

HYATT
HOTELS & RESORTS

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

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Table of Contents

02
TABLE OF CONTENTS

03 – 04
PHOTOS

05 – 07
PROPERTY & LEASING DETAILS

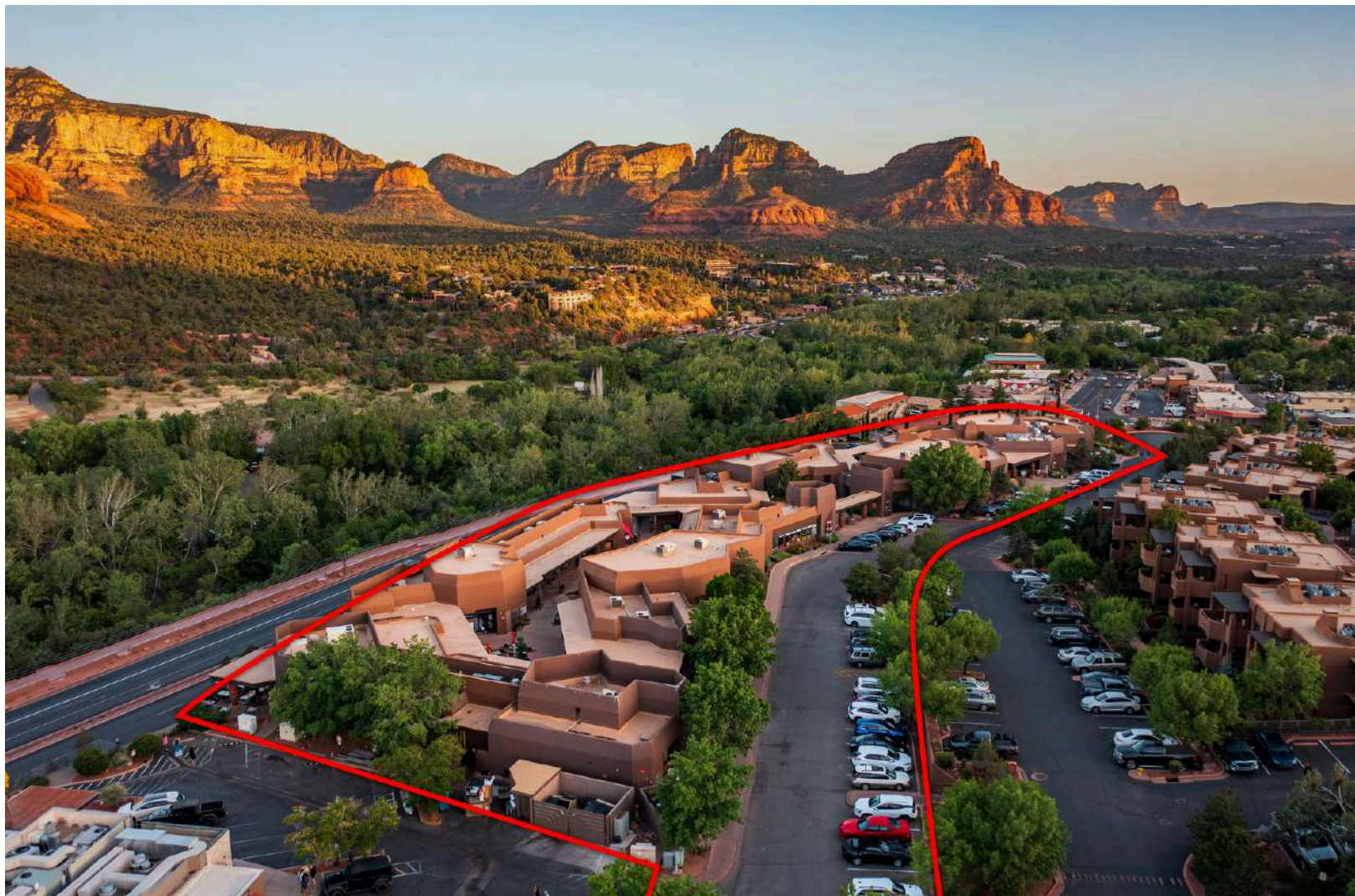
08 – 17
SUITE DETAILS & PLANS

18
SEDONA INFO

19
CONTACT



AERIAL PHOTOS



GROUPS PHOTOS



PROPERTY SUMMARY

OFFERING 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

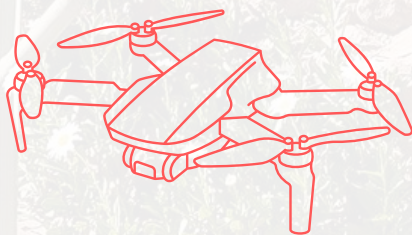
