

Arrowhead Lodge

2010 E ROUTE 66
FLAGSTAFF, AZ 86004

FOR SALE | \$3,695,000

Exclusively Offered By:

Mark T. Belsanti, CCIM

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da Vinci Realty 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // davincirealty.com



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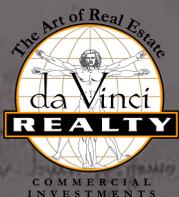
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by da Vinci Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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Property Overview

Prime opportunity for multifamily investors to acquire a fully remodeled 19-unit property on 0.89 acres at a high-traffic, signalized intersection in Flagstaff. This income-producing asset features four updated buildings, offering stable rental income in a supply-constrained market. Zoned for mixed-use, the property also presents flexibility for hospitality, office, or retail uses—ideal for diversifying income streams or expanding tenant offerings. Benefit from Flagstaff’s strong rental demand, limited inventory, and year-round economic drivers. Whether you hold as a pure multifamily play or explore additional uses, this is a standout investment with long-term upside.

Offering Summary

Sale Price:	\$3,695,000
Building Size:	12,864 SF
Lot Size:	0.89 Acres
Price / SF:	\$287.24
Cap Rate:	5.9% (Pro Forma)
NOI:	\$218,175 (Pro Forma)
Year Built:	1965
Renovated:	2015
Zoning:	HC (Highway Commercial)



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Property Details & Highlights

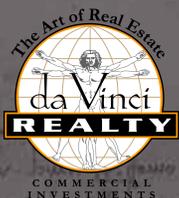
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Building Name	Arrowhead Lodge
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	10706002E
Number of Floors	2
Parking Spaces	30
Free Standing	Yes
Number of Buildings	4

The property features four beautifully remodeled buildings, anchored by 19 high-demand multifamily units, with additional opportunities for Hospitality, Office, and Retail income. This diversification enhances revenue streams and provides long-term stability, making it a strategic addition to any multifamily investor's portfolio. With Flagstaff's tight housing market, limited new development, and strong rental demand driven by universities, medical centers, and year-round tourism, this asset offers immediate cash flow and future rent growth potential. The flexible zoning also allows investors to explore hospitality or commercial uses, maximizing returns and adapting to market demands. Seize the opportunity to own a dynamic, income-producing multifamily property in one of Northern Arizona's most sought-after locations, positioned for long-term success and value appreciation.



- 12,864 SF building
- 19 units - Asking price is \$194,474 per door
- Built in 1965, renovated in 2015
- Zoned HC (Highway Commercial)
- Located in Flagstaff, AZ
- Convenient access to Route 66
- Prime location for multifamily investment
- Attractive investment opportunity
- Points of Interest; Northern Arizona University, Pulliam Airport, Grand Canyon, Arizona Snowbowl, Sedona



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Arrowhead Pro Forma

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	10-Mar-26		
2010 E Route 66		Monthly Payments.	
		- 1st Lien	\$0.00
		- 2nd Lien	\$0.00
		=	
Total Price: \$3,695,000		Total Mo.Pymt.	\$0.00
First Lien: 5.00% 30 years		Annual Pymt.	\$0.00
Second Lien: _____		Debt coverage	#DIV/0! K
Total Debt: \$0			
Down Payment: (0% down)			
Building Size:	12,864 sq. ft.	(\$287.2 / sq. ft.)	
Constructed in:	1965	(33.18% site coverage)	
Land Area:	0.89 acres	(\$95.31 / sq.ft. land)	
Parking:	30 spaces	(space / 429 sq. ft.)	
Base Rental Income:	\$27,994.00 per month, or	\$335,9 per year	
Other Income:	per month, or	\$0 per year	
Vacancy Factor:	0% (currently 100% occupied)		
Operating Expenses:	\$9,812.72 per month, or	\$117,7: per year	
Debt Service:	\$0.00 per month, or	\$0 per year	
STABILIZED PROFORMA			
Annual Rental Income	\$335,928		
\$2.18 /mo. \$26.11 /yr.			
Other Income:	0	0.00% of gross income	
\$0.00 /mo. \$0.00 /yr.	-----		
Scheduled Gross Income:	\$335,928	11.00 times gross income	
\$2.18 /mo. \$26.11 /yr.			
Less Vacancy Factor:	0	0.00% vacancy factor	

