

FOR LEASE

SEDONA, ARIZONA

HILLSIDE SHOPPING CENTER

INCREDIBLE LOCATION & VISIBILITY
TOP RESTAURANTS AND RETAIL
SIGNIFICANT CAPITAL IMPROVEMENTS
PANORAMIC RED ROCK VIEWS



LISTING CONTACTS:

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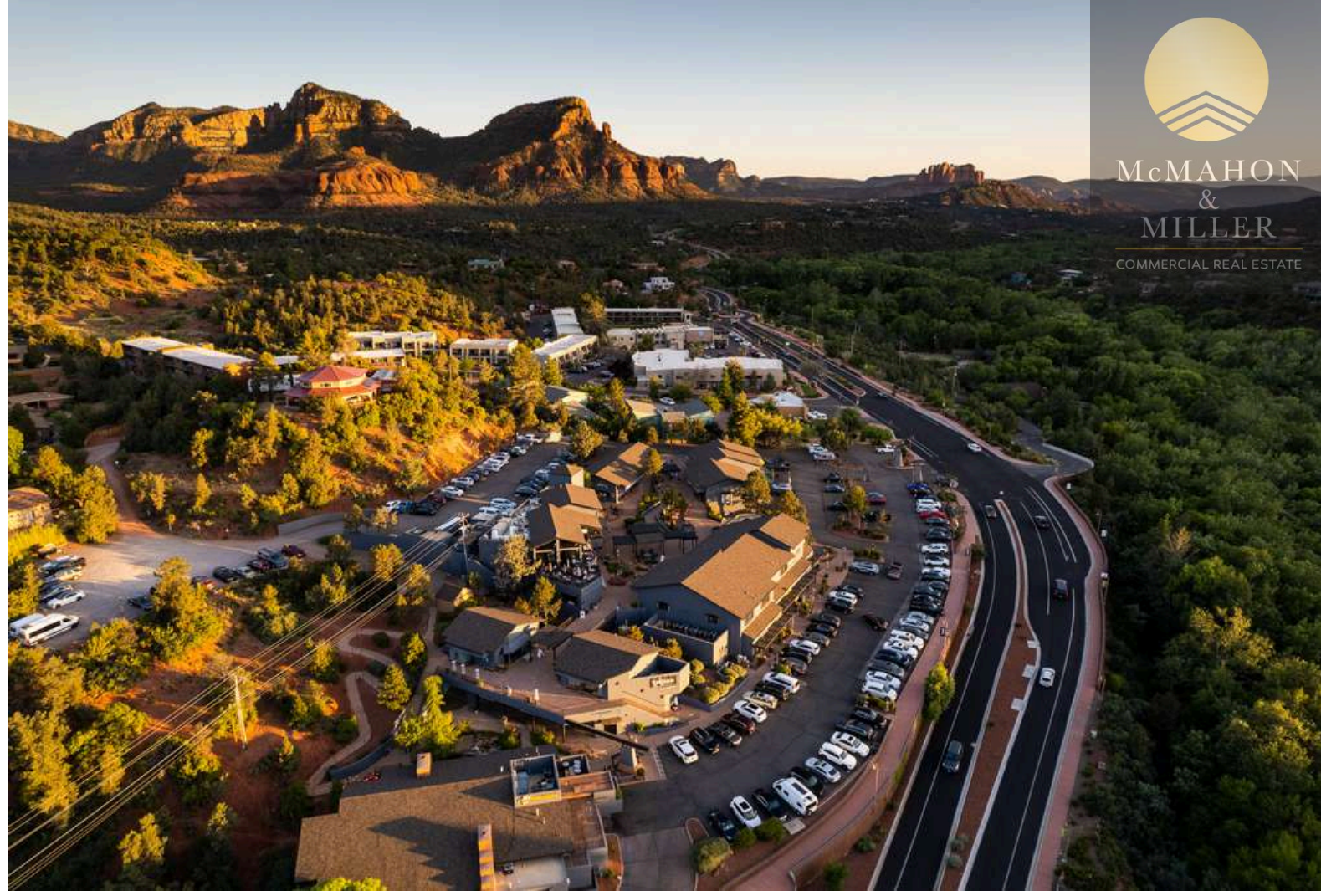
M&M COMMERCIAL - HILLSIDE SHOPPING CENTER