RED ROCKS

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

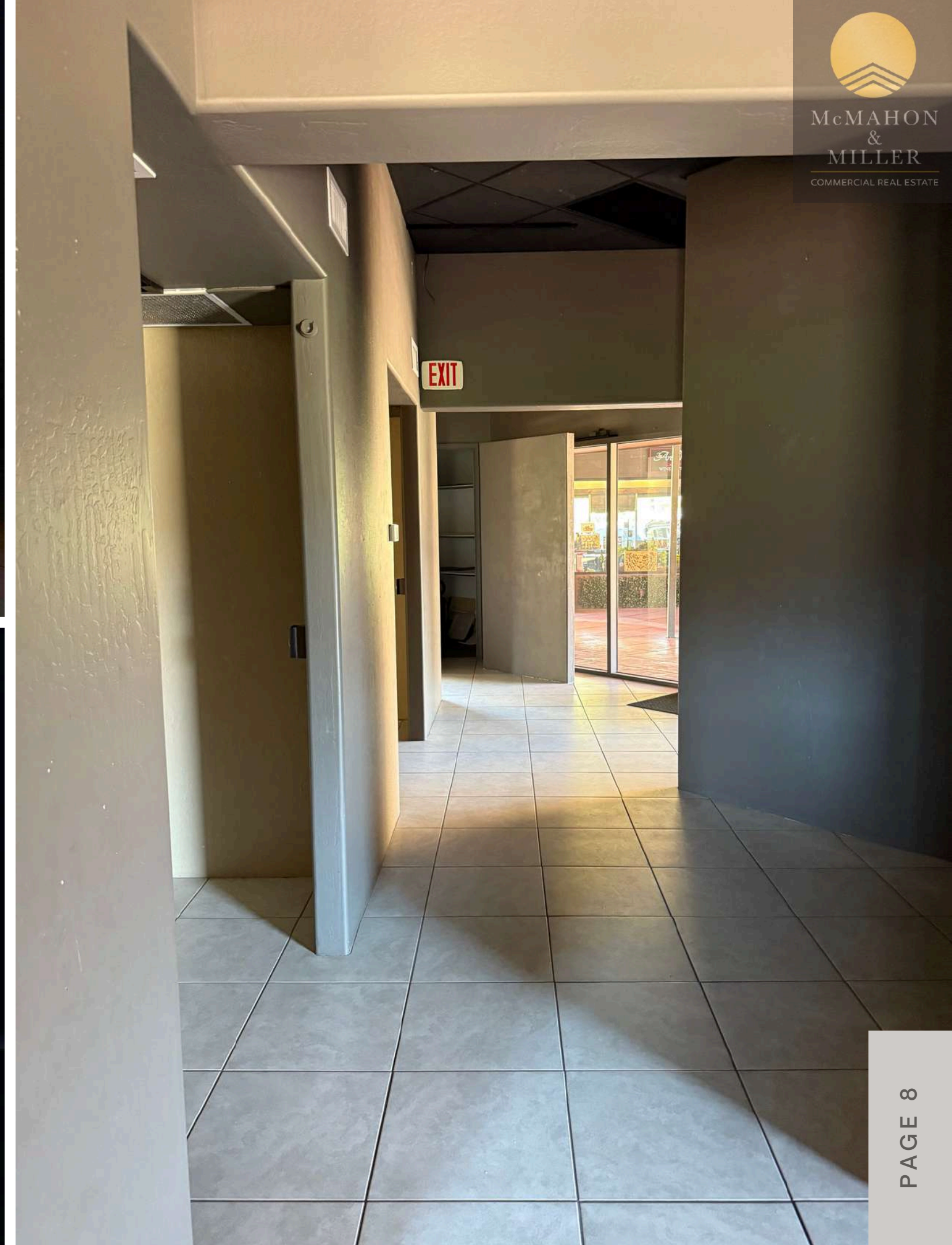
Bldg	Suite	Sq. ft.	Business	Use	Total Monthly Rent
A	1	640	Hyatt Vacation Ownership/Storage	Storage	LEASED
A	2/3	3,949	Wildflower Bread Company	Restaurant (breakfast/lunch)	LEASED
B	4	1,042	Pretty Women	Boutique Retail	LEASED
B	5	728	VACANT (USED FOR STORAGE CURRENTLY)	RETAIL/OFFICE	\$3,000 + UTILITIES
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



