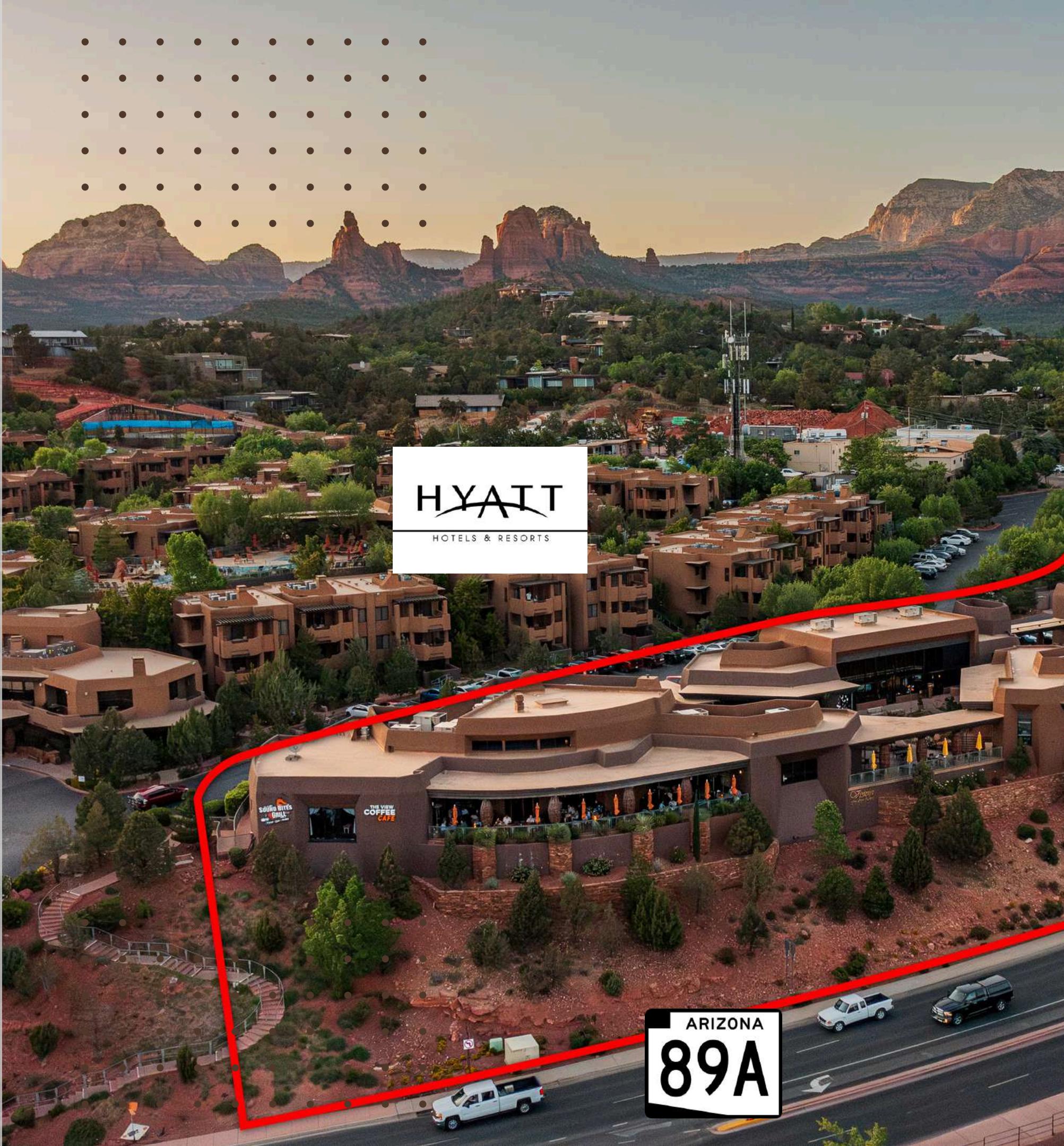


M&M COMMERCIAL - UPTOWN RETAIL @ HYATT RESORT



FOR LEASE

**RETAIL SUITES
ON 89A IN UPTOWN SEDONA**

CLASS 'A' PROPERTY
200+ HOTEL ROOMS ON-SITE
HIGH VPD & FOOT TRAFFIC
WORLD CLASS RED ROCK VIEWS
NEW PARKING GARAGE COMING



LISTING TEAM

PADRAIC HAWLEY - ASSOCIATE BROKER
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GROUNDS PHOTOS



PROPERTY SUMMARY

ADDRESS

101 N. STATE ROUTE 89A, SEDONA, AZ

LEASE RATE (MONTHLY) STARTING @ \$2.75 PSF NNN

900 SF & UP

SUITE SIZES

130+

PARKING

270+

NEW PARKING GARAGE

32,000 SF

GLA

90%

OCCUPANCY

RED ROCKS

VIEWS

DESCRIPTION

THE PIÑON POINTE SHOPPES IN UPTOWN SEDONA ARE WHERE SHOPPING MEETS THE STUNNING BEAUTY OF ARIZONA'S RED ROCK LANDSCAPE. NESTLED IN THE HEART OF SEDONA'S VIBRANT UPTOWN DISTRICT, PIÑON POINTE OFFERS AN ECLECTIC MIX OF BOUTIQUE STORES, DINING OPTIONS, AND ART GALLERIES THAT CAPTURE THE SPIRIT OF THE SOUTHWEST AND BEYOND.