AERIAL PHOTO



M&M COMMERCIAL - HILLSIDE SHOPPING CENTER

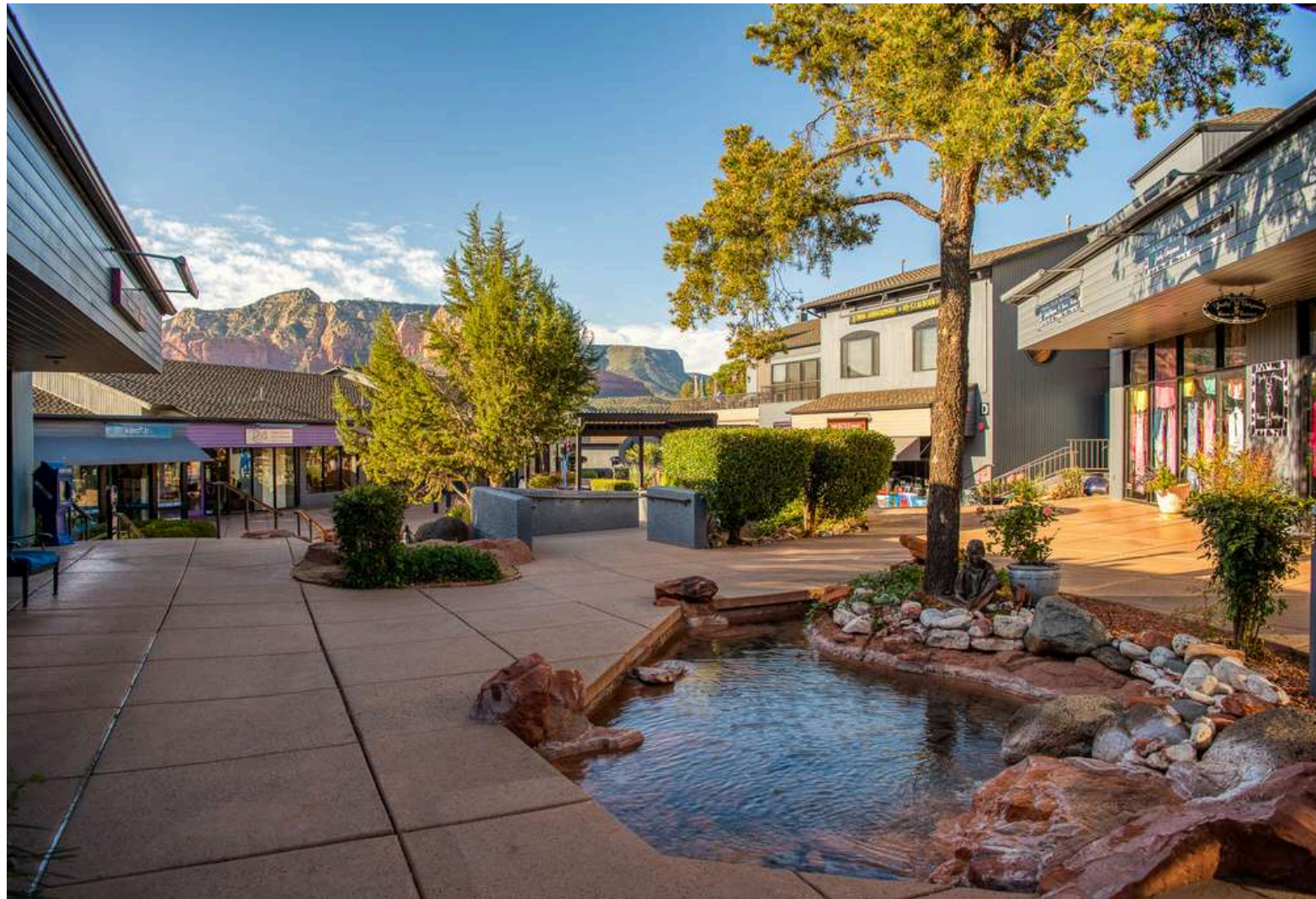
AERIAL PHOTOS



GROUNDSS PHOTOS



GROUNDS PHOTOS





LOOKING FORWARD

FIRST FRIDAYS

NEW RESTAURANT - 5500 SF,
COMING SPRING '25

UPDATED MARKETING
COMMERCIALS IN MAJOR HOTEL
COURTYARD REFRESH
EVENTS AND TOURIST SHUTTLE

500+ HOTEL ROOMS*
100+ AIRBNB'S*
*WITHIN .5 MILES



Offering Highlights.



Location & Frontage

SR 179 FRONTAGE AND VISIBILITY W/MONUMENT SIGNAGE. STEPS FROM ARABELLA HOTEL, LOS ABRIGADOS RESORT, AND TLAQUEPAQUE ARTS VILLAGE



Competitive Rates / New Ownership

STARTING @ \$2.00/SF/MONTH NNN. PROFESSIONALLY MANAGED & MAINTAINED WITH ONSITE MGMT. NEW HANDS-ON OWNERSHIP AS OF 2022.



Capital Improvements

NEW PAINT, PARKING LOT, MURALS, SIGNAGE, ATTRACTIONS, TENANTS ETC. SIGNIFICANT ONGOING RENOVATION. SEE NEXT PAGE FOR DETAILS

OFFERING DETAILS

ADDRESS	671 STATE ROUTE 179, SEDONA AZ 86336 (1,000 FT OF FRONTAGE)
GOOGLE MAPS / VPD	CLICK HERE / VEHICLES PER DAY: 16,200 PER ADOT
TYPE	COMMERCIAL RETAIL, OFFICE, RESTAURANT, SPECIALTY
GROSS LEASABLE AREA	29,751 SQ. FT. / 5 BUILDINGS / 3 LEVELS
LOT SIZE	2.84 AC
PARKING	170+
INGRESS/EGRESS	STATE ROUTE 179 (TWO CURB CUTS)
SIZE/RATES/ AVAILABILITY	STARTING @ \$2.00/SF/MONTH NNN
ANCHOR TENANTS	HUDSON RESTAURANT, JAVELINA CANTINA, MOONEY'S IRISH PUB, BERKSHIRE HATHAWAY