Bldg	Suite	Use	Sq. ft.	Total Monthly
B	5	VACANT	728	\$3,000 + UTILITIES
B	6	VACANT	2,500	\$5,750 + UTILITIES
B	7	VACANT	842	\$3,200 + UTILITIES
D	17	VACANT	1,022	\$4,000 + UTILITIES

SUITE D-17

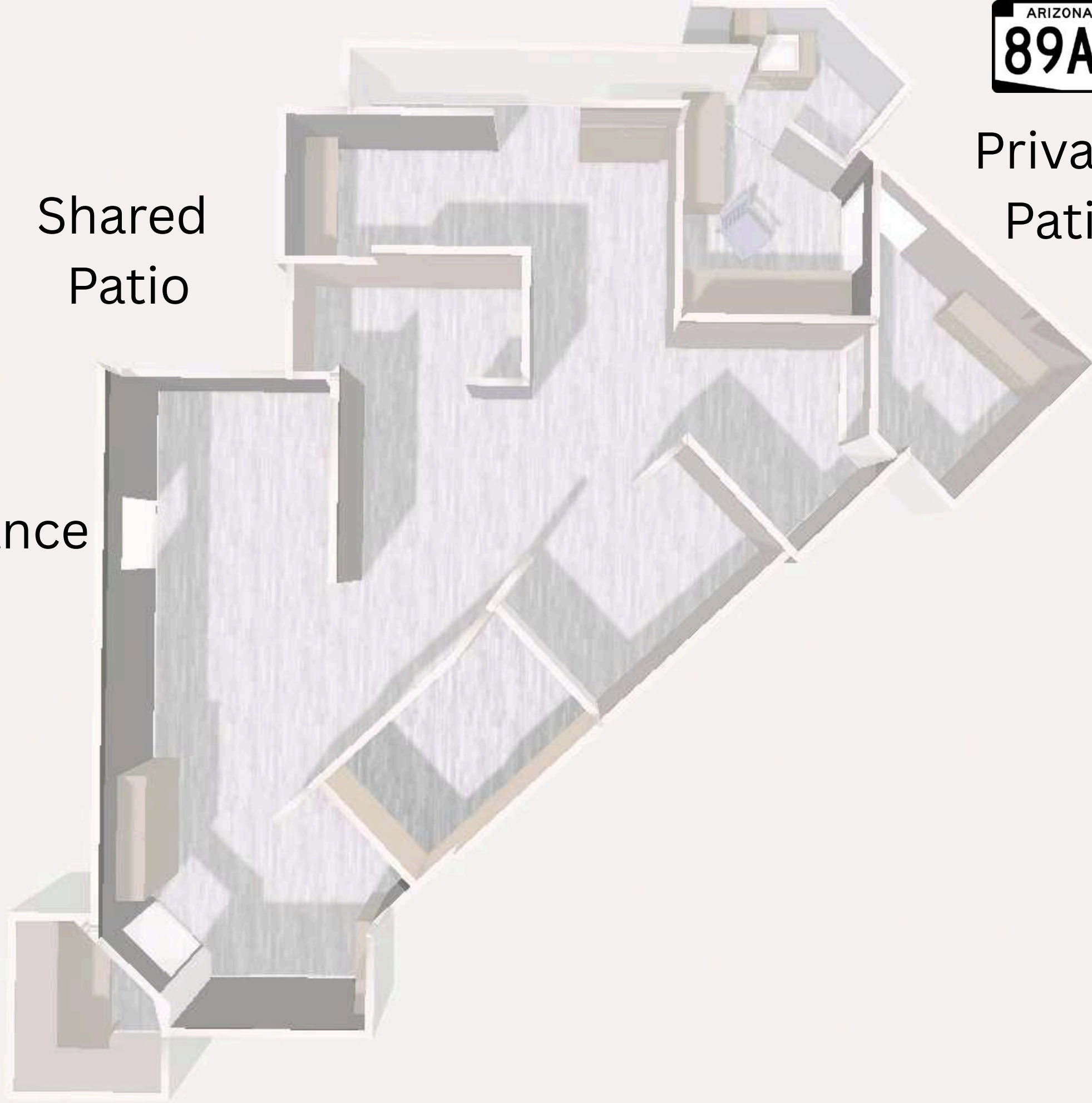


SUITE D-17

Entrance

Shared
Patio

Private
Patio



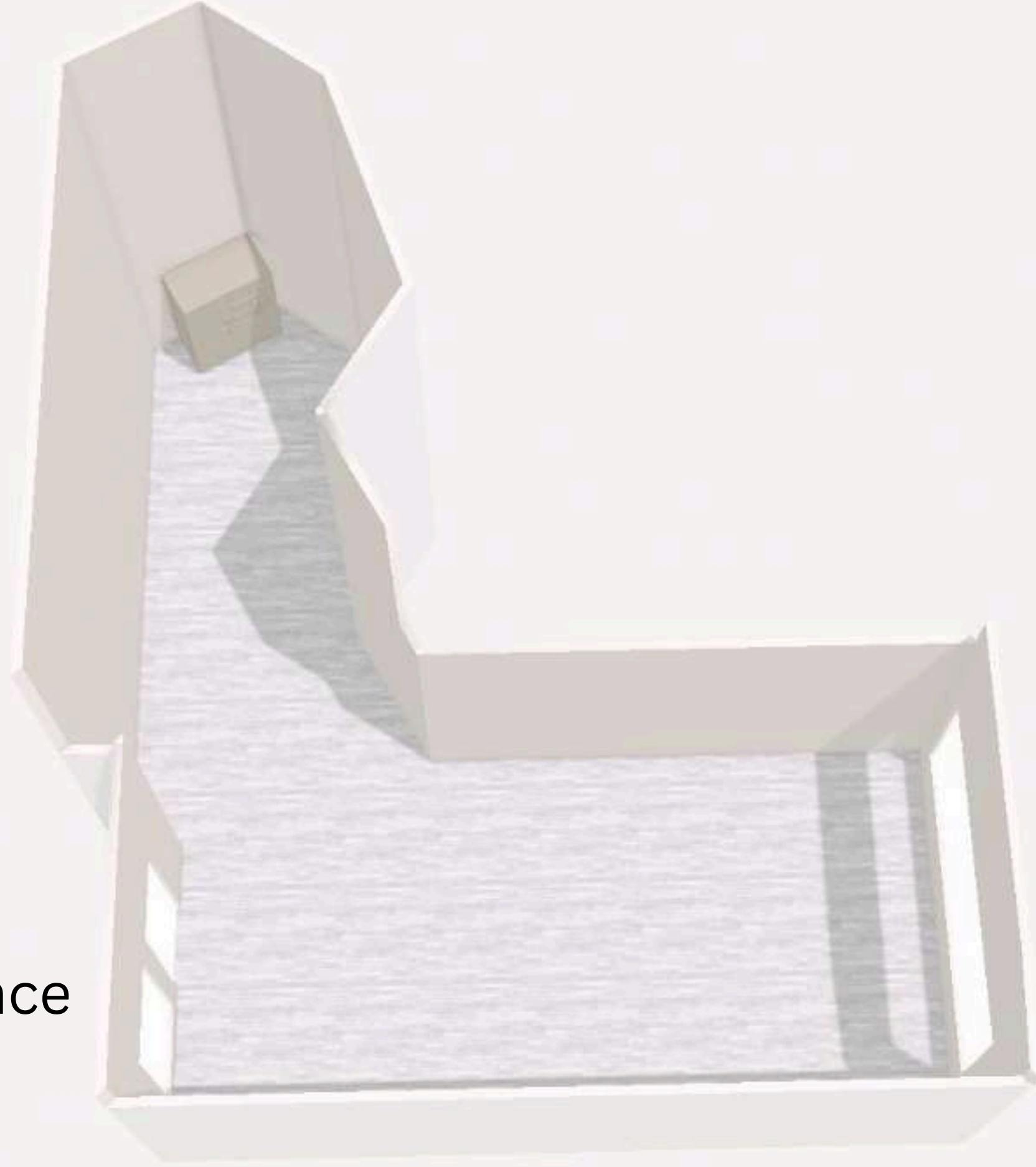
SUITE B-5 (GRAY SHELL)

