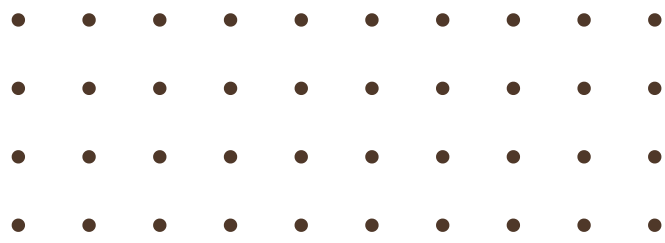


M&M COMMERCIAL - 95 SOLDIERS PASS RD.



FOR LEASE

TURN-KEY MEDICAL OFFICE

95 SOLDIERS PASS ROAD.
SEDONA, AZ 86336



LISTING AGENT:

NICK SIVEK
(928) 274-8628

NICK@MMPROPSAZ.COM



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3	11 - 12
Overview	Sedona
4 - 5	13 - 14
Exterior/Aerial Photos	Allowable Uses
6	15 - 17
Details	Chamber Stats
7	18
Floor Plan	Contact

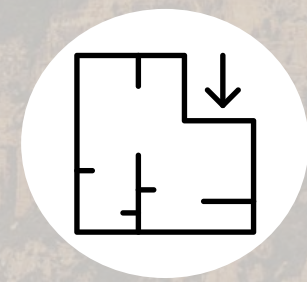


HIGHLIGHTS



LOCATION

TOURIST AND LOCAL APPEAL
 ADJACENT TO WHOLE FOODS AND
 CHASE BANK
 SADDLE ROCK CROSSING HOTEL
 (BREAKING GROUND SPRING '25)
 SKY ROCK HOTEL (100+ ROOMS)



LAYOUT

RECEPTION AREA WITH VAULTED CEILINGS
 4 - 5 EXAM ROOMS
 PRIVATE OFFICE
 PRIVATE RESTROOM
 2 ADMINISTRATIVE OFFICES
 STORAGE CLOSET
 KITCHENETTE/BREAK ROOM



M2 ZONING

THE PREMISES ARE A SECOND GENERATION
 MEDICAL OFFICE, A RARITY IN SEDONA.
 ZONED M2 OTHER ALLOWANCES INCLUDE:

- ASSISTED LIVING
- CLUB/LODGE
- DAYCARE
- RELIGIOUS ASSEMBLY
- MEDICAL
- VETINARY
- INDOOR RECREATION

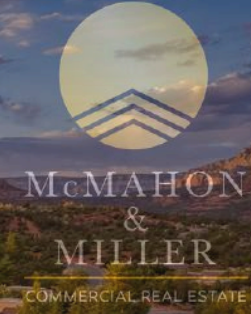
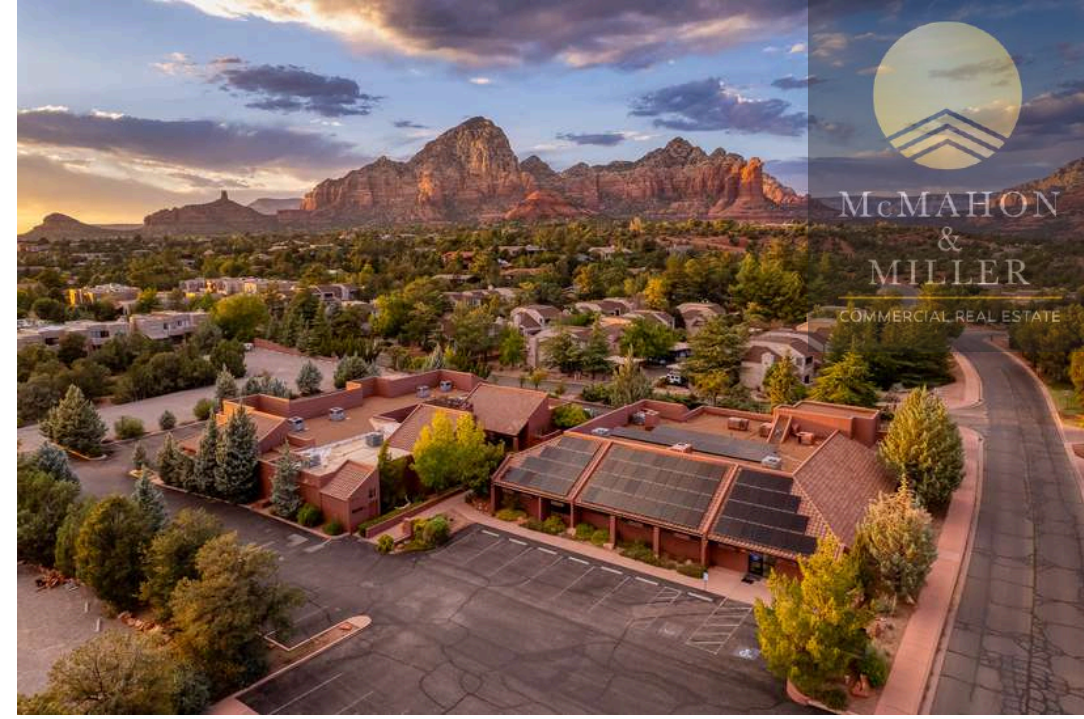
M&M COMMERCIAL - 95 SOLDIERS PASS RD.