- IN UPTOWN SEDONA (TOURIST MECCA)
- CLASS 'A' PROPERTY ON MAIN ROAD
- WORLD CLASS RED ROCK VIEWS
- WALKING DISTANCE TO IT ALL
- 1,000+ HOTEL ROOMS & AIRBNBS IN 0.5 MI RADIUS
- 207 HOTELS ROOMS ON-SITE
- JOIN TOP PRODUCING RESTAURANTS, RETAIL, COFFEE, WINE TASTING ROOMS AND MORE
- PROFESSIONALLY MANAGED



CLICK THE DRONE FOR AERIAL VIDEO



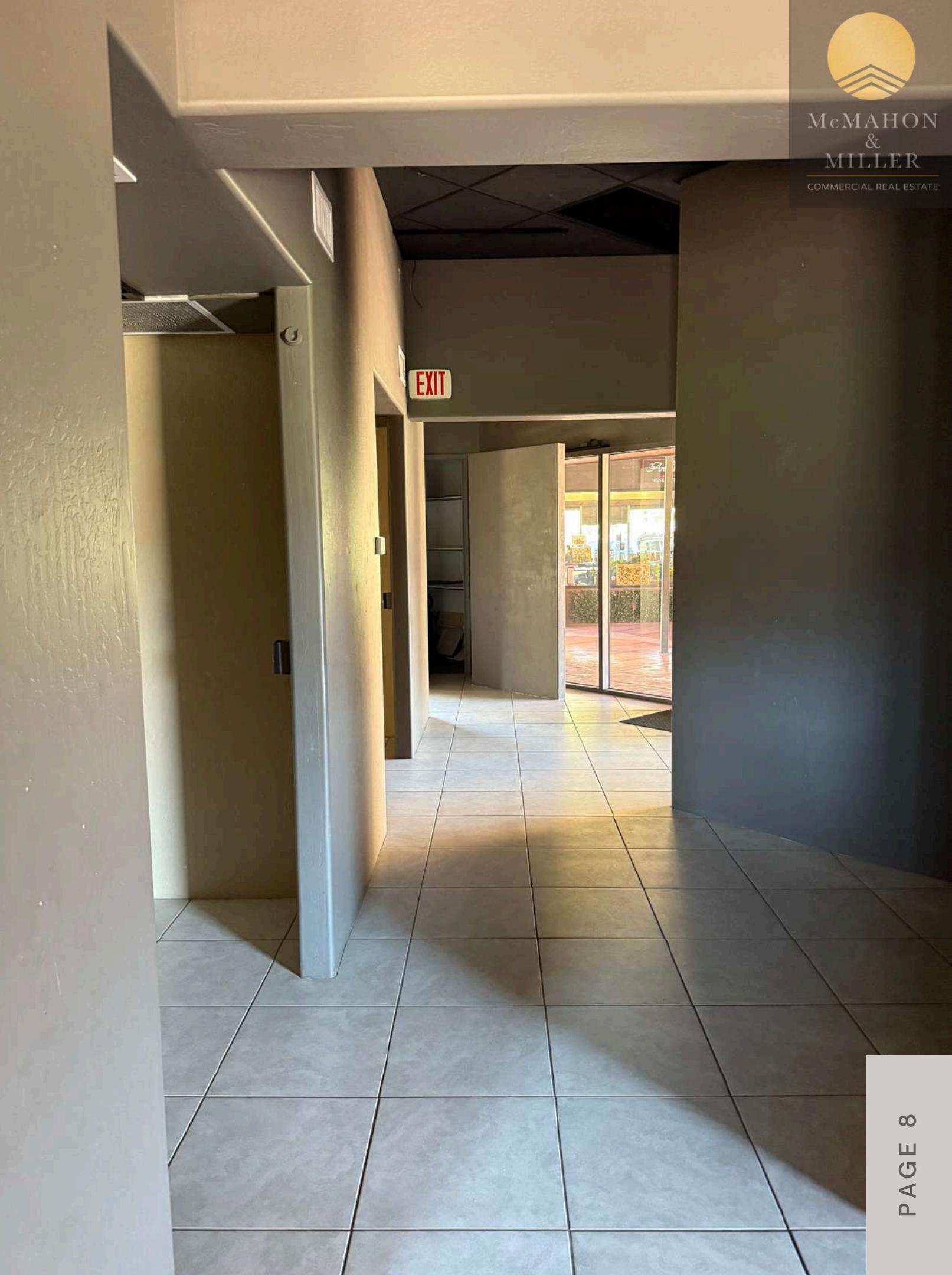
LEASING DETAILS

| Bldg | Suite | Sq. ft. | Business | Use | Total Monthly Rent |
|------|-------|---------|-------------------------------------|------------------------------|---------------------|
| A | 1 | 640 | Hyatt Vacation Ownership/Storage | Storage | LEASED |
| A | 2/3 | 3,949 | Wildflower Bread Company | Restaurant (breakfast/lunch) | LEASED |
| B | 4 | 1,042 | Pretty Women | Boutique Retail | LEASED |
| B | 5 | 728 | VACANT (USED FOR STORAGE CURRENTLY) | RETAIL/OFFICE | \$3,000 + UTILITIES |
| B | 6 | 2,500 | VACANT W/FLOOR TO CEILING WINDOWS | RETAIL | \$5,750 + UTILITIES |
| B | 7 | 842 | VACANT | RETAIL/F&B | \$3,200 + UTILITIES |
| B | 8 | 764 | Sedona Swirls | Pottery - Retail | LEASED |
| B | 9/10 | 1,439 | Art of Wine | Food & Bev - Wine Bar | LEASED |
| C | 11/12 | 1,665 | Carine | Boutique Retail | LEASED |
| C | 13/14 | 1,375 | Always on Vacay | Boutique Retail | LEASED |
| C | 15 | 549 | El Dorado | Jeweler | LEASED |
| C | 16 | 787 | Cold Stone Creamery | Food & Bev - Ice Cream | LEASED |
| D | 17 | 1,022 | VACANT W/PATIO & RED ROCK VIEWS | RETAIL/F&B | \$4,000 + UTILITIES |
| D | 18-21 | 2,534 | Chico's Clothing | Clothing Store | LEASED |
| D | 22 | 1,901 | The M.I.C. | Boutique Retail | LEASED |
| E | 23 | 877 | Belle & Star Boutique | Boutique Retail | LEASED |
| E | 24-27 | 3,223 | Visions | Gallery | LEASED |
| F | 28 | 1,548 | The View | Food & Bev - Coffee | LEASED |
| F | 29 | 6,565 | Broom & Orchard | Restaurant (lunch/dinner) | LEASED |