Effective Gross Income:	\$335,928		
Less Operating Expenses:	(117,753)	35.05% of gross income	
\$0.76 /mo. \$9.15 /yr.	-----		
Net Operating Income:	\$218,175	5.90% capitalization rate	
\$1.41 /mo. \$16.96 /yr.			
Less Debt Service:	0	0.00 K debt constant	

Pretax Cash Flow:	\$218,175	0.00% pretax return on equity	

Pro Forma Rent Roll and Expenses

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RENT ROLL

Suite #	Tenant Name	Size	Rent P.S.F.	Base Rent	NNN Expenses	Lease Expires
Building 1		2,934	1.90	\$5,560		Apt/ Retail
Building 2		4,480	0.89	\$4,000		2 Story Apt/ 1 Side Unfinished
Building 3		3,080	3.28	\$10,088		8 Unit Apt (1 Bed)
Building 4		1,600	4.73	\$7,566		6 Unit Apt (1 Bed)
Garage/Storage		770	1.01	\$780		
Totals:		12,864	\$2.18	\$27,994		

EXPENSE BREAKDOWN

Expense Item	Monthly	Annual	Notes
Property Taxes	\$793	\$9,520	Year 2025
Insurance	\$1,797	\$21,563	
Repairs & Maintenance	\$417	\$5,000	
Landscape	\$500	\$6,000	
Accounting/Legal	\$324	\$3,890	
Utilities	\$1,783	\$21,390	
Management	\$4,199	\$50,389	
Totals:	\$9,813	\$117,753	



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Additional Photos

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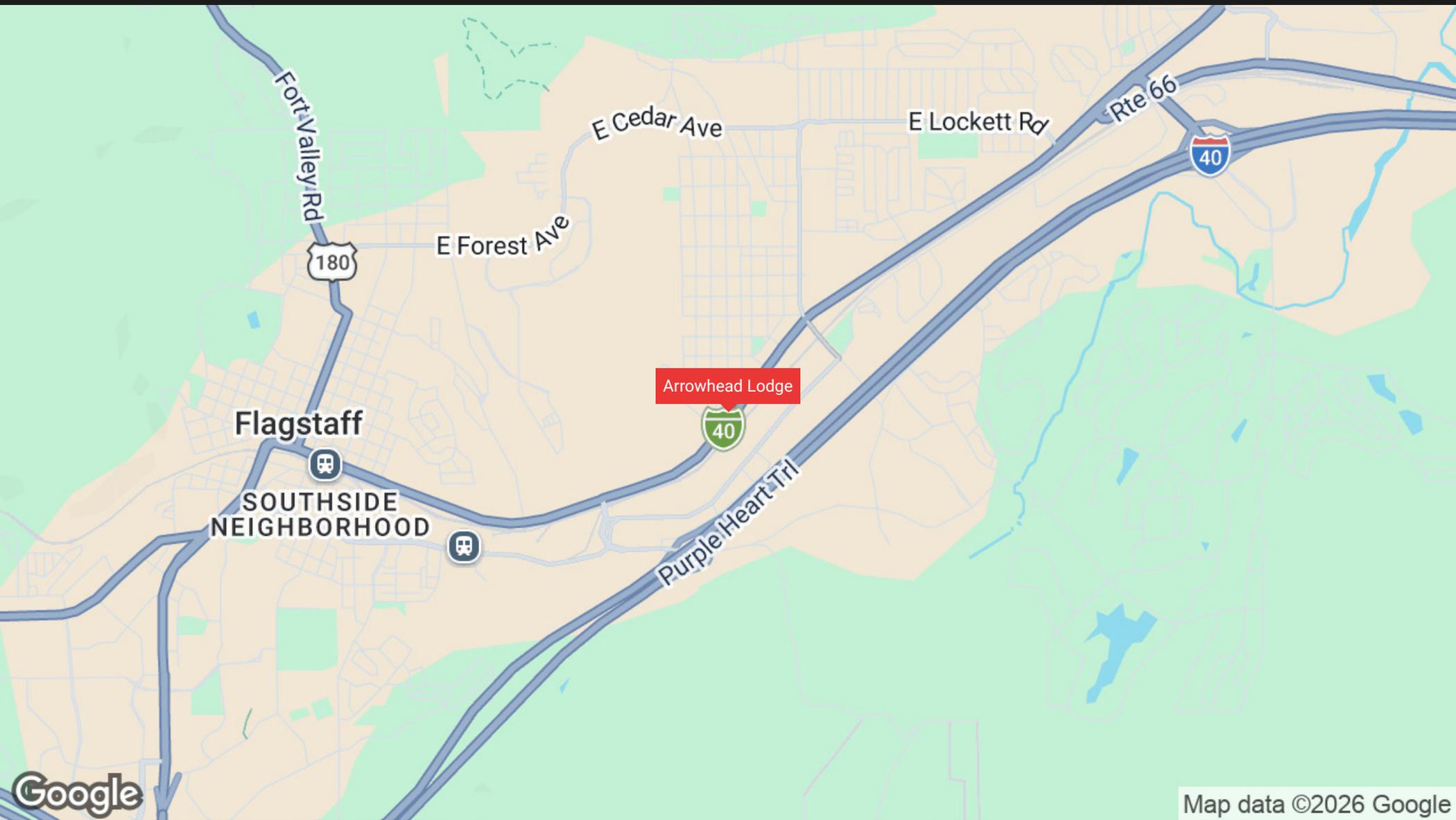
Parcel Map