PICTURES COMING

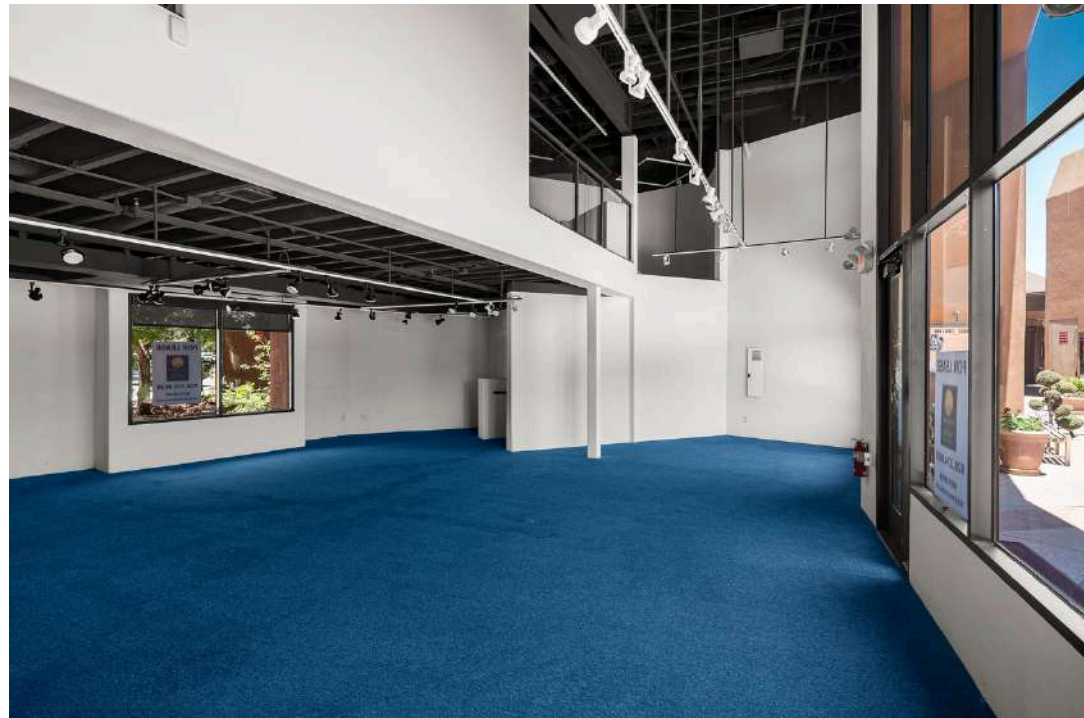
SUITE B-5 (GRAY SHELL)