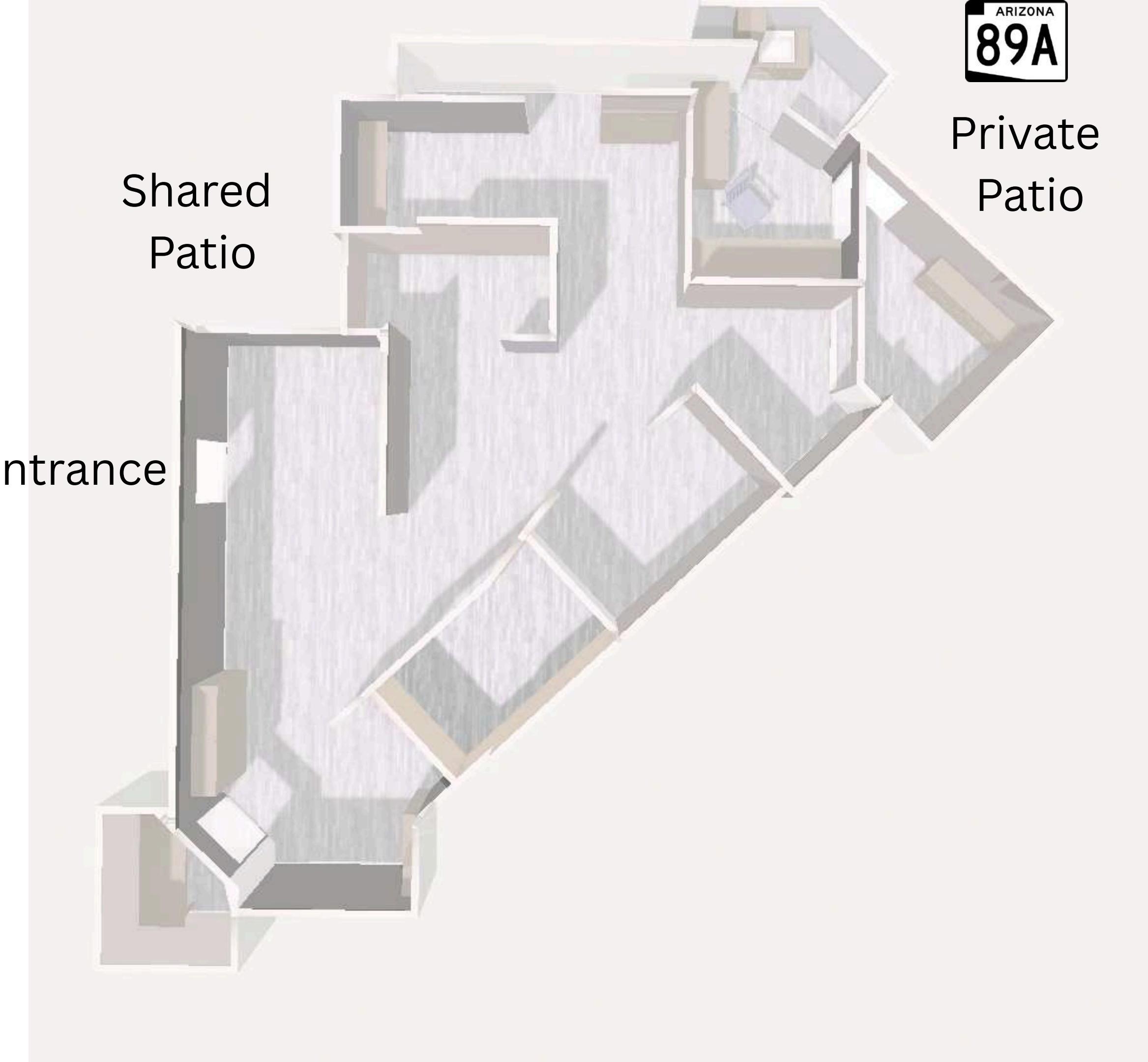
SITE PLAN / VACANCIES



SUITE D-17