EXTERIOR PHOTOS



M&M COMMERCIAL - 95 SOLDIERS PASS RD.

AERIAL PHOTOS



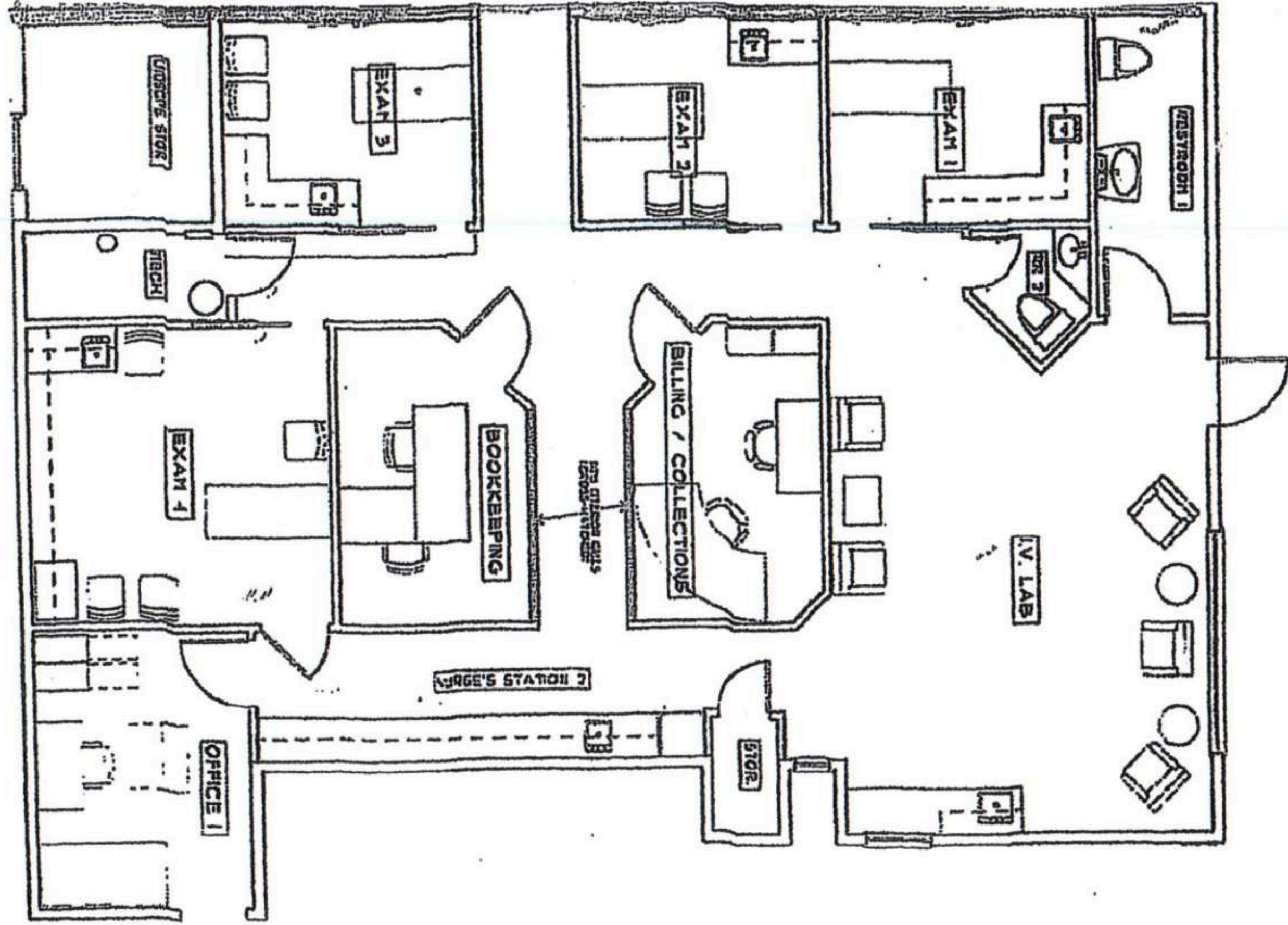
LEASE DETAILS

M&M COMMERCIAL - 95 SOLDIERS PASS RD.

