

# 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





# DOWNTOWN FLAGSTAFF PHOTOS





# HISTORIC DOWNTOWN FLAGSTAFF





# AERIAL OVERVIEW





# AERIAL OVERVIEW





# DEMOGRAPHICS



## POPULATION

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



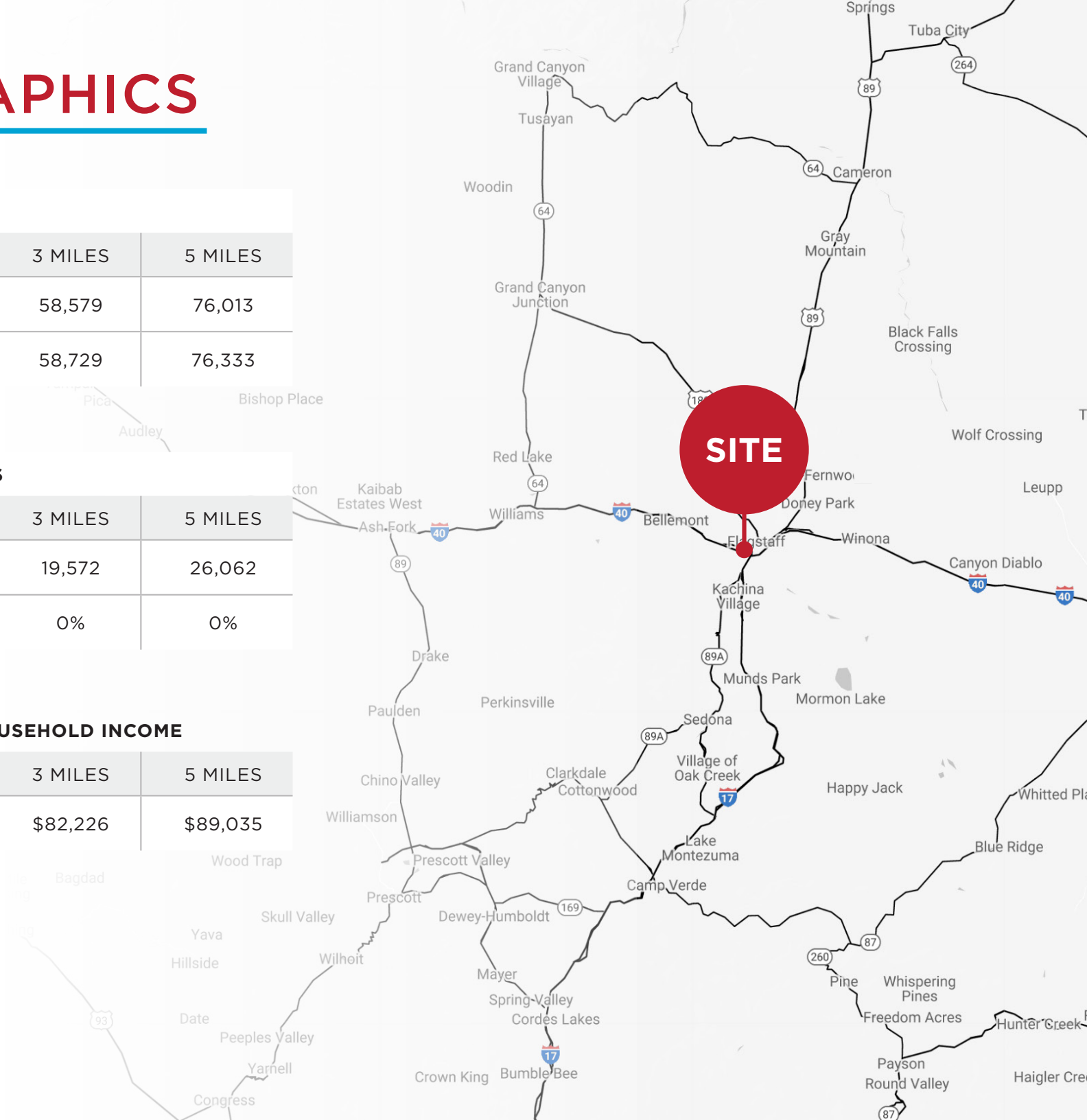
## HOUSEHOLDS

	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





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