

FOR LEASE & SALE

118 HISTORIC ROUTE 66 | FLAGSTAFF, AZ 86001



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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Very High Visibility Location
- Downtown Flagstaff Retail For Lease and/or Sale
- Great Frontage on Heavily Trafficked Route 66
- ±29,944 VPD in front of property
- Historical Greyhound Bus Terminal
- Minutes away from Northern Arizona University
- 12 Covered Reserved Parking Spaces
- Redevelopment Opportunity



LEASE SCENARIO:

Lease Rate: \$17.00/SF NNN + \$50/Month for each of the 12 Covered Reserved Parking Spaces

(2025 NNNs: \$4.89/SF/year + utilities + rental tax)

Availability: ±3,631 SF of Retail Space (of which is ±1,388 SF Retail/Showroom & ±2,243 SF Warehouse)

SALE SCENARIO:

Sale Price: \$2,900,000 (±10,958 SF x 264.65/SF)

Building Size: ±7,262 SF Two-Story Retail (±3,631 SF per floor)
Plus ±3,696 SF Enclosed Parking Structure Containing 12 Covered Reserved Parking Spaces



Lot Size: ±8,040 SF



Parcel: 100-21-005



Zoning: HC - Highway Commercial, City of Flagstaff (To Be Independently Verified by Tenant/Buyer)

INTERIOR PROPERTY PHOTOS



RETAIL WAREHOUSE

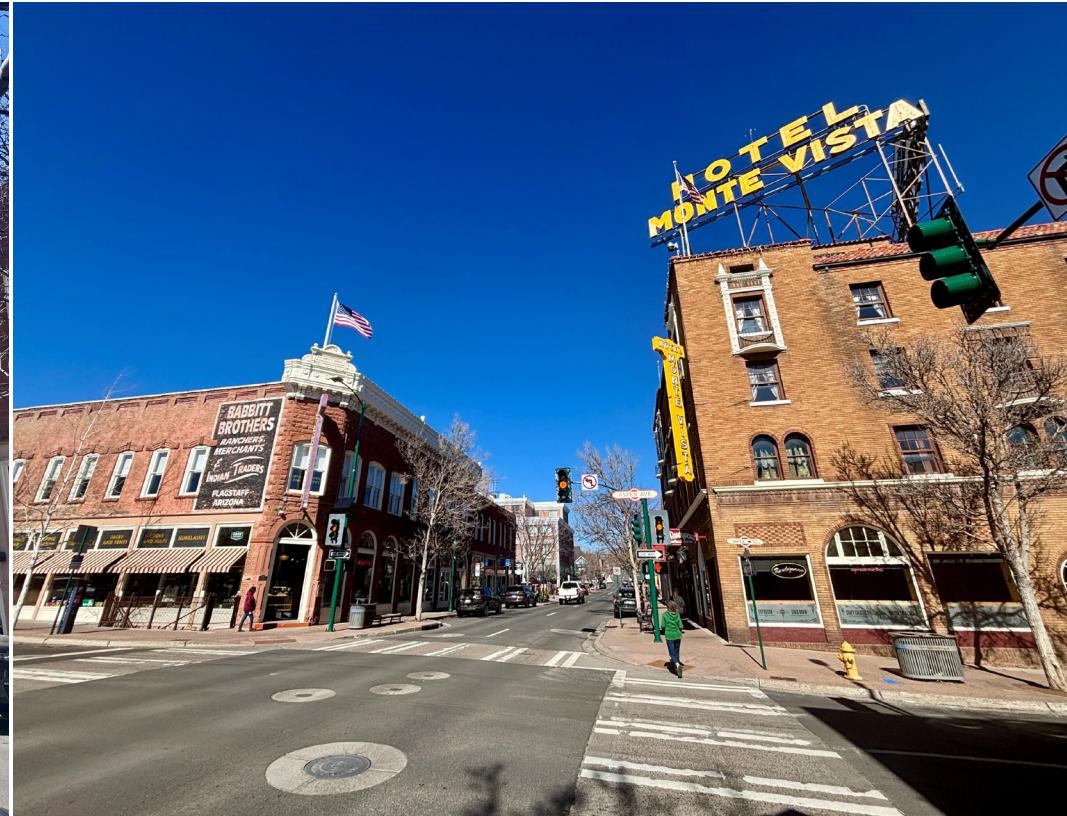
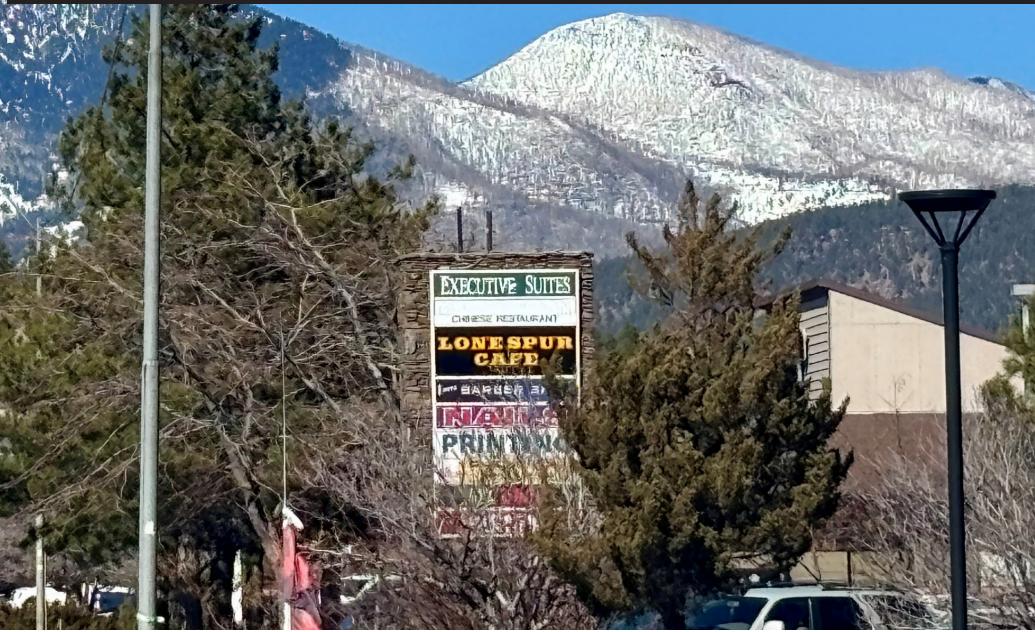