ADDRESS	95 SOLDIERS PASS RD
APN (YAVAPAI COUNTY)	408-25-038K
FRONTAGE	SOLDIERS PASS ROAD 1 BLOCK FROM 89A
VPD	23,883
SIZE	1,947 SF WITH 4 EXAM ROOMS, 3 OFFICES, LARGE RECEPTION AREA - TURN-KEY MEDICAL OFFICE
LEASE TYPE	GROSS; 3 YEARS MINIMUM
UNIT	SUITE B1
RATE	\$2.25/SF/MO OR \$27/SF/YR \$4,381.00/MO + UTILITIES AND TAX (3.5%)
ZONING	M2 - SEE PAGE 13; SECOND GENERATION MEDICAL OFFICE
PARKING	~70 SHARED SPACES
TENANT MIX	IN PLAZA: EYE CARE, DENTISTRY, SURGEON, MEDICAL CONSULTS NEARBY: CHASE BANKE, WHOLE FOODS, SKY ROCK INN, JUDI'S RESTAURANT, STUDIO RICH, VESPA ITALIAN CUSINE



FLOOR PLAN

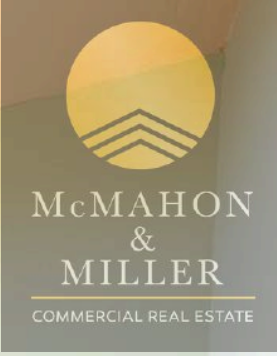


SUITE B1 - RECEPTION



M&M COMMERCIAL - 95 SOLDIERS PASS RD.

SUITE B1 - HALLS/SHARED



M&M COMMERCIAL - 95 SOLDIERS PASS RD.

SUITE B1 - EXAM ROOMS



SEDONA, AZ

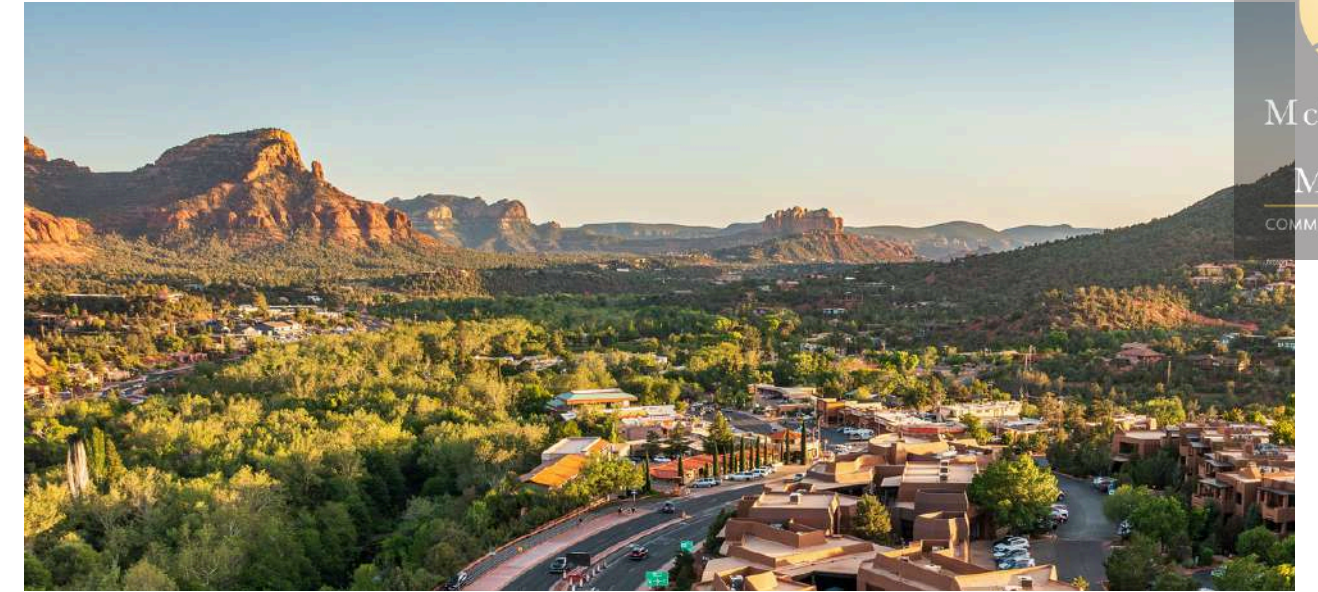
Sedona, Arizona, is a mesmerizing destination renowned for its unparalleled natural beauty and captivating landscapes. Nestled amidst the majestic red rock formations of the Coconino National Forest, Sedona boasts a unique blend of rugged wilderness and serene charm that attracts visitors from around the world.

The distinctive red sandstone formations, sculpted by millions of years of geological processes, create a breathtaking backdrop that is both awe-inspiring and spiritually rejuvenating. Towering rock formations such as Cathedral Rock, Bell Rock, and Snoopy Rock dominate the skyline, offering spectacular vistas and endless opportunities for outdoor exploration and adventure.

The lush vegetation of Sedona, characterized by towering pine forests, vibrant desert flora, and meandering creeks, adds to the area's allure and provides a habitat for diverse wildlife. The vibrant colors of the landscape, particularly during sunrise and sunset when the rocks glow with fiery hues, create a magical ambiance that captivates the senses and leaves a lasting impression on visitors.

Sedona's natural beauty and thus tourist appeal makes it an ideal destination for business owners. Properties in West Sedona offer tourist and local curb appeal, making them great business opportunities in one of the most enchanting landscapes in the United States.