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Regional Map

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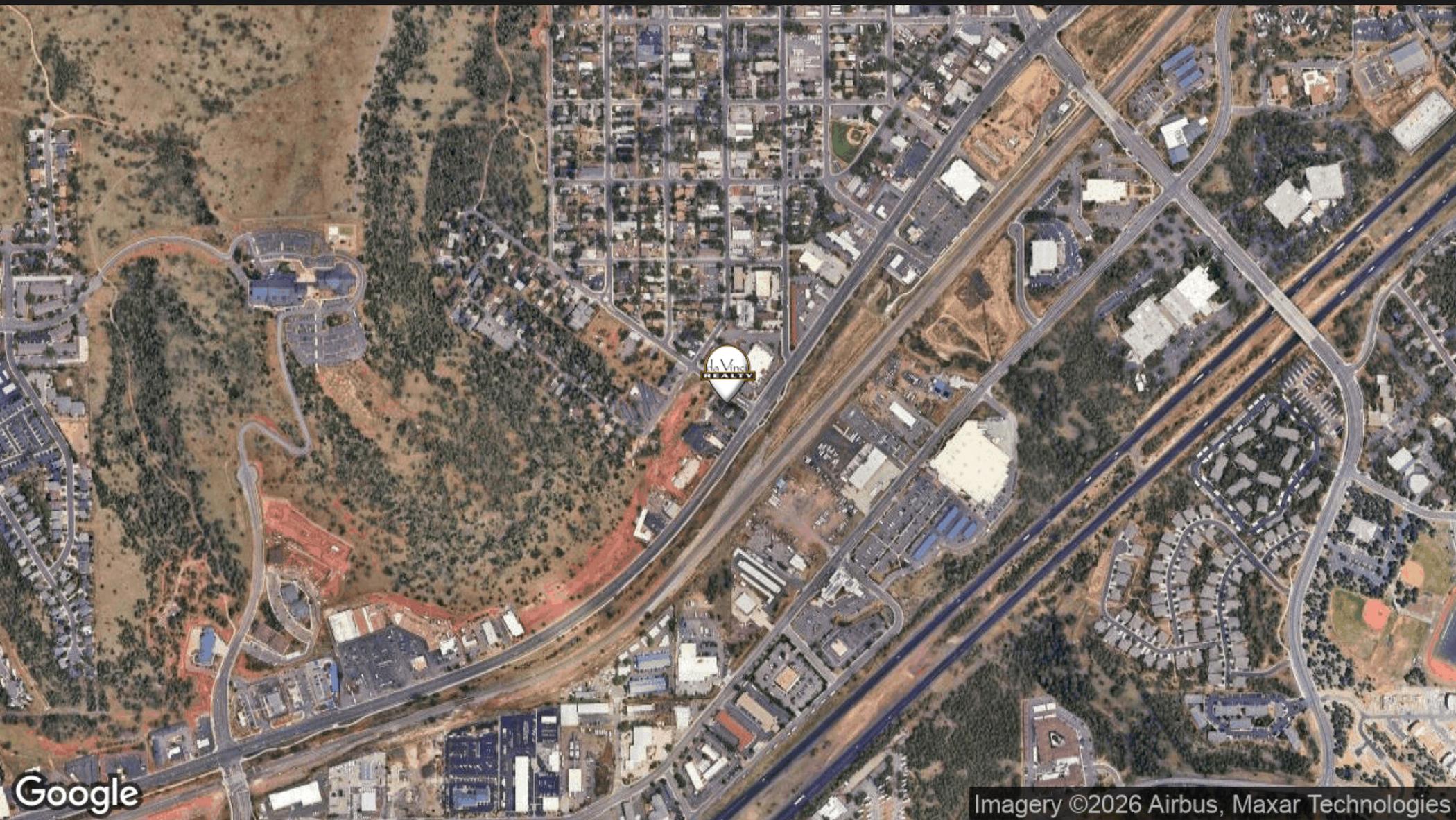