(ACROSS FROM WILDFLOWER KITCHEN)

Entrance



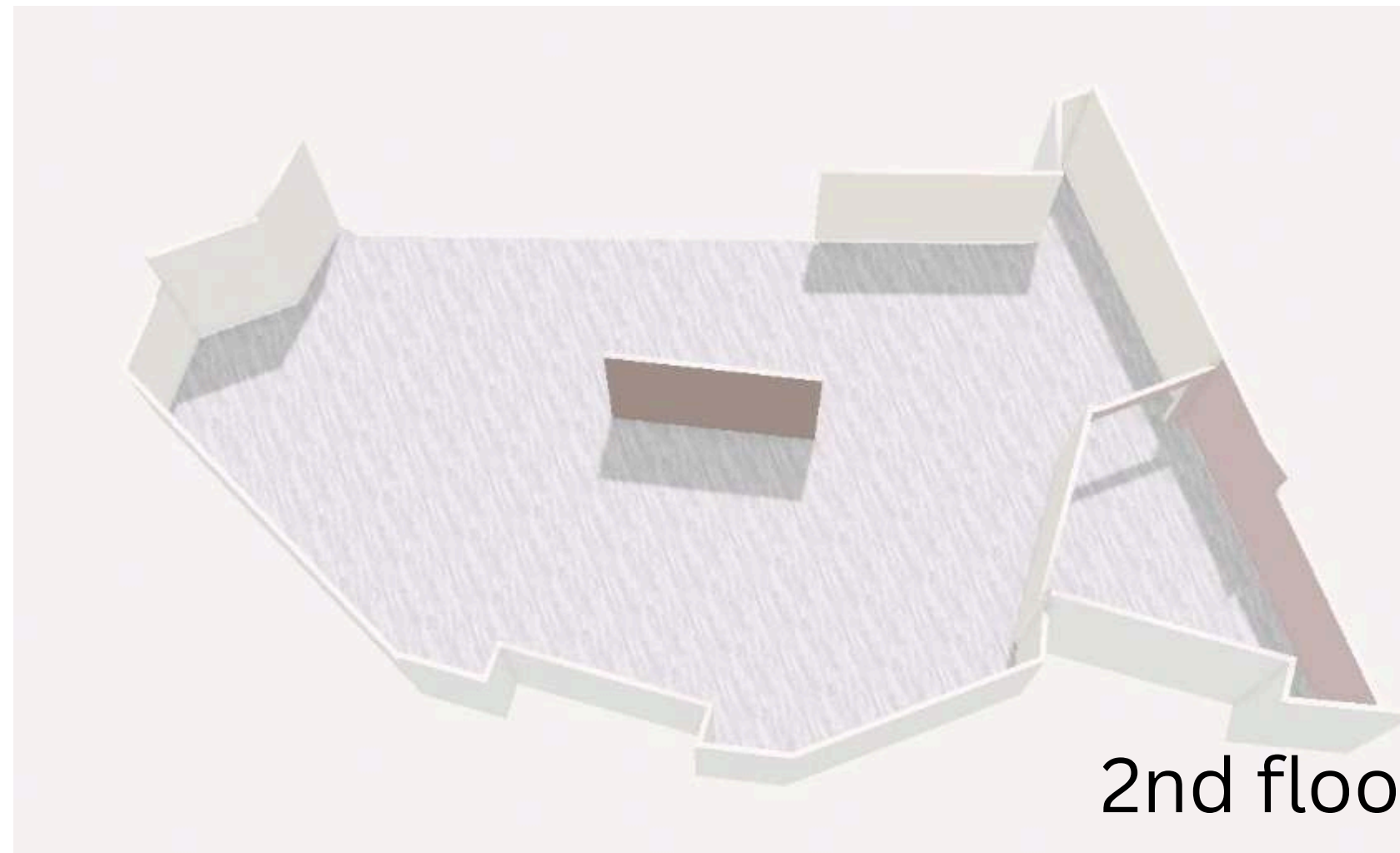
