



RETAIL PROPERTY FOR LEASE

THE ARCHES AT SEDONA

6101 AZ-179 Sedona, AZ 86351



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LOCATION DESCRIPTION

SEC AZ-179 & Bell Rock Rd

PROPERTY HIGHLIGHTS

- 12,792 SF COMING AVAILABLE 8/1/2024 (INCLUDES 3,918 SF OF BASEMENT SPACE)
- Great retail exposure on AZ-179 in Oak Creek Village, the main entrance into Sedona
- The famous landmark Bell Rock is located right behind subject property drawing thousands of tourists a year
- Monument signage available

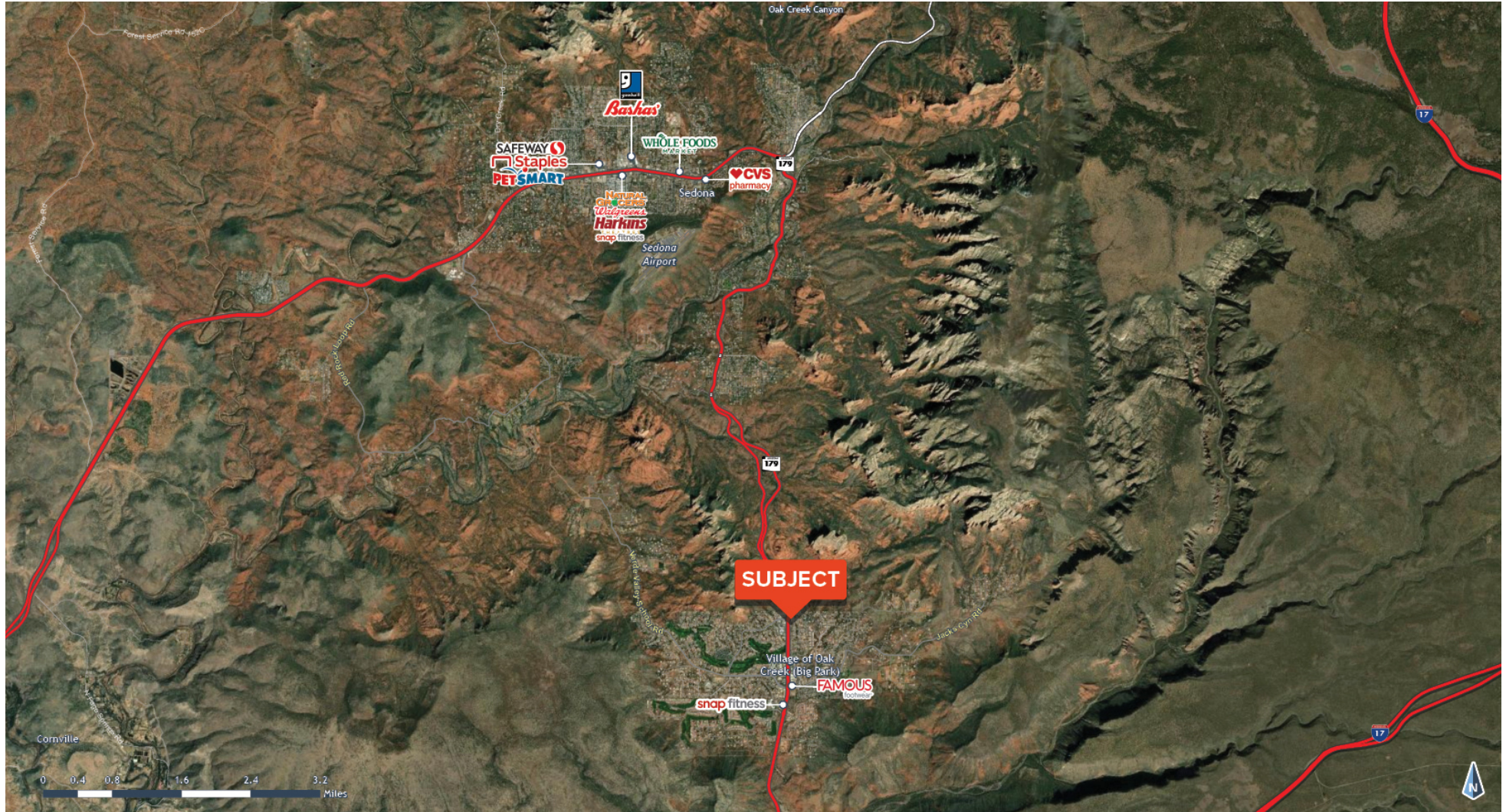
AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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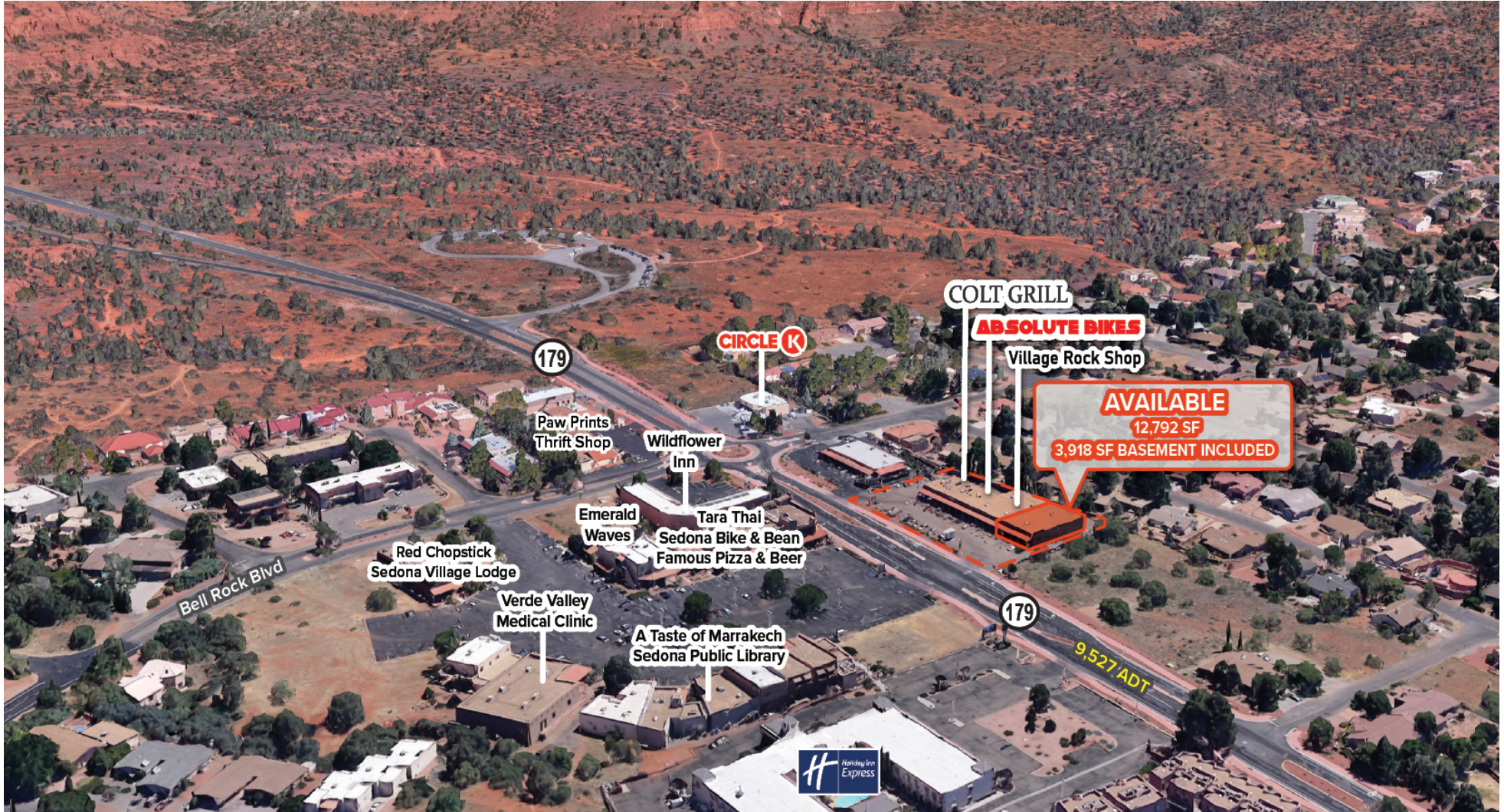


AVAILABLE
12,792 SF
3,918 SF BASEMENT INCLUDED

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	12,792 SF	Lease Rate:	Negotiable

