



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:
JACK MCMAHON
(928) 224-2709
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[Company Website](#)



McMAHON
&
MILLER
COMMERCIAL REAL ESTATE

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M&M COMMERCIAL - 89A RETAIL & OFFICE FRONTAGE



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+).

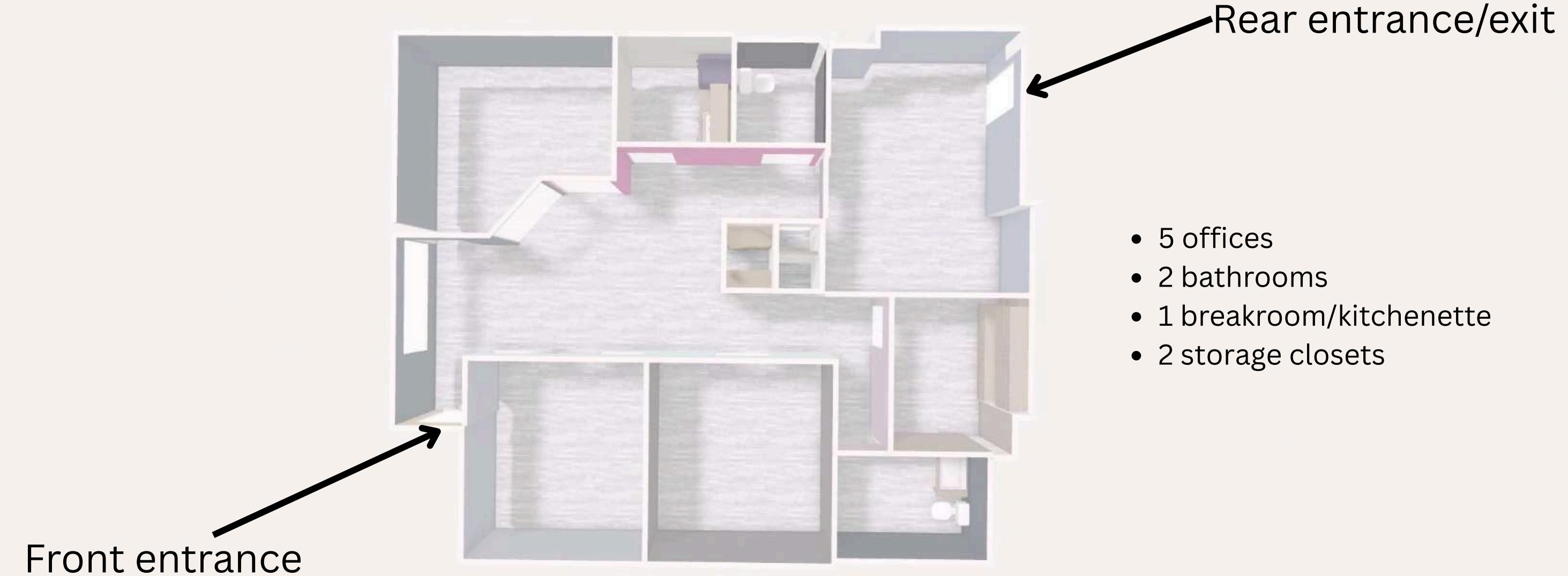
Can be medical, office, retail, personal services, and more. See pages 8-9 for allowable uses per City of Sedona.





FLOOR PLAN - SITE C

approx 1,250 sq. ft.



\$3,500/MO + UTILITIES

FLOOR PLAN - STE C



SEDONA

M&M COMMERCIAL - 89A RETAIL & OFFICE FRONTAGE

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

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

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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	P	3.3.B(1)
Conference/Meeting Facility											A	A	P	P	P	P	P	A	
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P			A			

The Sedona Land Development Code is current through Ordinance 2023-09, passed October 24, 2023.

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Table of Allowed Uses

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	Residential									Non-Residential					Other			
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	O	N	L	CF	OS	OC
Foodbanks	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P	P	P
Funeral Facility													P	P	P	P	P	
Library										C	C	P	P	P	P	P	C	
Museum										C	C	P	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	P
Shelters (e.g., homeless shelter)	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P	P	P
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	P	P			
Medical or Dental Clinic										C	P	P	P	P				
Commercial Uses																		
Animal-Related Uses																		
Kennel, Commercial													C	P				3.3.C(1)
Table, Commercial	P	P																3.3.C(2)
Veterinary Hospital or Clinic										C	P	P	P	P				3.3.C(3)

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SUMMARY TABLE OF ALLOWED USES (CONT'D)

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

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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		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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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					3.3.D(1)
Manufacturing, Artisan										C	C	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	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																			<i>See Article 4: Wireless Communication Facilities</i>
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		3.4.D(2)
Guest Quarters	A	A	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	CA			3.4.C(3)
Outdoor Dining										A	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	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		3.5.E(1)
Construction Support Activity	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		3.5.E(3)
Model Home	P	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		3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P									P	3.5.E(5)

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SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding

Top 3 funding generators (FY23)

1. Sales Taxes (\$31.8M)
2. Bed Taxes (\$8.6M)
3. Wastewater Charges for Services (\$6.3M)

Total **\$46.7 Million**



Generated by visitors

Sales & Bed Taxes (\$31.1M)
Wastewater Charges for Services (\$3.4M)

Total **\$34.5 Million**
74% of the Top 3 funding sources

CONTACT INFORMATION

LISTING BROKER:

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