SUITE D-17



ARIZONA
89A

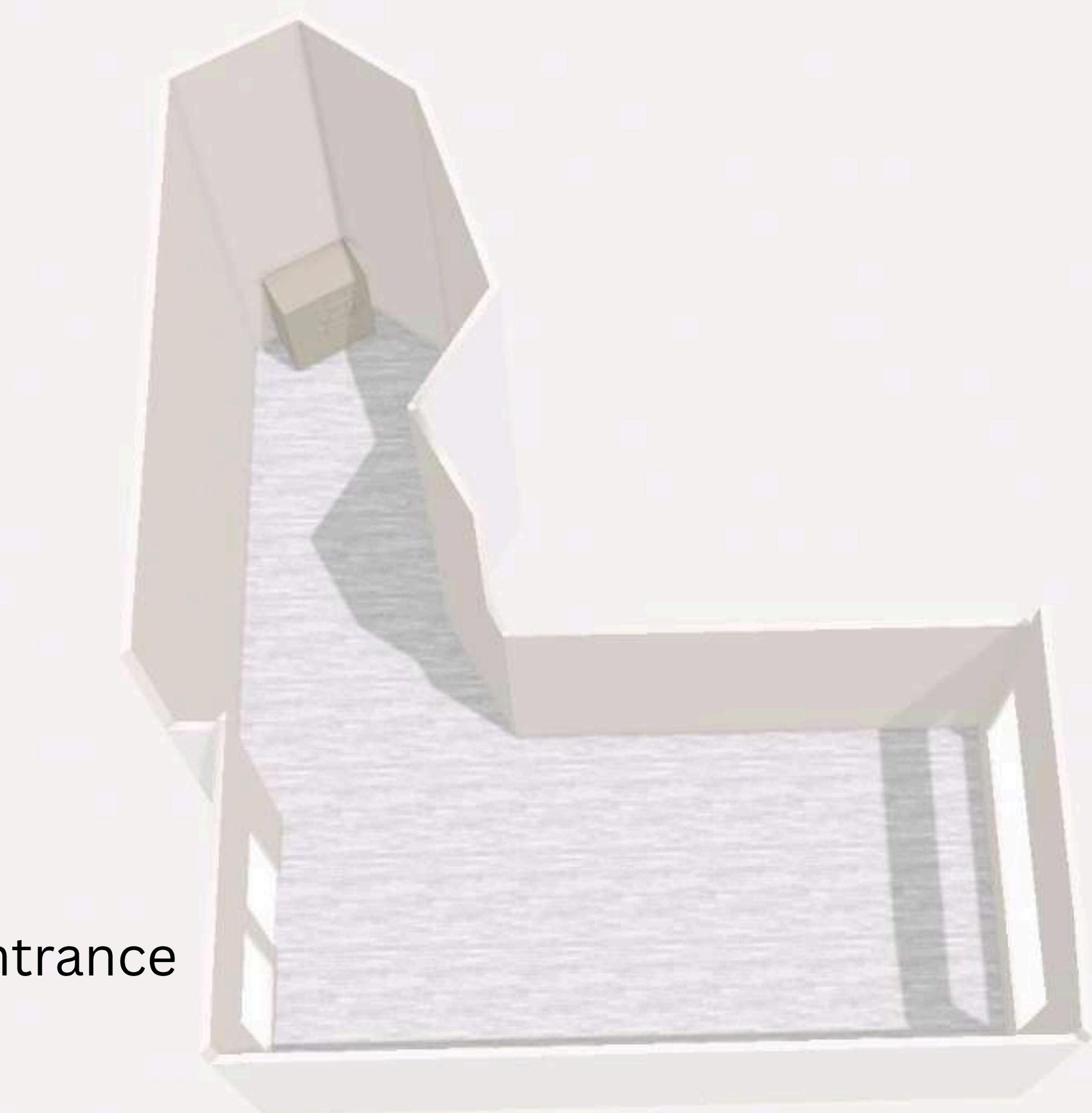
SUITE B-5 (GRAY SHELL)