PREMIER SEDONA LOCATION

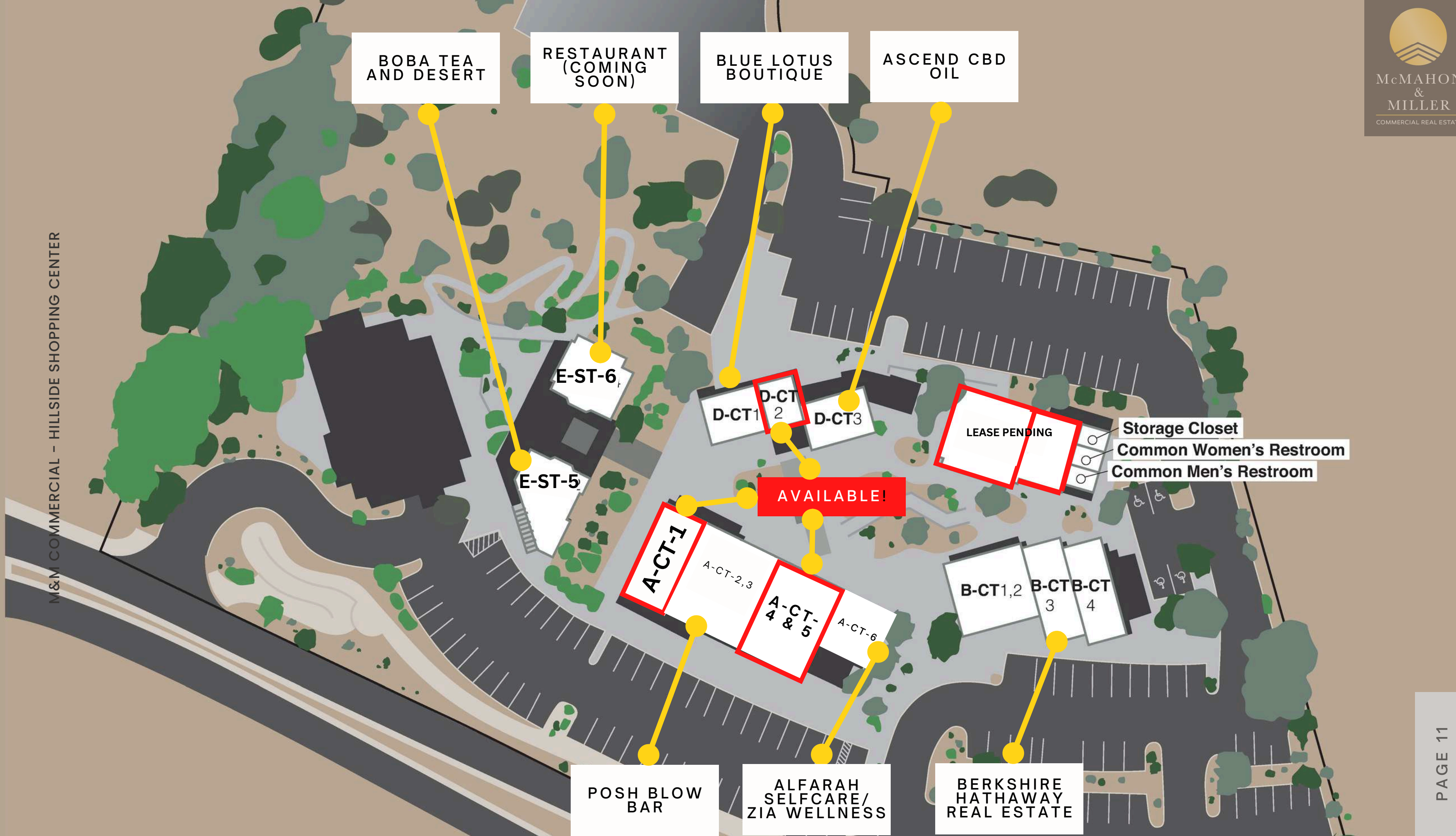
- Fantastic visibility with excellent vehicular & foot traffic (steps from 150 room Arabella Sedona Hotel and 220 room Los Abrigados Resort and Tlaquepaque Arts & Crafts Village)
- Panoramic red rock views and steps from Oak Creek
- 1,000' feet of SR 179 frontage with two points of ingress/egress and 170+ parking spots
- Top rated anchor restaurants onsite (Hudson and Javelina Cantina) plus Mooney's Irish Pub

IMPROVEMENTS

- New ownership in Fall of 2022
- New exterior paint as of May 2023
- New parking lot July of 2023
- New and refreshed signage Fall of 2023
- New artist murals Fall of 2023
- All vacant suites repainted/renovated
- All suites now with interior bathrooms + common
- Courtyard attractions and photo ops Spring 2024



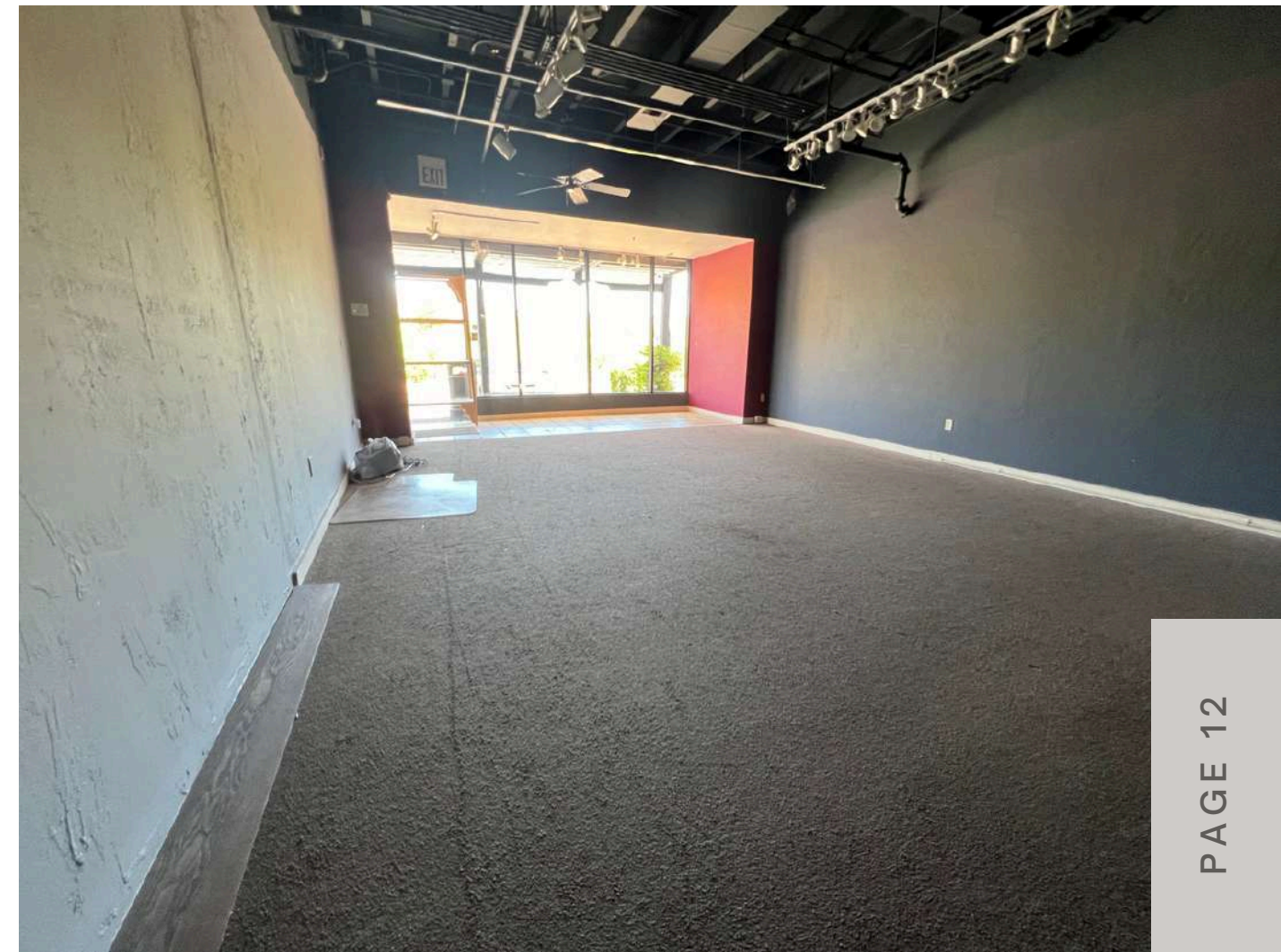
M&M COMMERCIAL - HILLSIDE SHOPPING CENTER