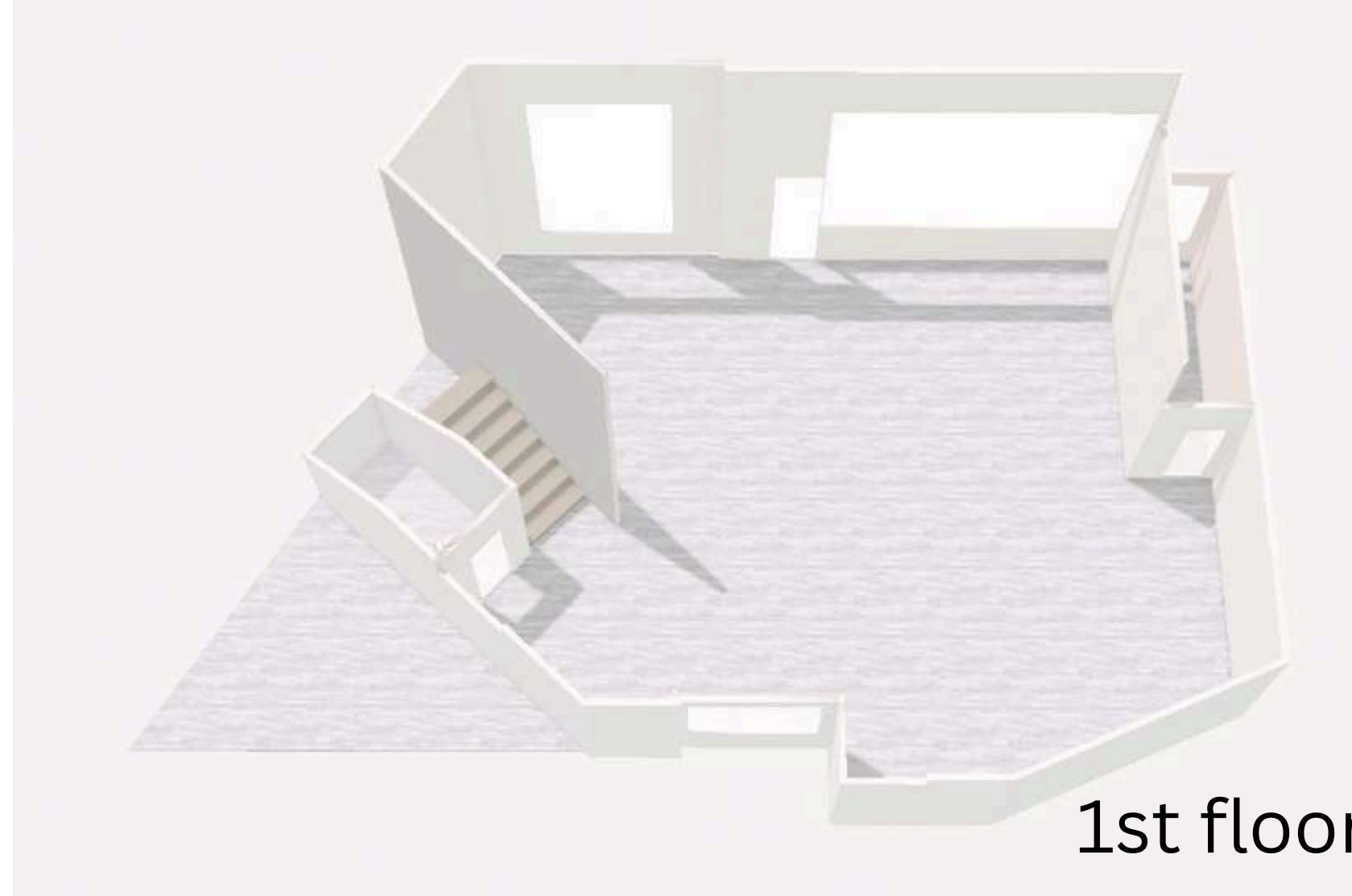
SUITE B-6



SUITE B-6 CONT.



