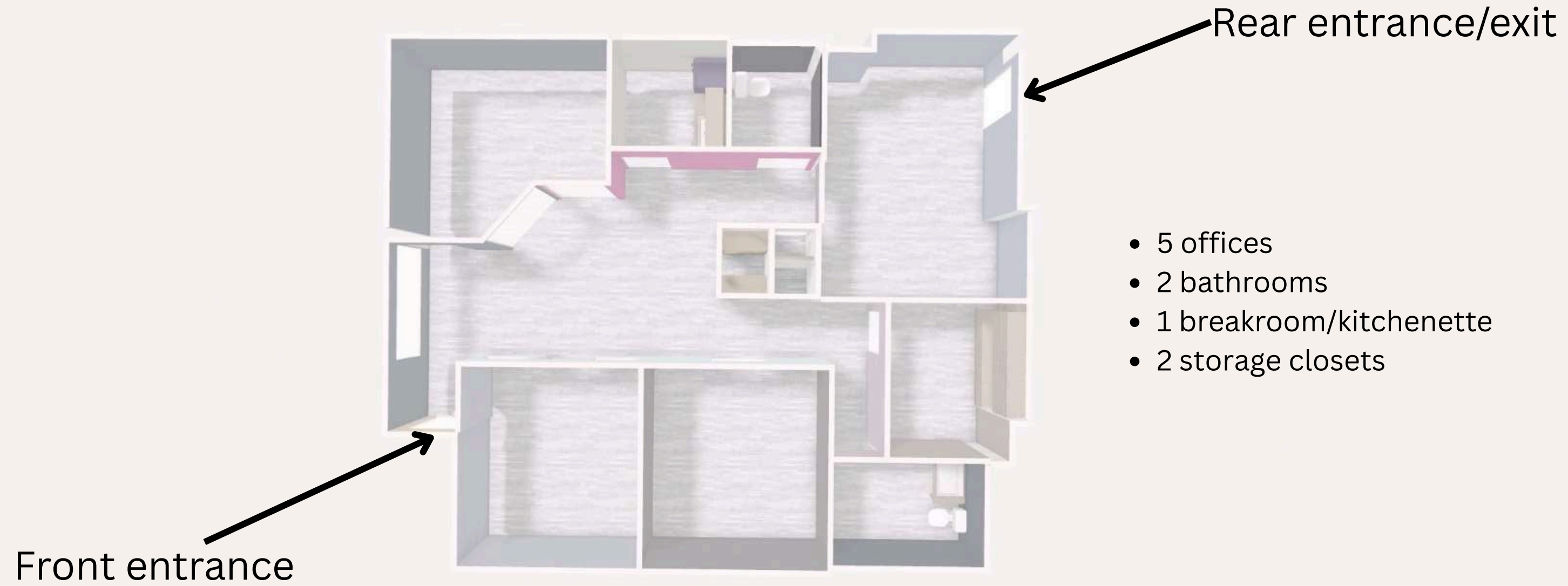
SUITE B
(LEASED)

SUITE A
(LEASED)