A-ST-1



FRONTAGE SUITE W/RED ROCK VIEWS
UNDERGOING WHITE BOX REMODEL
PROFESSIONAL PICTURES TO COME SOON



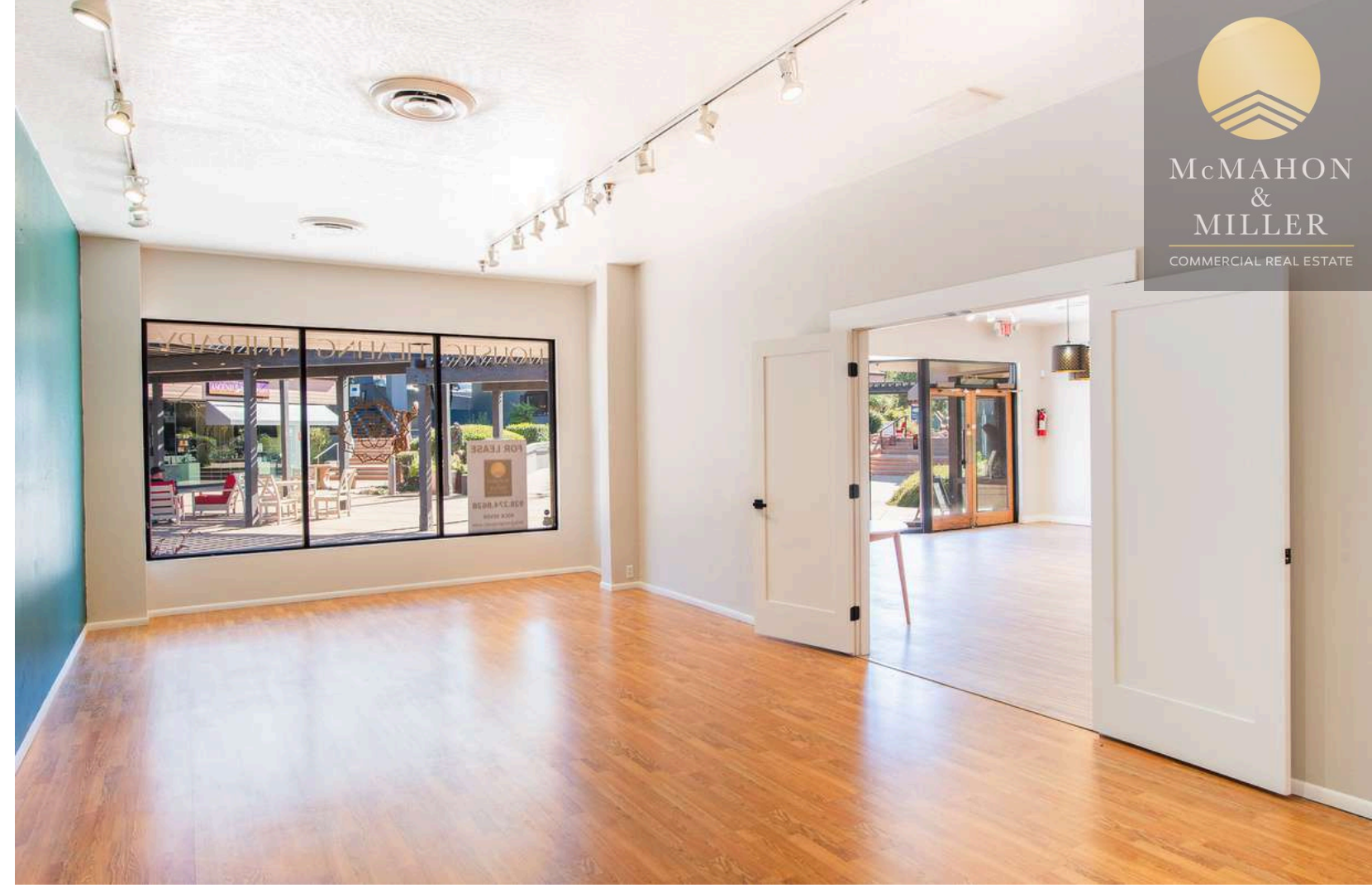
A-CT-1



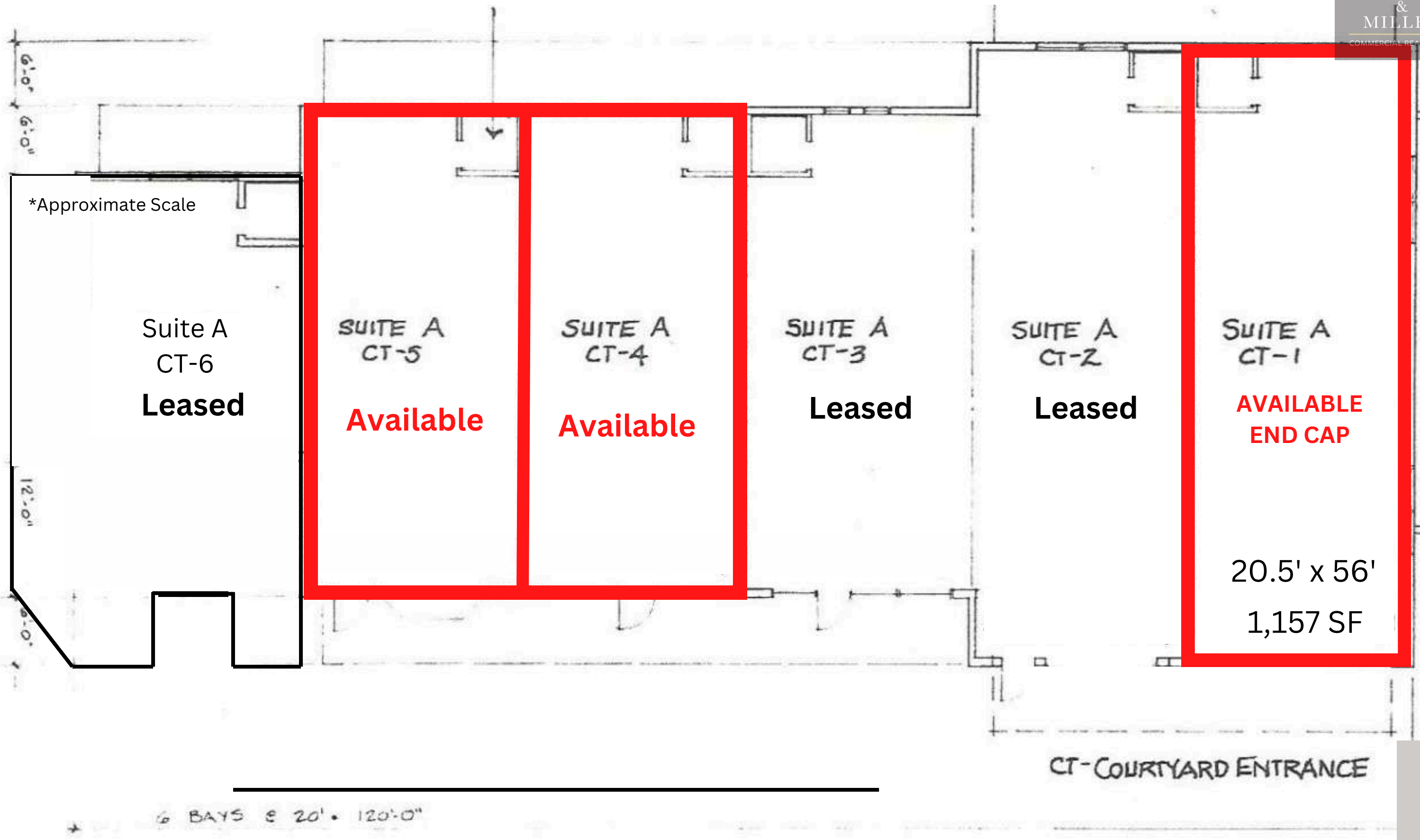
A-CT-4