With a population of ±9,859, Sedona boasts a small-town feel, yet big city amenities fill the area. Metropolitan Phoenix/Scottsdale (±90 miles south) is less than a two-hour drive away on Interstate 17. And to the north, the cool mountain town of Flagstaff (±50 miles north) is home to Northern Arizona University and draws visitors for winter sports such as skiing and snowboarding. Sedona Airport can accommodate smaller planes and small turbojets, while Flagstaff Pulliam Airport (±26 miles north) provides service to Phoenix and Dallas/Fort Worth via American Airlines and Denver via United Airlines. The largest and busiest in Arizona, Sky Harbor International Airport (±90 miles south), is among the largest commercial airports in the United States. The Sedona Verde Valley area offers two medical centers, two higher education options along with a multitude of restaurants, wineries, and award-winning resorts. Points of interest include the Arizona Snowbowl, Verde Valley, Grand Canyon Railways, and Montezuma Castle National Monument.



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
- 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	3.3.A(1)	
Dwelling, Duplex																	P	P	C	P	3.3.A(1)
Dwelling, Live/Work																		P	C	P	3.3.A(2)
Dwelling, Multifamily																		P	P	P	3.3.A(3)
Dwelling, Single-Family Attached																		P	P	C	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.3.A(5)
Manufactured Home					P	P	C	C	C												3.3.A(6)
Group Living																					
Assisted Living Center																		P	P	P	
Dormitory																		C	C	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	C	C	C	C	C	C	C	C	C	C	3.3.B(1)
Conference/Meeting Facility																			A	A	3.3.B(1)
Day Care	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	3.3.B(1)

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

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

Section 3.2 Table of Allowed Uses | Sedona Land Development Code Page 5 of 7

Section 3.2 Table of Allowed Uses | Sedona Land Development Code Page 6 of 7

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		
Laundromat, Self-Service							A	A	A	P	P	P	P	P						3.3.C(16)
Retail Sales																				
Auction House										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					

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		
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	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	C	C			

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		
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	A	A	3.4.D(2)
Guest Quarters	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	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	
Outdoor Storage, Accessory	A	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	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	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	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	P	3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P	P									P	3.5.E(5)

SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

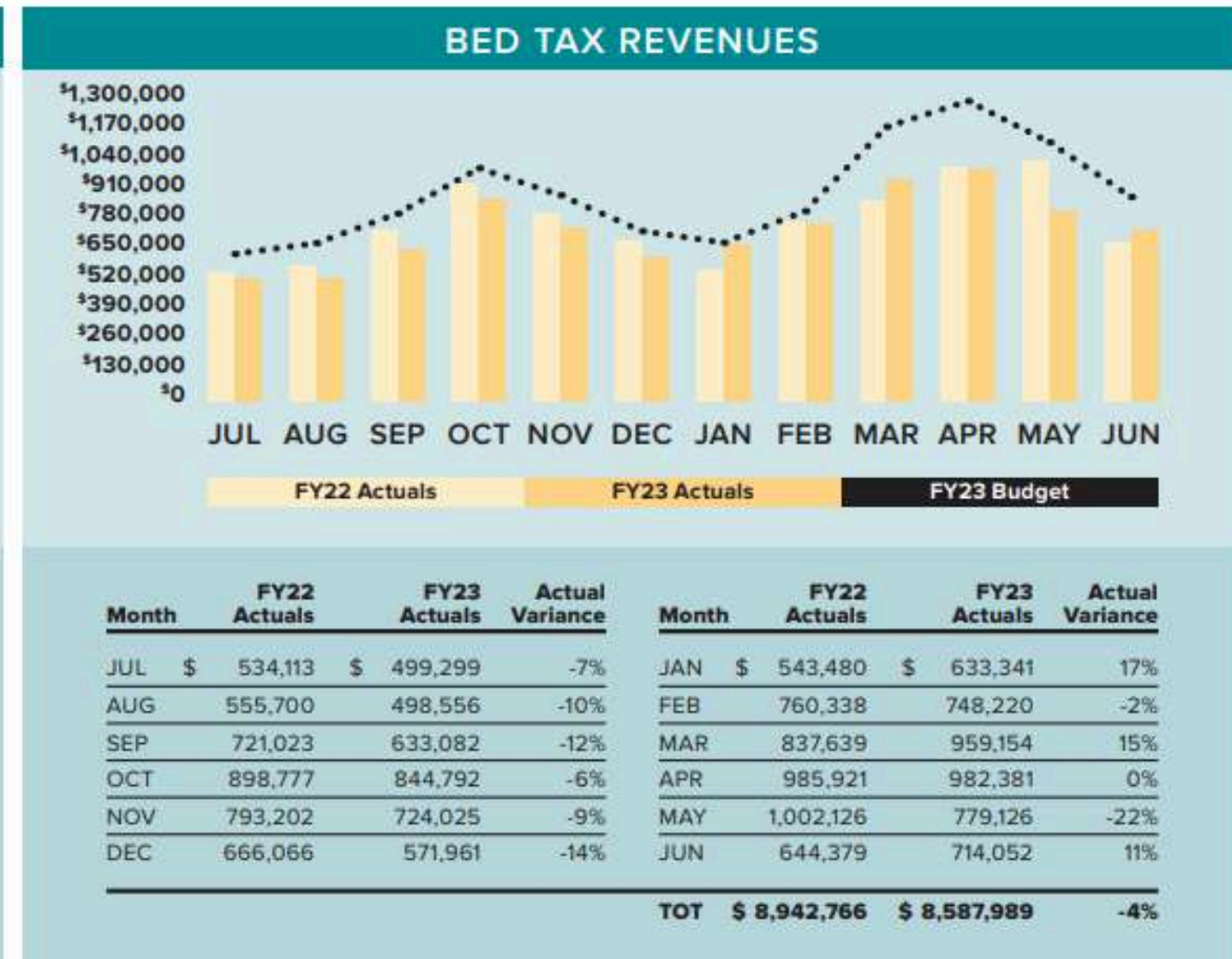
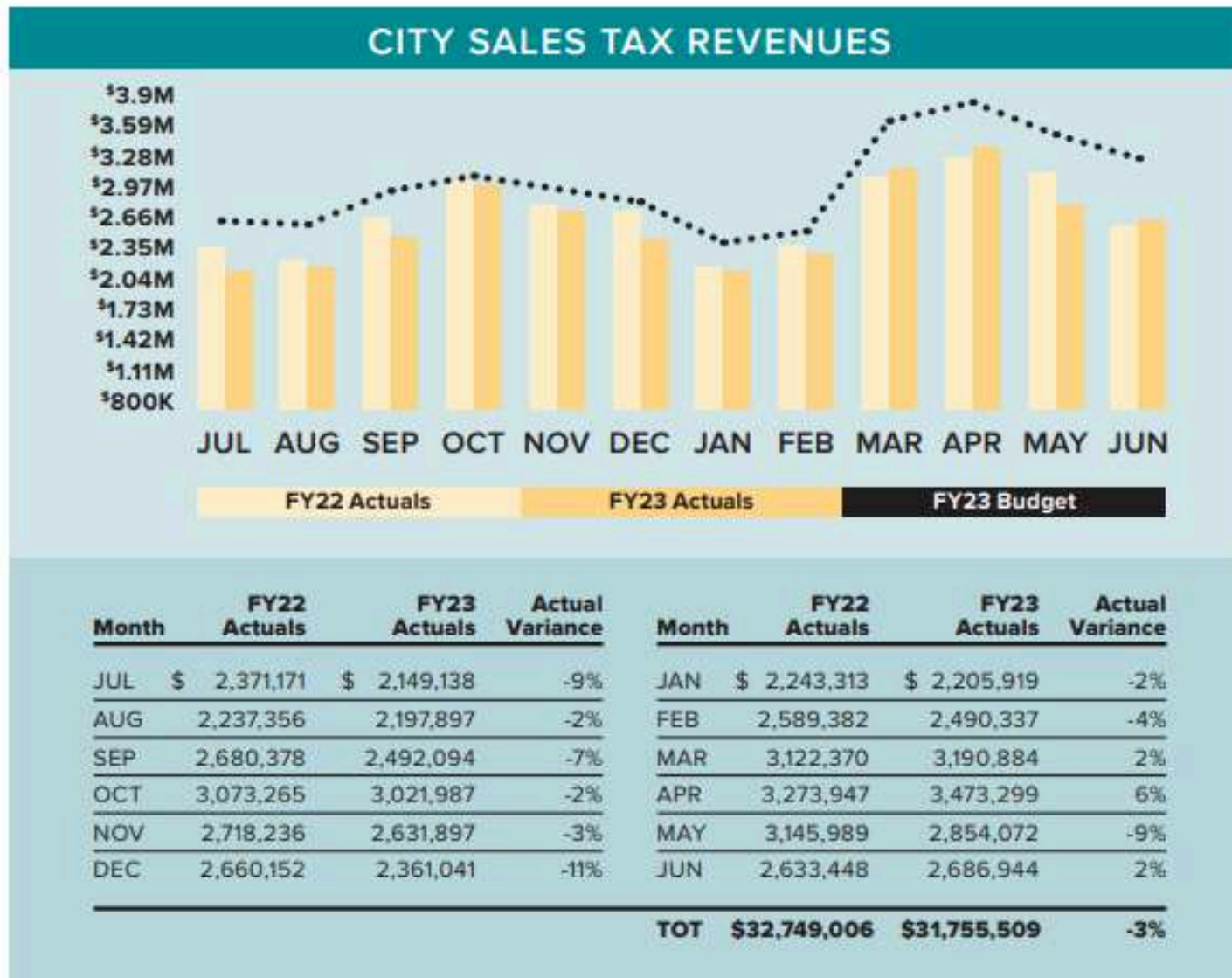
Visitors Generate Significant Funding



SEDONA, AZ

FY23 Sales and Bed Tax Revenues

FY23 (July 2022 – June 2023) vs FY22 (July 2021 – June 2022)