PICTURES COMING

SUITE B-5 (GRAY SHELL)

(ACROSS FROM WILDFLOWER KITCHEN)

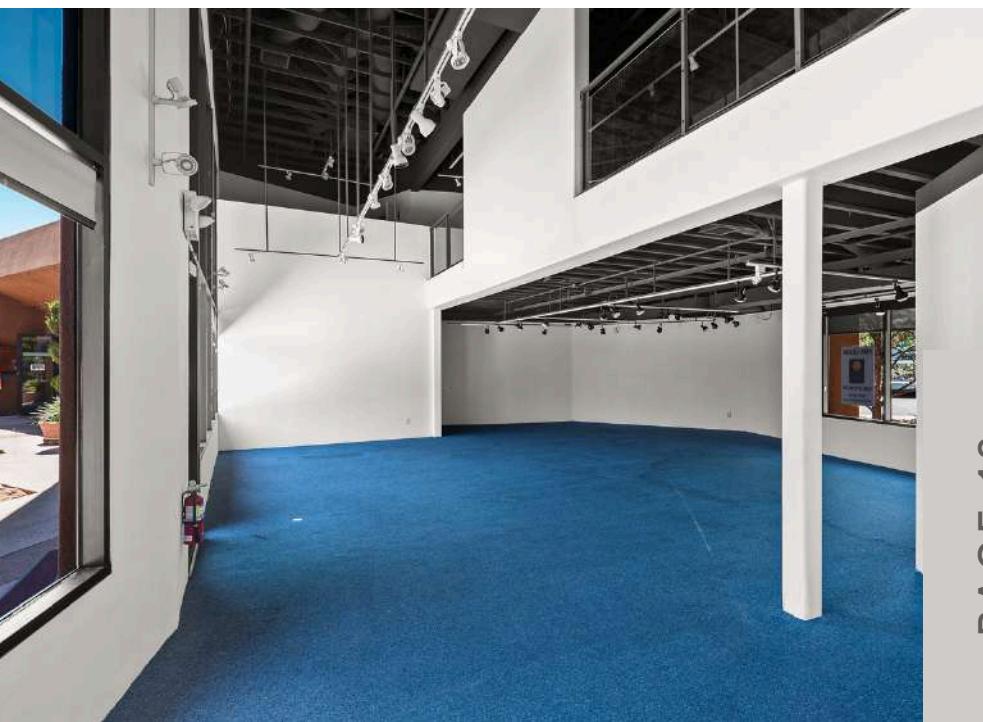
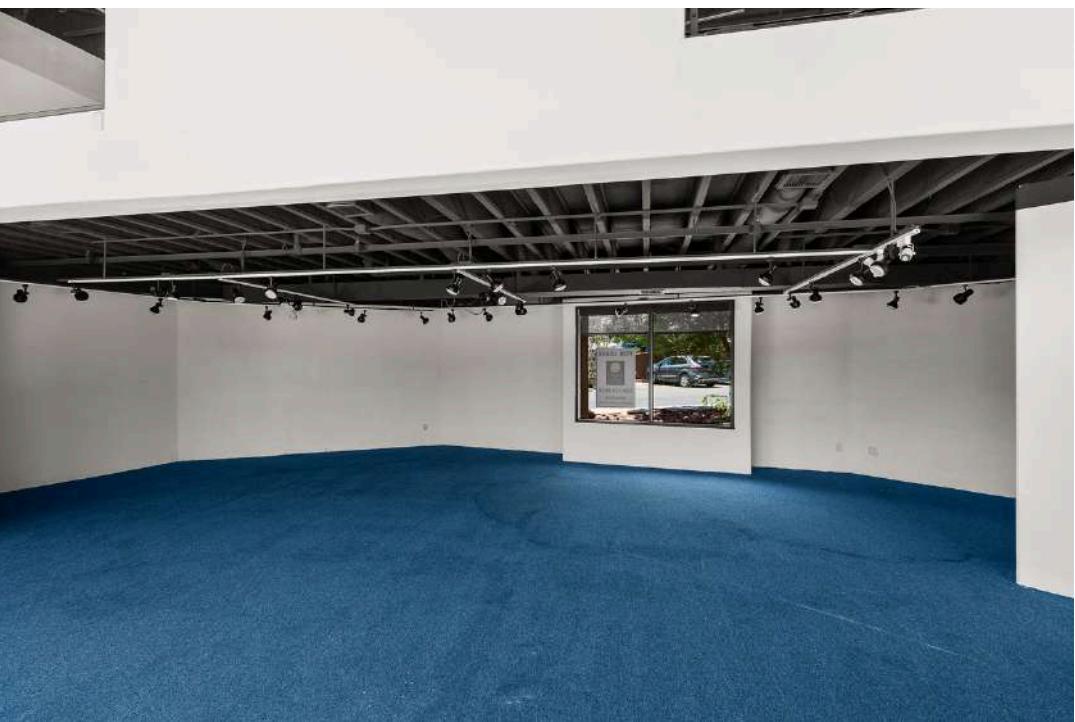
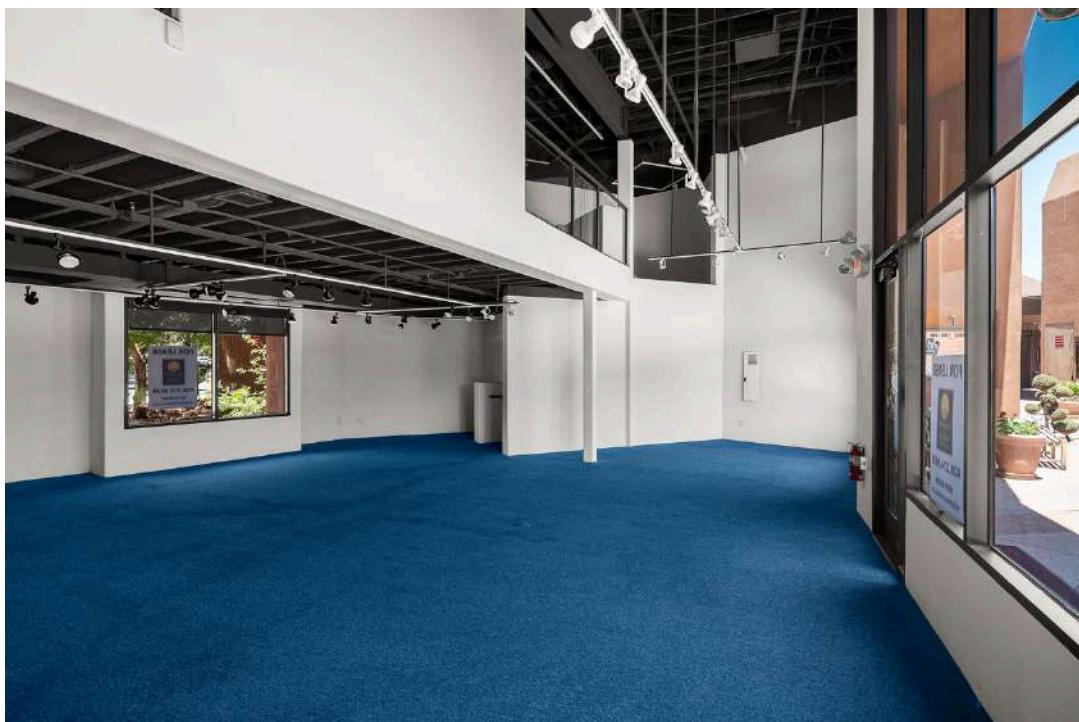
Entrance