A-CT-5



FLOOR PLAN A BUILDING



C-CT-1, 2, 3

(can be divided into 1, 2, or 3 units)



**LEASE
PENDING**

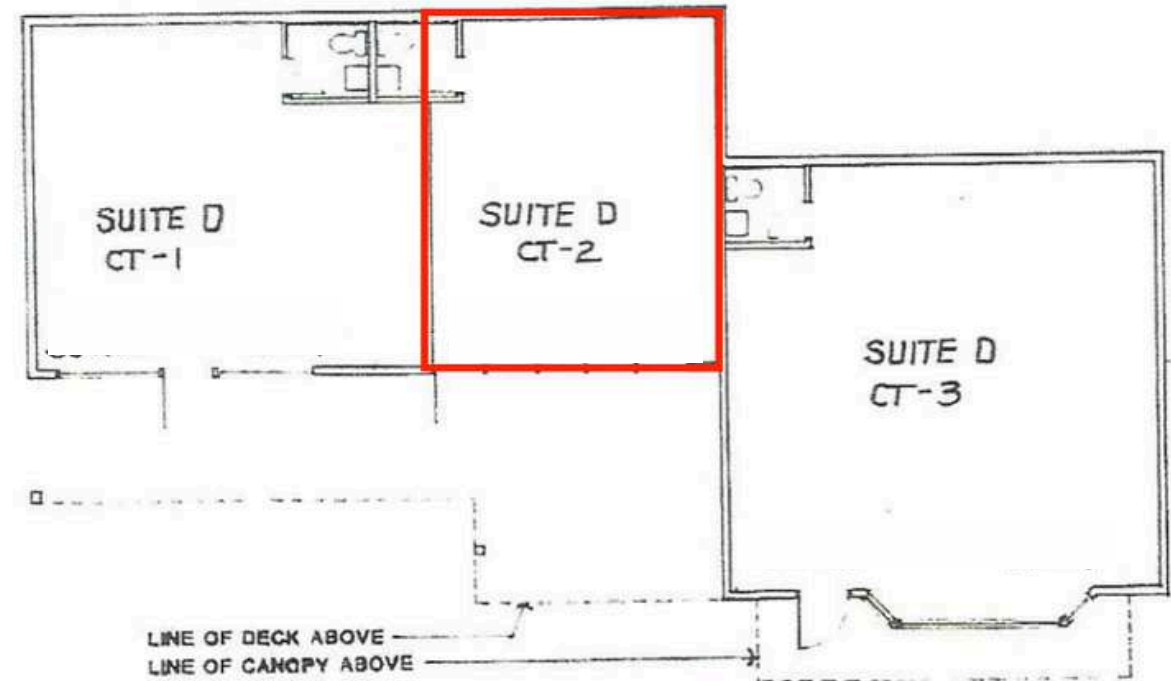


D-CT-2

PROFESSIONAL PICTURES COMING SOON....