Traditional Lodging Performance FY23 vs FY19

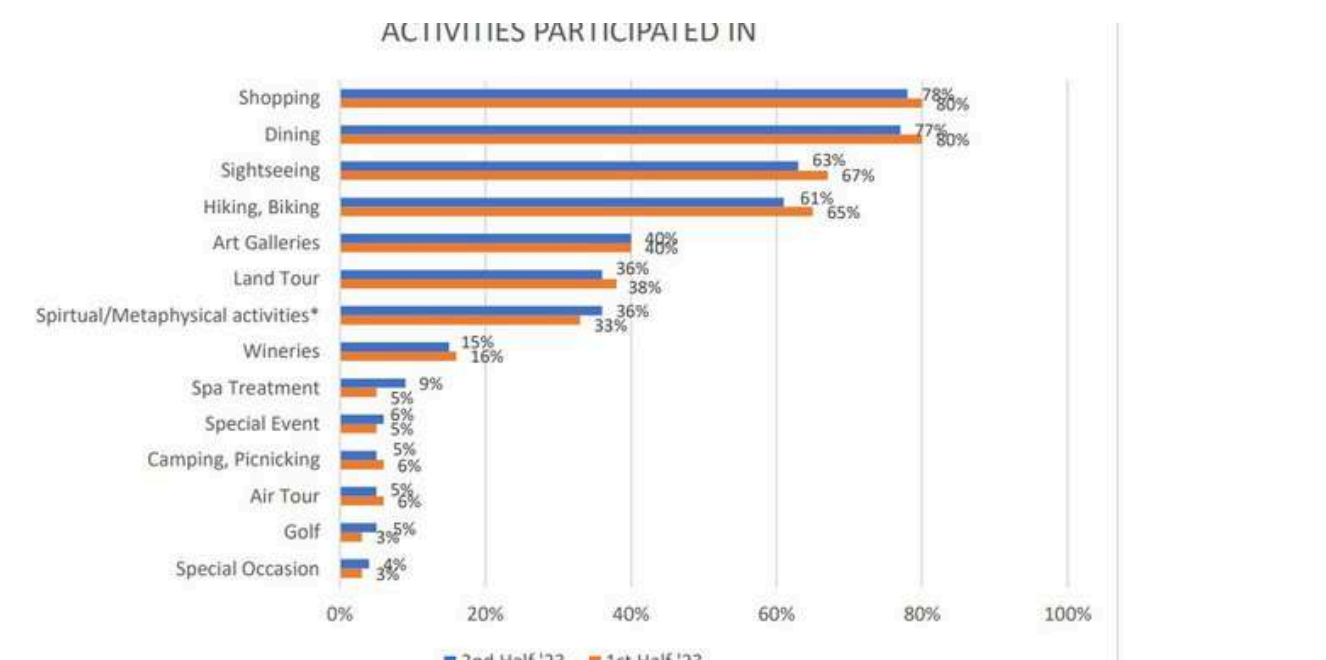
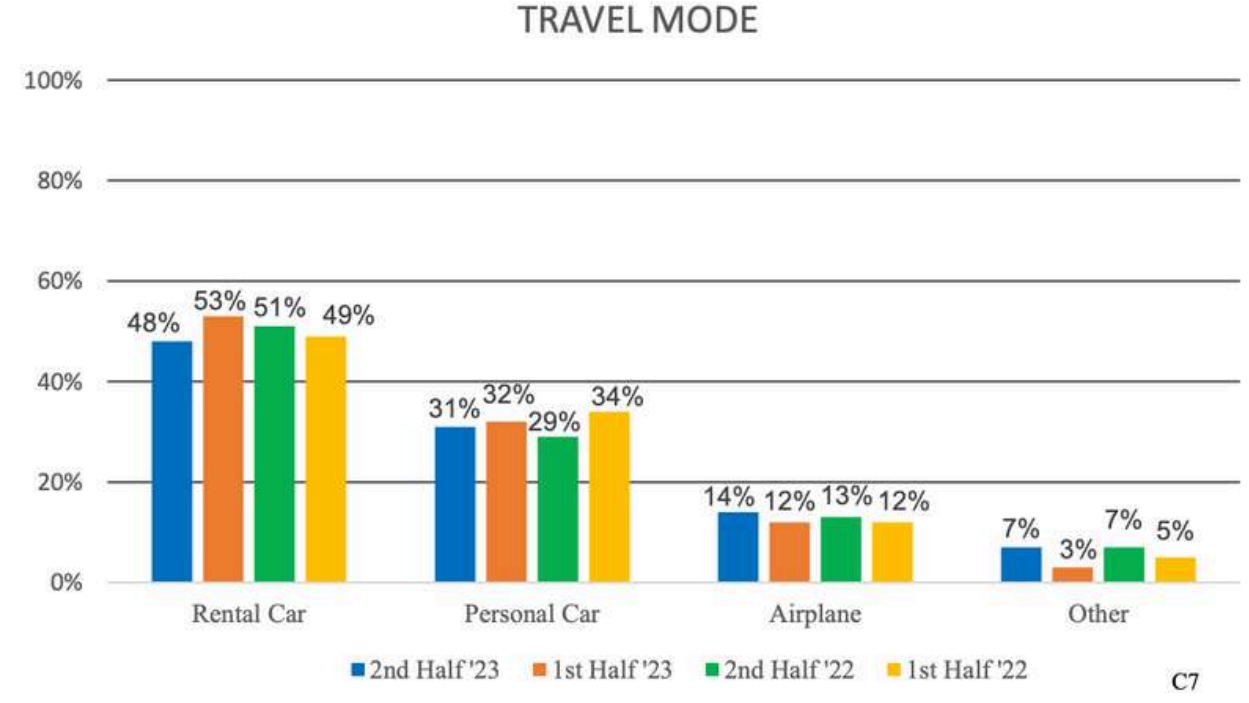
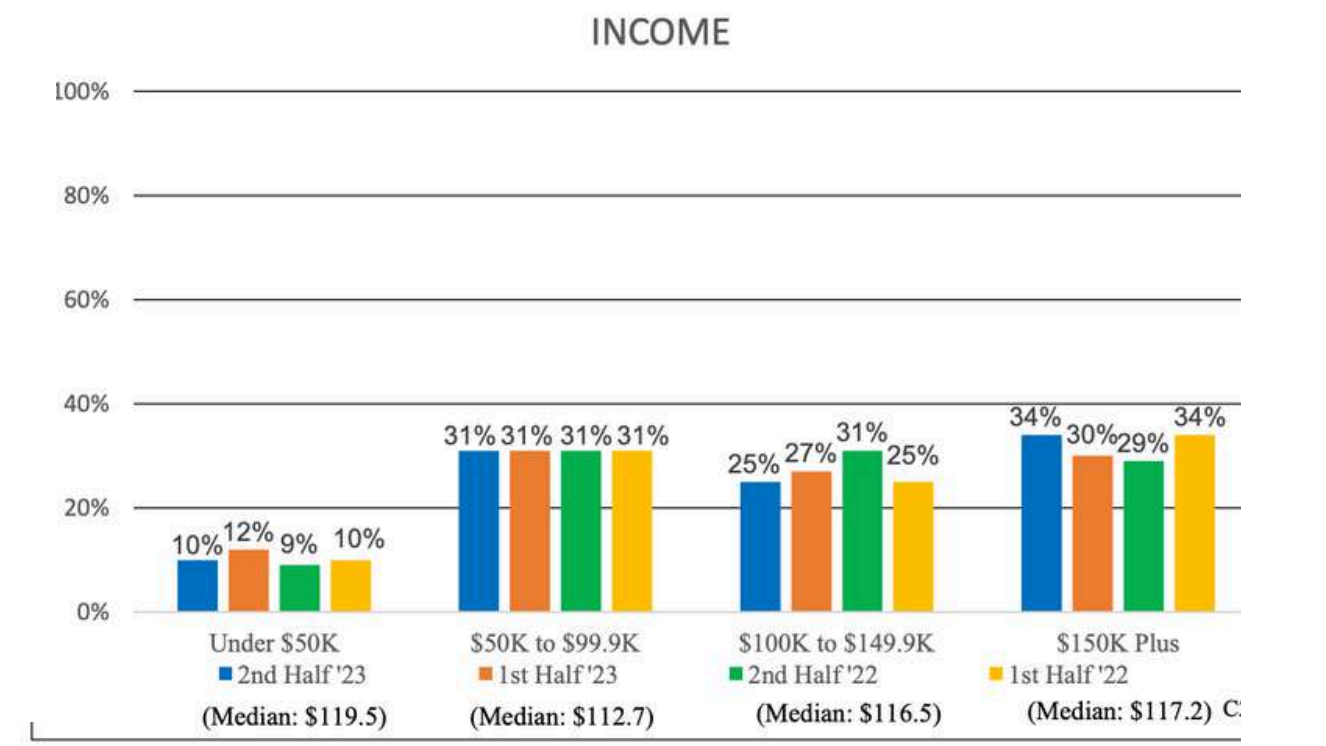