Parking lot



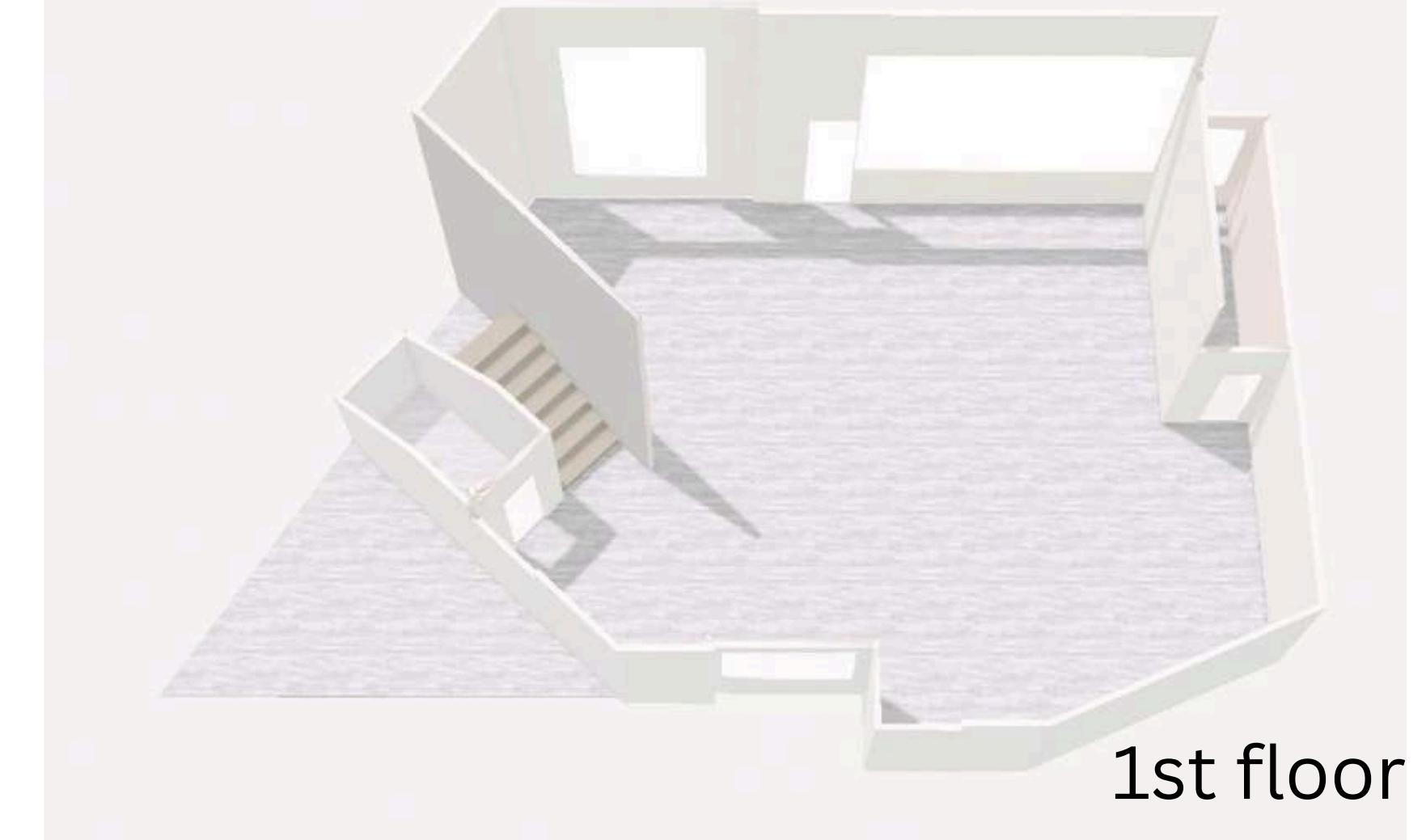
SUITE B-6