**PROFESSIONAL PICTURES
COMING SOON**
COURTYARD SUITE
525 SQUARE FEET
\$1,684/MO + UTILITIES & TAX



Bldg	Suite	Use	Sq. ft.	Total Monthly
A	ST-1	Retail/Office /Special Purp.	971	\$3,496
A	ST-2	Gallery/Sip & Paint	909	LEASED
A	ST-3&4	Gallery	1,818	LEASED
A	ST-5	SoundBowls	909	LEASED
A	ST-6	SoundBowls	537	LEASED
A	CT-1	Retail/Office	1,157	\$3,587
A	CT-2	Salon	1,157	LEASED
A	CT-3	Blow Bar	909	LEASED
A	CT-4	Retail/Office /Special Purp.	909	\$2,818
A	CT-5	Retail/Office /Special Purp.	909	\$2,818
A	CT-6	Medical	1,098	LEASED

Bldg	Suite	Use	Sq. ft.	Total Monthly
B	ST-1 & 2	Restaurant	1,360	LEASED
B	ST-3&4	Bar/Tavern	1,760	LEASED
B	CT-1,2,3	Real Estate Office	2,240	LEASED
B	CT-4	Retail	880	LEASED
C	CT-1/2	Retail/Spec Purp.	1,405	\$4,356 (Lease pending)
C	CT-3	Retail/Spec Purp.	868	\$2,691 (Lease pending)
D	CT-1	Gallery	1,230	LEASED
D	CT-2	Retail/Spec. Pupose	543	\$1,684
D	CT-3	CBD	930	LEASED
D	TOP	Restaurant	3,333	LEASED

Bldg	Suite	Use	Sq. ft.	Total Monthly
E	ST-1 & 2	Restaurant + Patio	2,005 (interior) + 400 sq. ft. patio	LEASED
E	ST-3	Retail/Office	858	LEASED
E	ST-4	Retail/Office	837	LEASED
E	ST-5	Office	217	LEASED
E	CT-6	Special Purpose/Retail/ Coffee/Tasting Room	930	LEASED
E	CT-5	Special Purpose/Retail/ Coffee/Tasting Room	951	LEASED
F	ST-1	Restaurant	4,099	LEA



SUMMARY TABLE OF ALLOWED USES

E. Table of Allowed Uses

See Table 3.1, below.

Table 3.1 Table of Allowed Uses																				
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited																				
	Residential								Non-Residential					Other				Use-Specific Standards		
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		OC	
Residential																				
Household Living																				
Dwelling, Co-Housing																			P	3.3.A(1)
Dwelling, Duplex																			P	
Dwelling, Live/Work																			P	3.3.A(2)
Dwelling, Multifamily																			P	3.3.A(3)
Dwelling, Single-Family Attached																			P	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P										P	3.3.A(5)
Manufactured Home					P	P	C	C	C											3.3.A(6)
Group Living																				
Assisted Living Center																			P	
Dormitory																			C	
Public, Institutional, and Civic Uses																				
Community and Cultural Facilities																				
Cemetery or Interment Facility																				
Club or Lodge	C	C	C	C	C	C	C	C	C										P	3.3.B(1)
Conference/Meeting Facility																			A	
Day Care	C	C	C	C	C	C	C	C	C										P	

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Foodbanks																				
	CA	CA	CA	CA	CA	CA	CA	CA	CA										P	Accessory to non-residential use
Funeral Facility																				
																			P	
Library																				
																			P	
Museum																				
																			P	
Park, Active																				
	P	P	P	P	P	P	P	P	P										P	
Park and Open Space, Passive																				
	P	P	P	P	P	P	P	P	P										P	
Religious Assembly																				
	C	C	C	C	C	C	C	C	C										P	
Shelters (e.g., homeless shelter)																				
	CA	CA	CA	CA	CA	CA	CA	CA	CA										P	Accessory to non-residential use
Educational Facilities																				
School, Public or Private																				
	C	C	C	C	C	C	C	C	C										P	3.3.B(2)
School, Vocational or Trade																				
																			P	
Healthcare Facilities																				
Hospital																				
																			P	
Medical or Dental Clinic																				
																			P	
Commercial Uses																				
Animal-Related Uses																				
Kennel, Commercial																				
																			C	3.3.C(1)
Stable, Commercial																				
	P	P																		3.3.C(2)
Veterinary Hospital or Clinic																				
																			P	3.3.C(3)

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Recreation and Entertainment																				
RV Park																				
																			P	3.3.C(4)
Indoor Recreation Facility																				
																			A	3.3.C(5)
Outdoor Recreation Facility																				
	CA	CA	CA	CA	A	A	A	A	A										C	3.3.C(6)
Food and Beverage Services																				
Bar, Tavern, Lounge, or Tasting Room																				
																			C	3.3.C(7)
Catering Establishment																				
																			P	
Microbrewery, Distillery, or Winery																				
																			C	3.3.C(8)
Mobile Food Vending																				
																			P	3.3.C(9)
Restaurant																				
																			P	3.3.C(10)
Restaurant with Drive-Through																				
																			C	3.3.C(11)
Office, Business, and Professional Services																				
Administrative, Professional, or Government Office																				
																			P	3.3.C(12)
Financial Institution																				
																			P	3.3.C(13)
Lodging																				
Lodging, Medium-Density																				
																			P	3.3.C(14)b
Lodging, High-Density																				
																			See 3.3	
Personal Services																				
Personal Services, General																				
																			P	