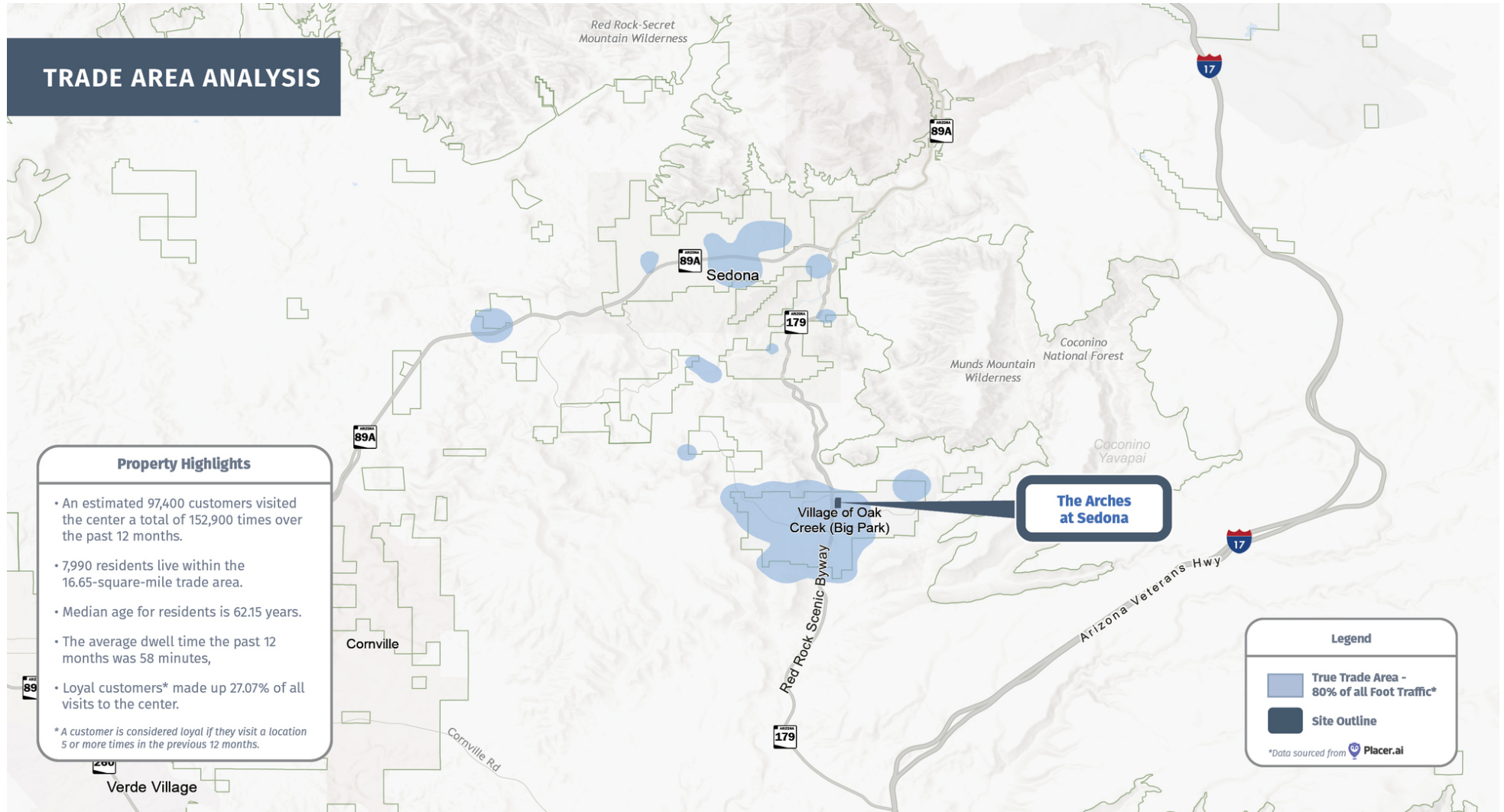
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
A	Coming Available	12,792 SF	NNN	Negotiable	AVAILABLE 8/1/2024 INCLUDES 8,874 SF GROUND FLOOR SPACE & 3,918 SF OF BASEMENT SPACE
B-C	ABSOLUTE BIKES	3,291 SF	NNN	-	-
D-E	COLT GRILL	2,026 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	3,467	6,502	8,888
Median Age	62.6	63.4	63.3



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$62,716	\$70,636	\$72,216
Average	\$101,593	\$113,546	\$112,778



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	204	273	408
Employees	1,789	2,298	3,351
Daytime Population	4,008	6,649	9,198



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	59.6%	59.4%	60.7%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	56.1%	57.45%	62.7%
Services	23.0%	24.3%	22.6%
Blue Collar	20.9%	18.2%	14.6%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,917	3,474	4,736
Median Home Value	\$552,694	\$574,113	\$596,995

* 2023 Demographic data derived from ESRI

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