DUPLEX
AIRBNB

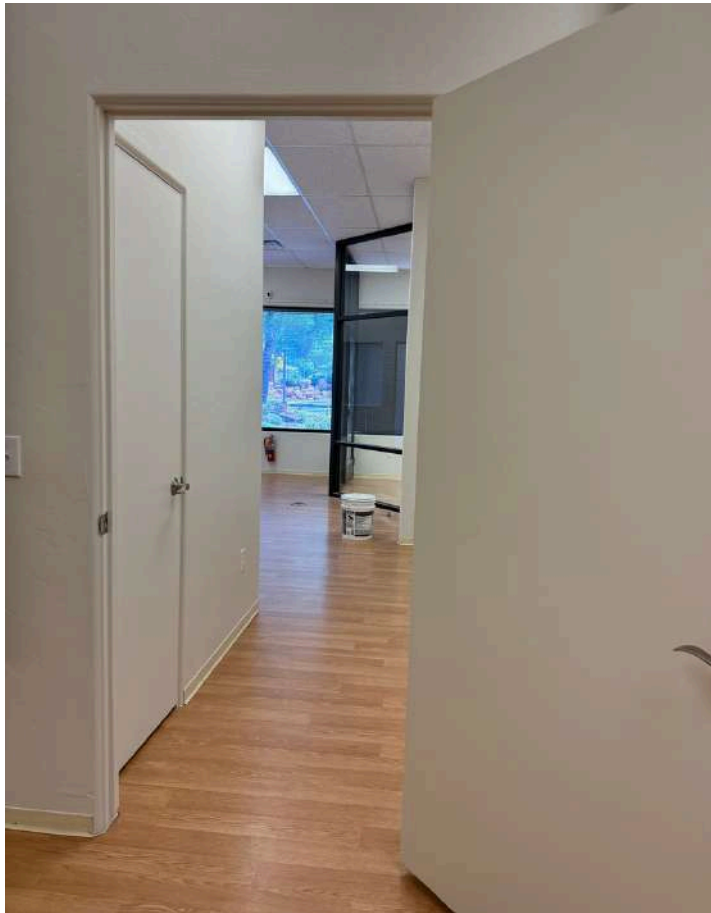
FLOOR PLAN – STE C

approx 1,250 sq. ft.



\$3,500/MO + UTILITIES

FLOOR PLAN – STE C



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 (26 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

Activities

- 300+ recreational trails /250+ mi
- 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: 250+
- Hilton Resort: 200+
- Pink Jeep Tours: 170+

SUMMARY TABLE OF ALLOWED USES

E. Table of Allowed Uses

See Table 3.1, below.

Table 3.1 Table of Allowed Uses																				
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited																				
	Residential									Non-Residential					Other			Use-Specific Standards		
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		OC	
Residential																				
Household Living																				
Dwelling, Co-Housing							P	P	C	P								P	3.3.A(1)	
Dwelling, Duplex							P	P	C	P	P							P		
Dwelling, Live/Work										P	C	P	C	C	C	A		P	3.3.A(2)	
Dwelling, Multifamily							P	P	P	P	P	P	P	P	P	A		P	3.3.A(3)	
Dwelling, Single-Family Attached							P	P	C	P	P		C		C			P	3.3.A(4)	
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	3.3.A(5)	
Manufactured Home					P	P	C	C	C										3.3.A(6)	
Group Living																				
Assisted Living Center										P	P	P	P		P	P				
Dormitory							C	C	C	C	P	P	C							
Public, Institutional, and Civic Uses																				
Community and Cultural Facilities																				
Cemetery or Interment Facility																C				
Club or Lodge	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(1)	
Conference/Meeting Facility											A	A	P	P	P	P		A		
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P			A				

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Foodbanks	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use	
Funeral Facility												P	P	P	P	P				
Library										C	C	P	P	P	P	C				
Museum										C	C	P	P	P	P	C		P		
Park, Active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Park and Open Space, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Assembly	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P		
Shelters (e.g., homeless shelter)	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use	
Educational Facilities																				
School, Public or Private	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(2)	
School, Vocational or Trade											P	P	P	P	P					
Healthcare Facilities																				
Hospital											P	P	P		P					
Medical or Dental Clinic										C	P	P	P		P					
Commercial Uses																				
Animal-Related Uses																				
Kennel, Commercial													C	P					3.3.C(1)	
Stable, Commercial	P	P																	3.3.C(2)	
Veterinary Hospital or Clinic										C	P	P	P	P					3.3.C(3)	