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Aerial & Parcel Map

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Google

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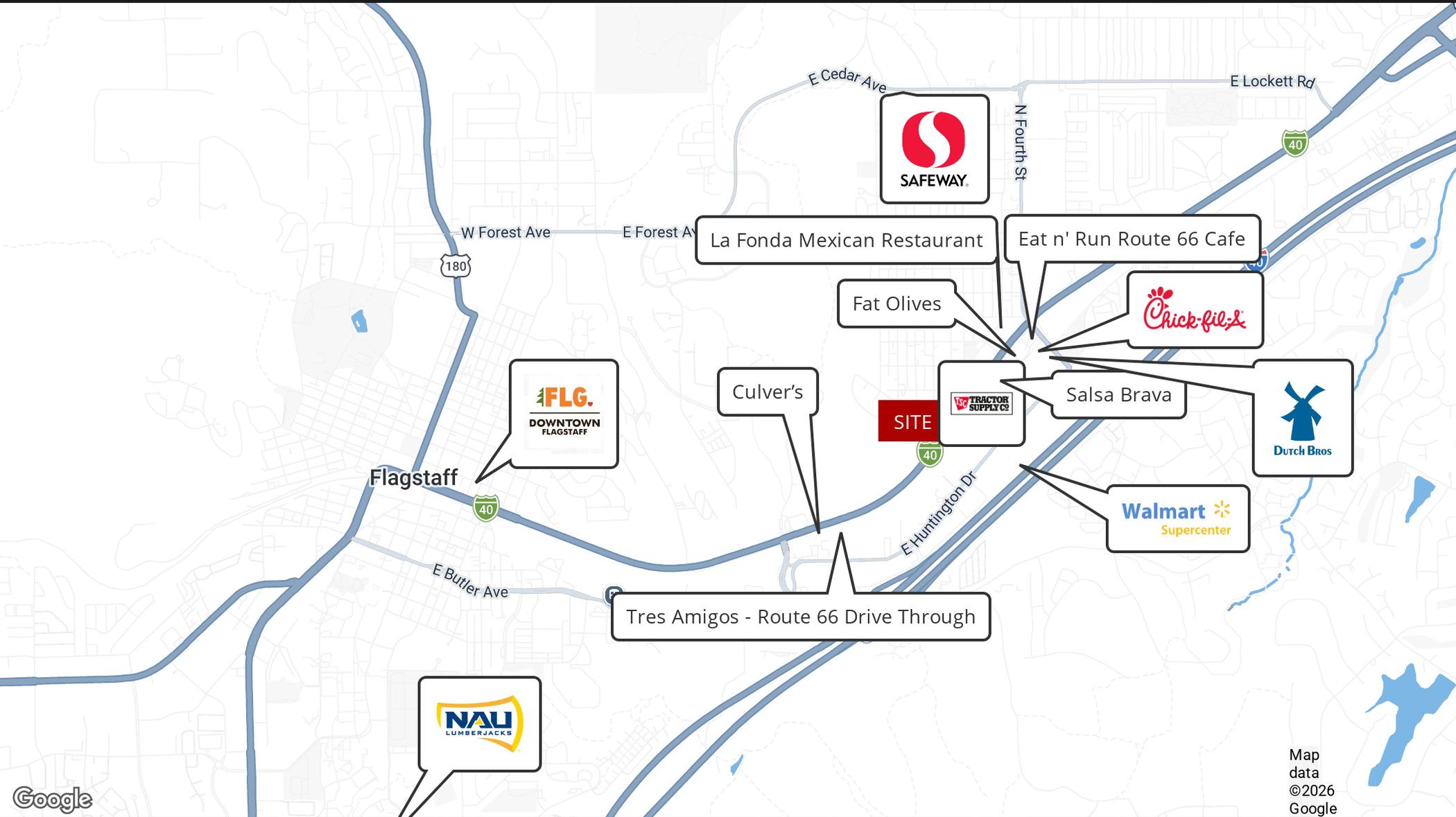