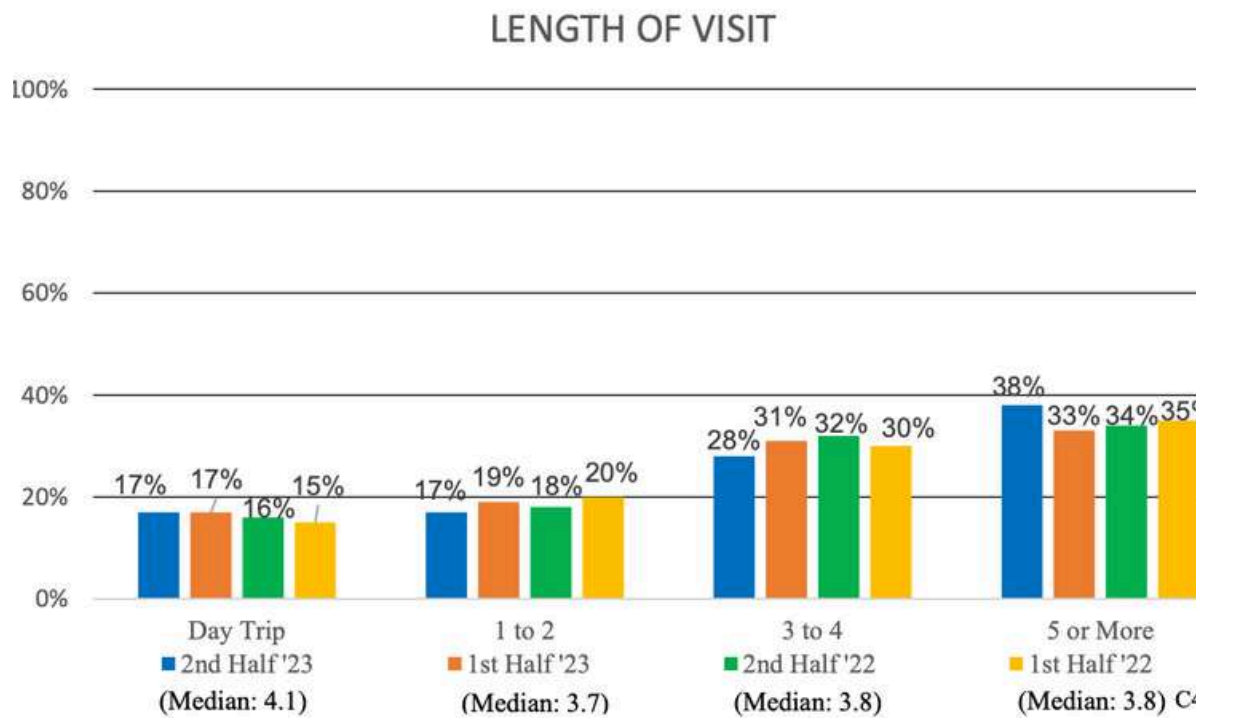
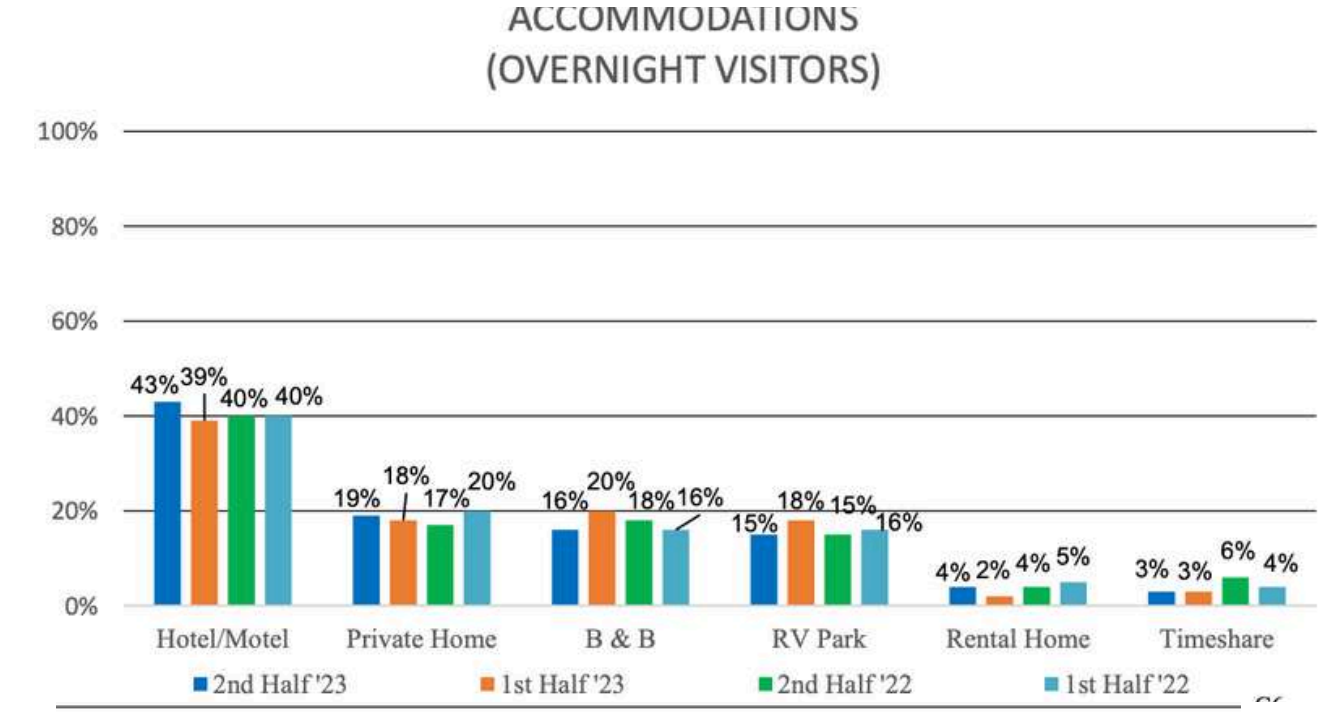
(FY19 is considered in the industry to be the most recent normalized year prior to the pandemic.)

Occupancy
↓ **7.0%**

Average Daily Rate
↑ **33%**

Revenue Per Available Room
↑ **24%**

SEDONA VISITORS



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&
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