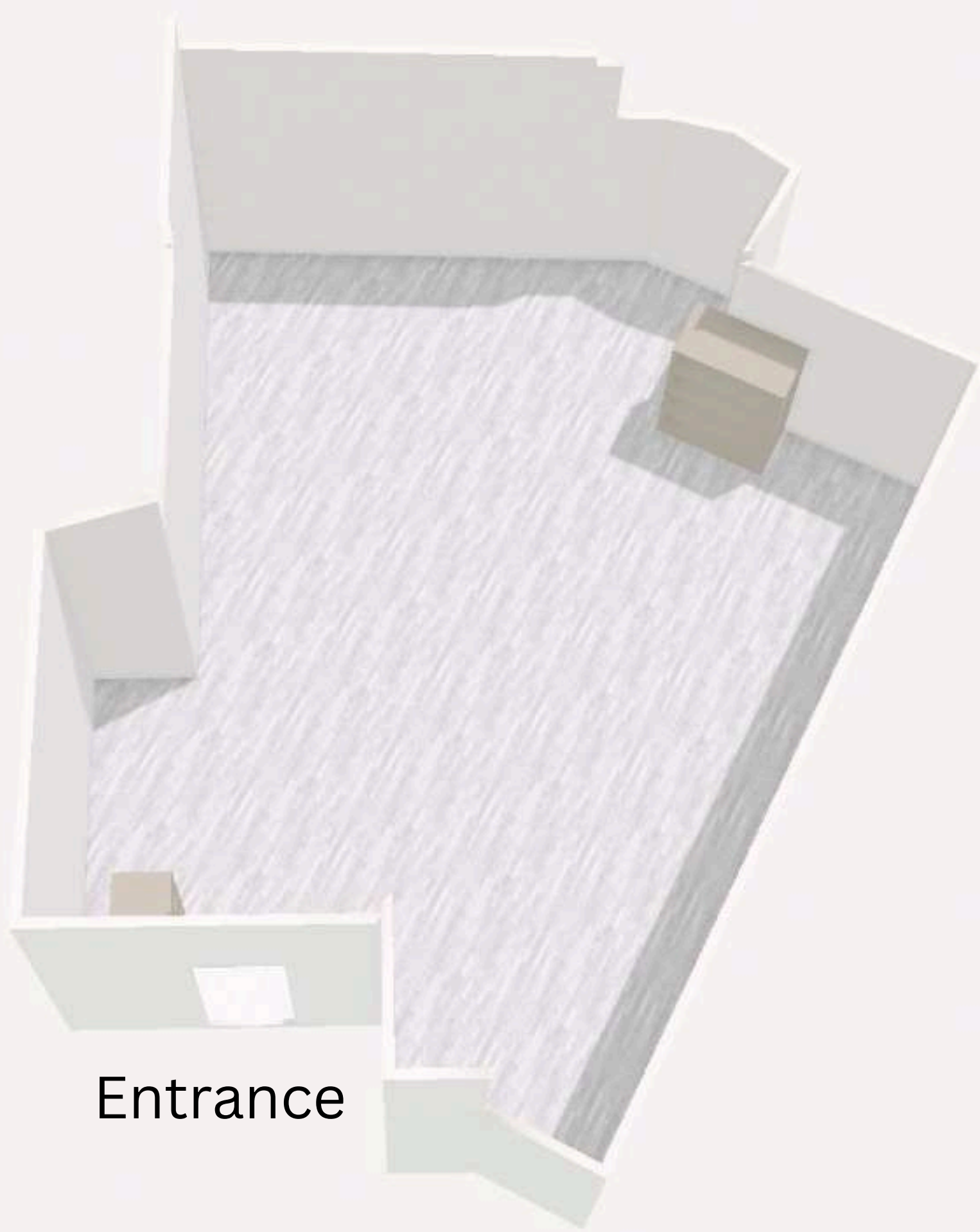
SUITE B-6



SUITE B-7 (GRAY SHELL)

PICTURES COMING

SUITE B-7 (GRAY SHELL)



Entrance

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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