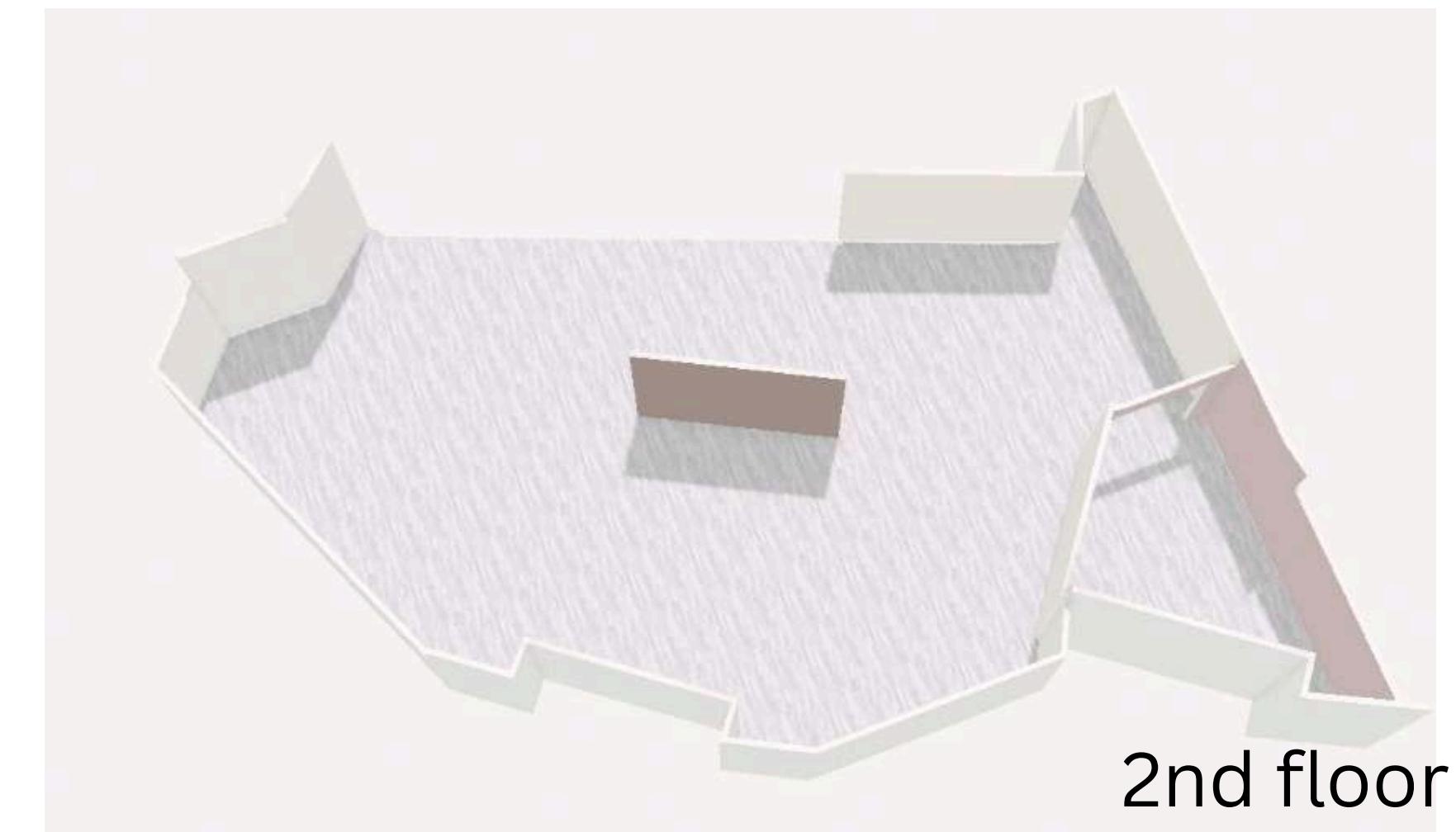
SUITE B-6 CONT.