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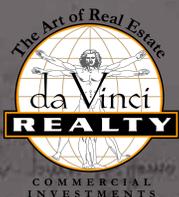


Retailer Map

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Map data ©2026 Google



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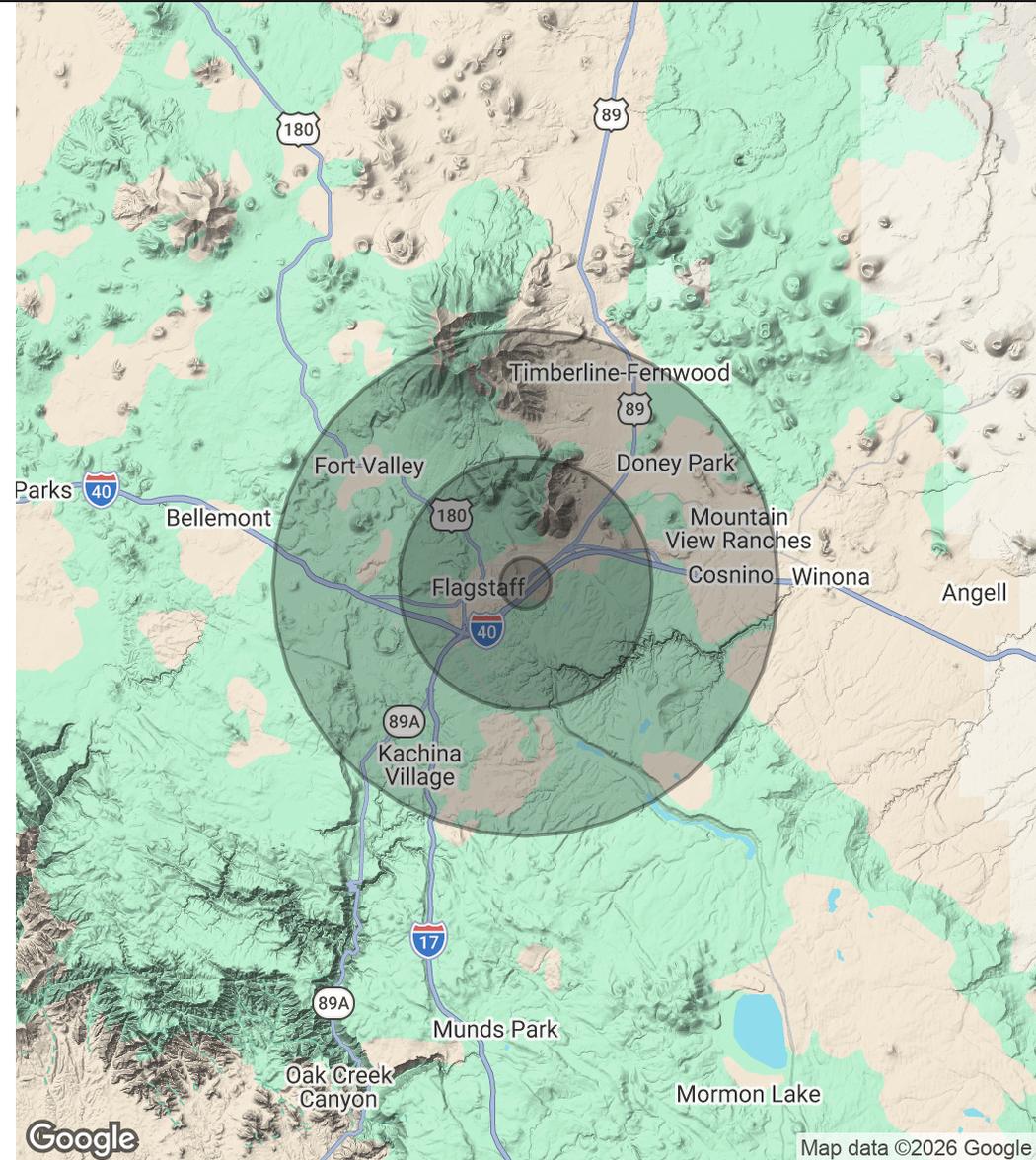
Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	6,607	77,898	93,886
Average Age	36	34	35
Average Age (Male)	35	34	35
Average Age (Female)	36	35	36