SUMMARY TABLE OF ALLOWED USES (CONT'D)

Section 3.2 Table of Allowed Uses | Sedona Land Development Code Page 4 of 7

Table 3.1 Table of Allowed Uses P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited	Residential									Non-Residential					Other				Use-Specific Standards		
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC			
Laundromat, Self-Service							A	A	A	P	P	P	P	P						3.3.C(16)	
Retail Sales																					
Auction House										P	P	P	P	P						3.3.C(17)	
Building Materials and Supply Store												P	P								
General Retail, Less than 10,000 Square Feet										P	P	P	P	P					P	3.3.C(18)	
General Retail, 10,000 Square Feet to 25,000 Square Feet												P							P		
General Retail, More than 25,000 Square Feet												C							C		
Medical Marijuana Dispensary												P	P							3.3.C(19)	
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee												P	P							3.3.C(19)	
Nursery or Garden Supply Store										C	P	P	P	P					P	3.3.C(20)	
Transportation, Vehicles, and Equipment																					
Equipment Sales and Rental												C	P							3.3.C(21)	
Fleet Services												P	P	C	C					3.3.C(22)	
Off-Highway Vehicle Sales and Rentals												C	C	C						3.3.C(29)	
Parking Facility											P	P	P	P	C						

Section 3.2 Table of Allowed Uses | Sedona Land Development Code Page 5 of 7

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Transit Terminal or Station																			C		
Vehicle Fuel Sales												C	P	P							3.3.C(23)
Vehicle Repair, Major													P	P							3.3.C(24)
Vehicle Repair, Minor											C	C	P	P	P						3.3.C(25)
Vehicle Sales and Leasing													P	P	C						3.3.C(26)
Vehicle Service Station											C	C	P	P	P						3.3.C(27)
Vehicle Wash											C	P	P	P	P						
Adult Entertainment Establishments																					
Adult Entertainment													C	C							3.3.C(28)
Industrial Uses																					
Manufacturing and Processing																					
Food Processing										C	C	P	P	P	P						3.3.D(1)
Manufacturing, Artisan										C	C	P	P	P	P				P		3.3.D(2)
Manufacturing, Light													P	P							3.3.D(3)
Storage and Warehousing																					
Contractor Office or Equipment Storage Yard													C	P							
Outdoor Storage													C	P							3.3.D(4)
Self-Storage Facility													P	P							3.3.D(5)
Warehousing and Wholesale Facility													P	P							3.3.D(6)
Public and Semi-Public Utility Uses																					
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P				
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C			

Section 3.2 Table of Allowed Uses | Sedona Land Development Code Page 6 of 7

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Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C			
Wireless Telecommunications Facility	<i>See Article 4: Wireless Communication Facilities</i>																				
Accessory Uses																					
Agriculture, General	A	A																	CA	A	3.4.D(1)
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(2)
Guest Quarters	A	A	A	A	A	A	A	A	A	A										A	3.4.D(3)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A								A	3.4.D(4)
Outside Sales and Display																			CA	CA	3.4.C(3)
Outdoor Dining																			A	A	3.4.C(3)
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(5)
Parking Facilities	CA	CA	CA	CA	CA	CA	CA	CA	CA												3.4.D(7)
Temporary Uses																					
Christmas Tree and Pumpkin Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(1)
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(2)
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(3)
Model Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P							3.5.E(4)
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P							3.5.E(5)