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Recreation and Entertainment																			
RV Park																		P	3.3.C(4)
Indoor Recreation Facility								A	A	P	P	P	P	P	P	P			3.3.C(5)
Outdoor Recreation Facility	CA	CA	CA	CA	A	A	A	A	A		C	C	C	C	C	C	C	P	3.3.C(6)
Food and Beverage Services																			
Bar, Tavern, Lounge, or Tasting Room										C	P	P	P	P	P			P	3.3.C(7)
Catering Establishment											P	P	P	P	P				
Microbrewery, Distillery, or Winery										C	P	P	P	P	P			P	3.3.C(8)
Mobile Food Vending										P	P	P	P	P	P	P		C	3.3.C(9)
Restaurant										P	P	P	P	P	P			P	3.3.C(10)
Restaurant with Drive-Through												C	P	P	P				3.3.C(11)
Office, Business, and Professional Services																			
Administrative, Professional, or Government Office										P	P	P	P	P	P	P		P	3.3.C(12)
Financial Institution										P	P	P	P	P	P				3.3.C(13)
Lodging																			
Lodging, Medium-Density												P			P			P	3.3.C(14)b
Lodging, High-Density															See 3.3				
Personal Services																			
Personal Services, General										P	P	P	P	P	P			P	

SUMMARY TABLE OF ALLOWED USES (CONT'D)

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

Page 4 of 7

Table 3.1

Table of Allowed Uses

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	Residential									Non-Residential					Other				Use-Specific Standards
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Laundromat, Self-Service							A	A	A	P	P	P	P	P	P				3.3.C(16)
Retail Sales																			
Auction House										P	P	P	P	P	P				3.3.C(17)
Building Materials and Supply Store													P	P					
General Retail, Less than 10,000 Square Feet										P	P	P	P	P	P			P	3.3.C(18)
General Retail, 10,000 Square Feet to 25,000 Square Feet													P		P				
General Retail, More than 25,000 Square Feet													C		C				
Medical Marijuana Dispensary													P	P					3.3.C(19)
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee													P	P					3.3.C(19)
Nursery or Garden Supply Store											C	P	P	P	P			P	3.3.C(20)
Transportation, Vehicles, and Equipment																			
Equipment Sales and Rental													C	P					3.3.C(21)
Fleet Services													P	P	C	C			3.3.C(22)
Off-Highway Vehicle Sales and Rentals													C	C	C				3.3.C(29)
Parking Facility												P	P	P	P	C			

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Page 5 of 7

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Transit Terminal or Station																C					
Vehicle Fuel Sales												C	P	P					3.3.C(23)		
Vehicle Repair, Major													P	P					3.3.C(24)		
Vehicle Repair, Minor											C	C	P	P	P				3.3.C(25)		
Vehicle Sales and Leasing													P	P	C				3.3.C(26)		
Vehicle Service Station											C	C	P	P	P				3.3.C(27)		
Vehicle Wash											C	P	P	P	P						
Adult Entertainment Establishments																					
Adult Entertainment													C	C					3.3.C(28)		
Industrial Uses																					
Manufacturing and Processing																					
Food Processing											C	C	P	P	P	P			3.3.D(1)		
Manufacturing, Artisan											C	C	P	P	P	P		P	3.3.D(2)		
Manufacturing, Light													P	P					3.3.D(3)		
Storage and Warehousing																					
Contractor Office or Equipment Storage Yard													C	P							
Outdoor Storage													C	P					3.3.D(4)		
Self-Storage Facility													P	P					3.3.D(5)		
Warehousing and Wholesale Facility													P	P					3.3.D(6)		
Public and Semi-Public Utility Uses																					
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P					
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C			

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Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C		
Wireless Telecommunications Facility													See Article 4: Wireless Communication Facilities							
Accessory Uses																				
Agriculture, General	A	A															CA	A	3.4.D(1)	
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(2)	
Guest Quarters	A	A	A	A	A	A	A	A	A	A								A	3.4.D(3)	
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A						A	3.4.D(4)	
Outside Sales and Display										CA	CA	CA	CA	CA	CA				3.4.C(3)	
Outdoor Dining										A	A	A	A	A	A			A		
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	3.4.D(5)	
Parking Facilities	CA	CA	CA	CA	CA	CA	CA	CA	CA										3.4.D(7)	
Temporary Uses																				
Christmas Tree and Pumpkin Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(1)	
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(2)	
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(3)	
Model Home	P	P	P	P	P	P	P	P	P	P	P							P		
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(4)	
Temporary Housing	P	P	P	P	P	P	P	P	P	P								P	3.5.E(5)	

SEDONA, AZ



Visitors Generate Significant Funding



CONTACT INFORMATION

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