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,603	27,649	33,626
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$86,632	\$92,513	\$100,387
Average House Value	\$458,346	\$577,460	\$591,394

Demographics data derived from AlphaMap



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Community Profile Flagstaff

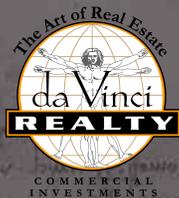
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Flagstaff:

Flagstaff is an attractive and vibrant city with mid sized population that serves as the geographical, retail, legal, medical, cultural and recreational center of Northern Arizona. The population of the city includes the metropolitan area, too. It is the county seat of Coconino County. It is surrounded by national forests and sits at the foot of Arizona's highest mountain, 12,634-foot Humphrey's Peak, which provides a wonderful backdrop. Northern Arizona University is Flagstaff's pride and joy. The college students and those who come to visit the University bring a large amount of revenue to local businesses. Locals also enjoy attending NAU sporting events. At 7,000 feet, Flagstaff offers numerous year-round activities. In summer there is hiking and mountain biking in the cool air of the mountains. Winter brings plenty of snow with cross-country and downhill skiing. Three national monuments are nearby; Wupatki, Sunset Crater Volcano, and Walnut Canyon National Monuments. The Grand Canyon is only an hour away and numerous other tourism sites abound in the region. Flagstaff is conveniently located along I-40 and I-17 in the northern part of Arizona. It is 78 miles south of the Grand Canyon and 125 miles north of Phoenix.



Please visit flagstaff.az.gov to learn more about the City of Flagstaff.



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Owner/Agent - da Vinci Realty LLC

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Professional Background

Mark has been an active commercial real estate agent for over twenty-five years. He has enjoyed much success through those years; transacting commercial real estate in Flagstaff, Sedona, the Verde Valley, and Scottsdale, Arizona.

In 1999, he attained the Certified Commercial Investment Member (CCIM) certification. This certification is one which separates a commercial real estate agent from the general real estate agent. A CCIM is a recognized expert in the commercial and investment real estate industry and a CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

In 2003, Mark and his wife Leslie, moved to Flagstaff and opened da Vinci Realty which is a full service commercial real estate company offering brokerage, leasing, property management, and development opportunities.

Education

CCIM Institute - Commercial Real Estate's Global Standard for Professional Achievement

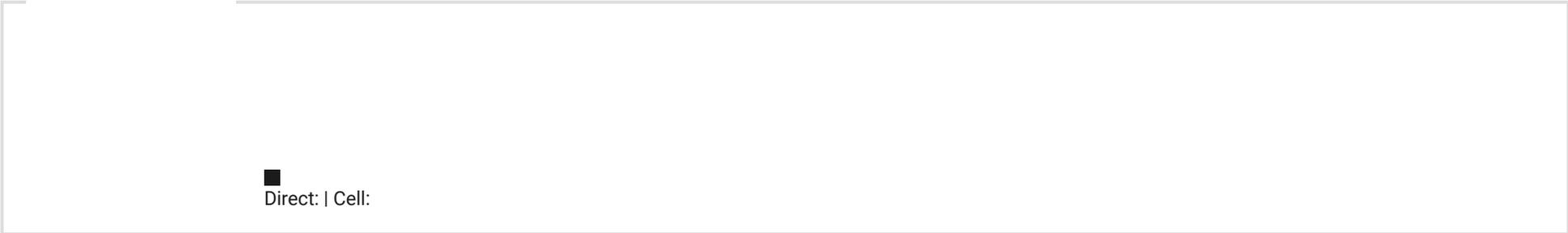
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