SUITE B-6



1st floor

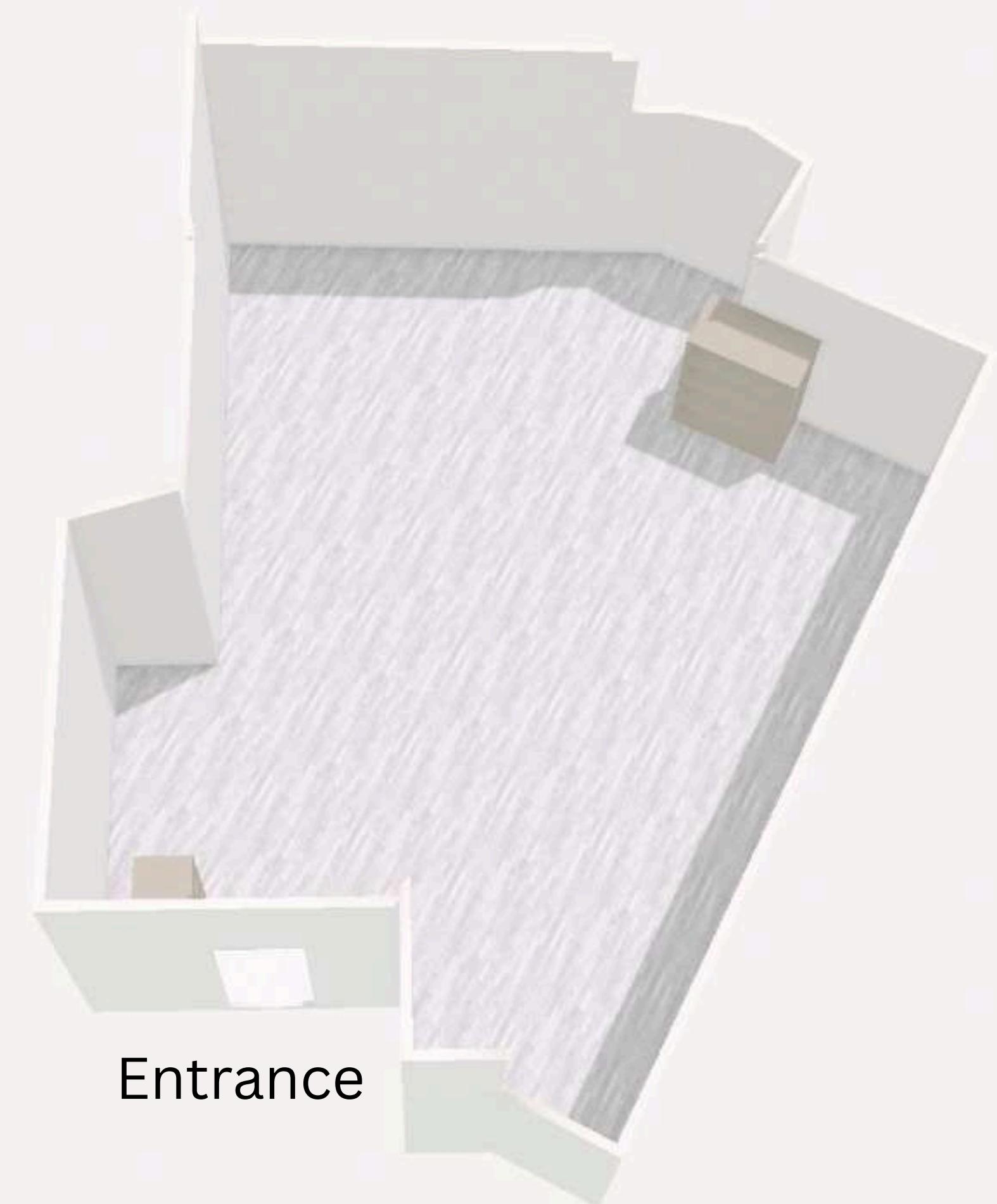


2nd floor

SUITE B-7 (GRAY SHELL)

PICTURES COMING

SUITE B-7 (GRAY SHELL)



AERIAL PHOTOS





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 (30 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: 240+
- Hilton Resort: 197+
- Pink Jeep Tours: 170+

Contact Information

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&
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