RETAIL SHOWROOM



ENCLOSED COVERED PARKING
12 SPACES

DOWNTOWN FLAGSTAFF PHOTOS

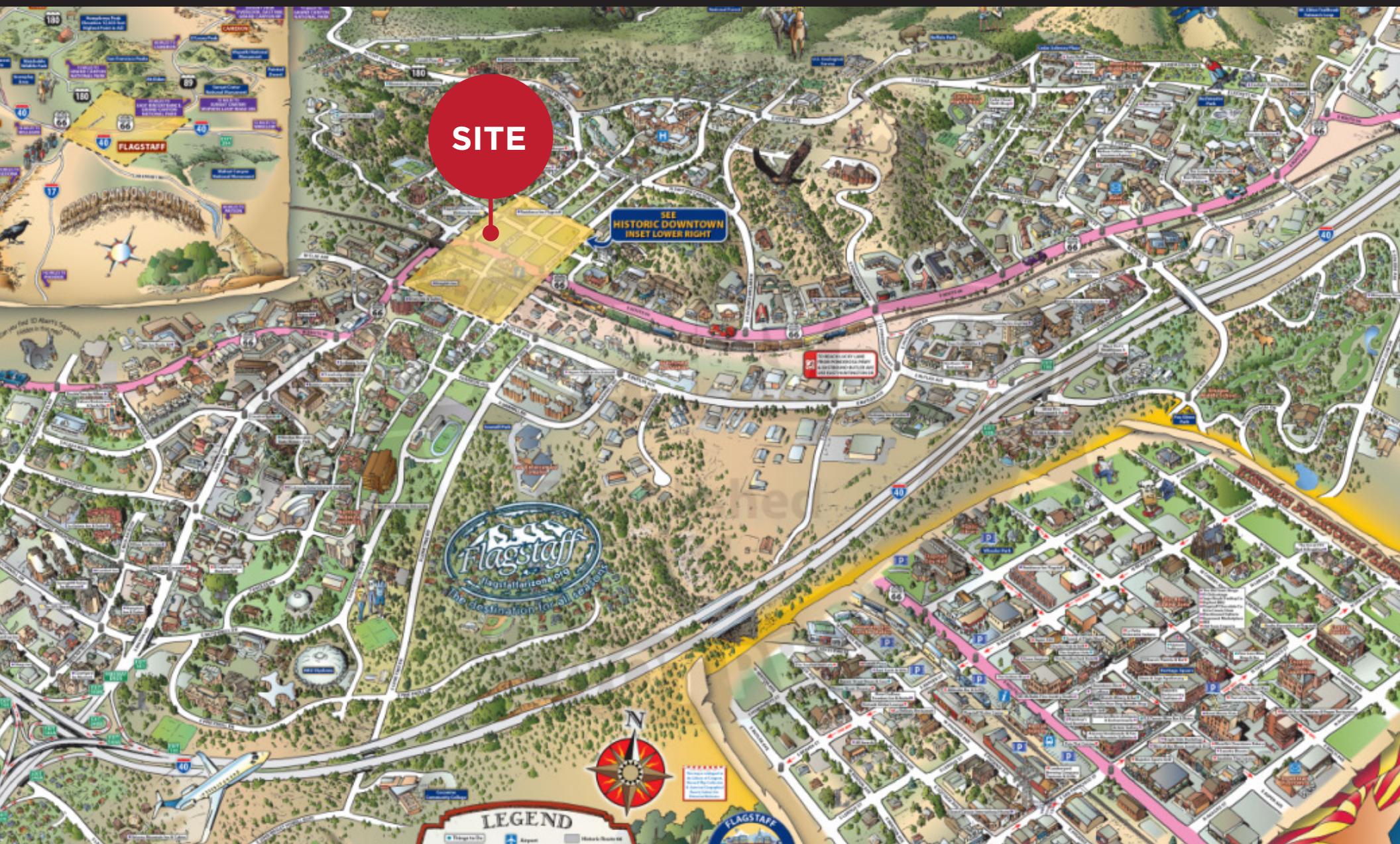


HISTORIC DOWNTOWN FLAGSTAFF



 CLICK TO VIEW MAP

AERIAL OVERVIEW



AERIAL OVERVIEW



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	13,286	58,579	76,013
2029	13,217	58,729	76,333



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	4,009	19,572	26,062
GROWTH 2024-2029:	-0.2%	0%	0%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$71,607	\$82,226	\$89,035