SEDONA, AZ



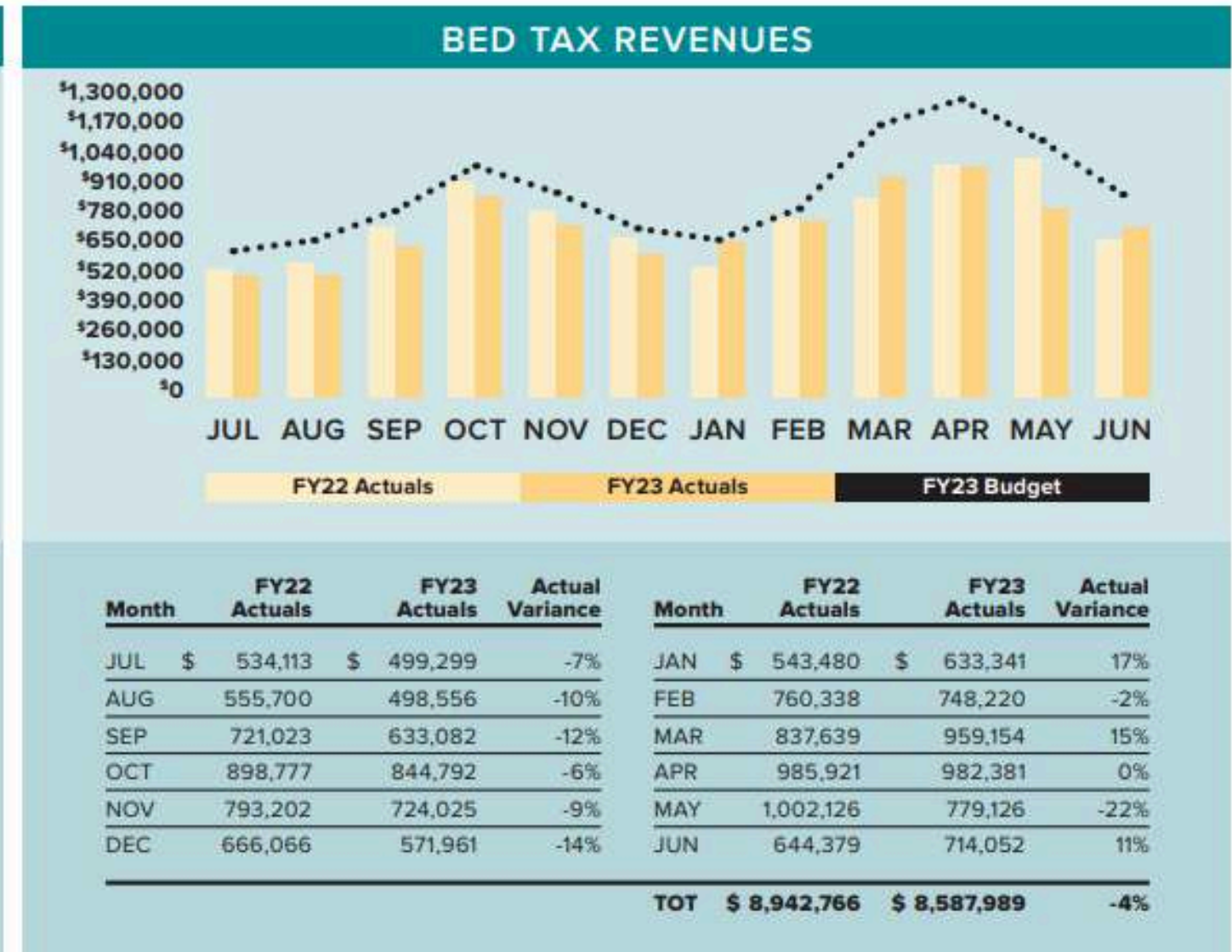
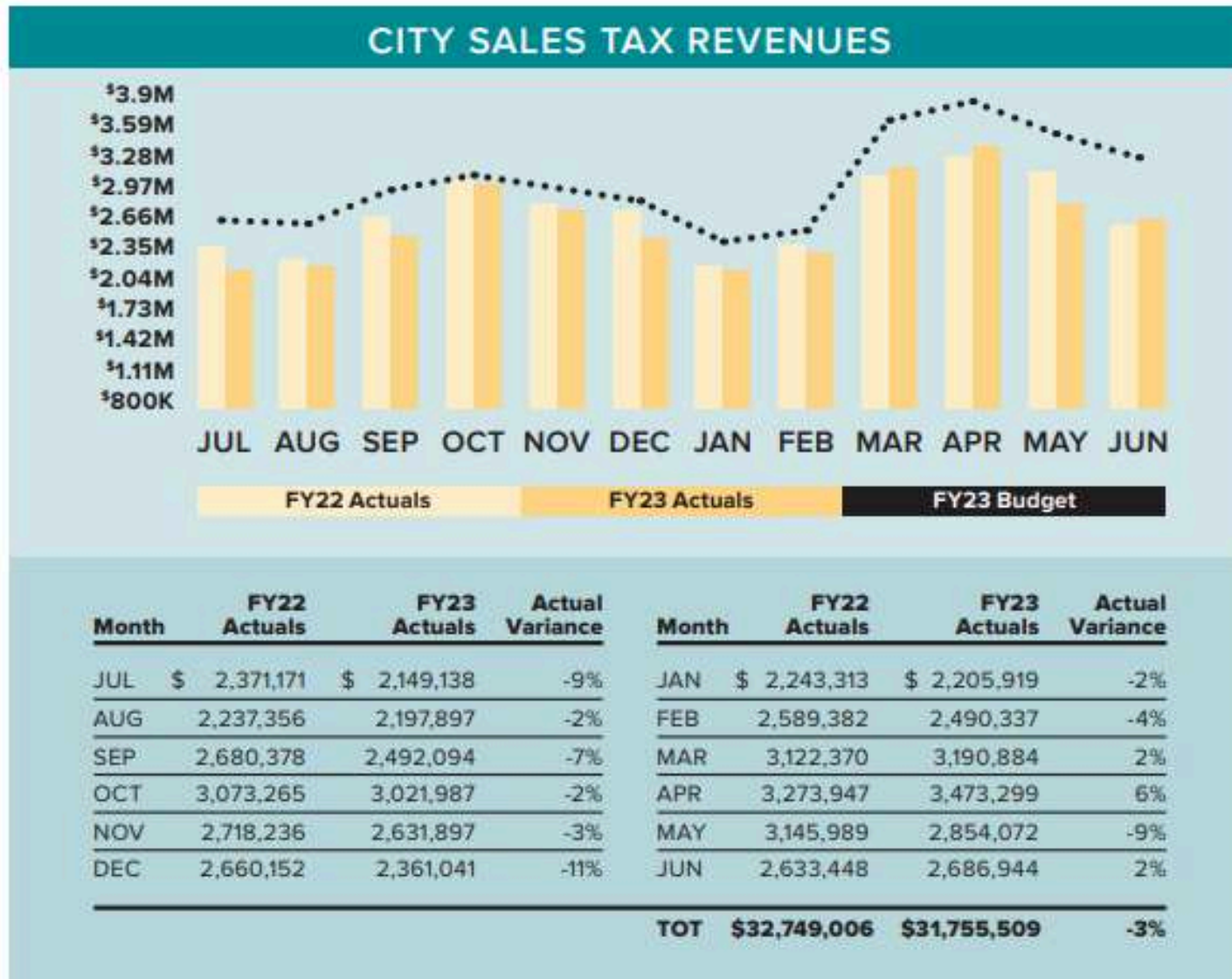
Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding



FY23 Sales and Bed Tax Revenues

FY23 (July 2022 – June 2023) vs FY22 (July 2021 – June 2022)



Traditional Lodging Performance FY23 vs FY19

(FY19 is considered in the industry to be the most recent normalized year prior to the pandemic.)

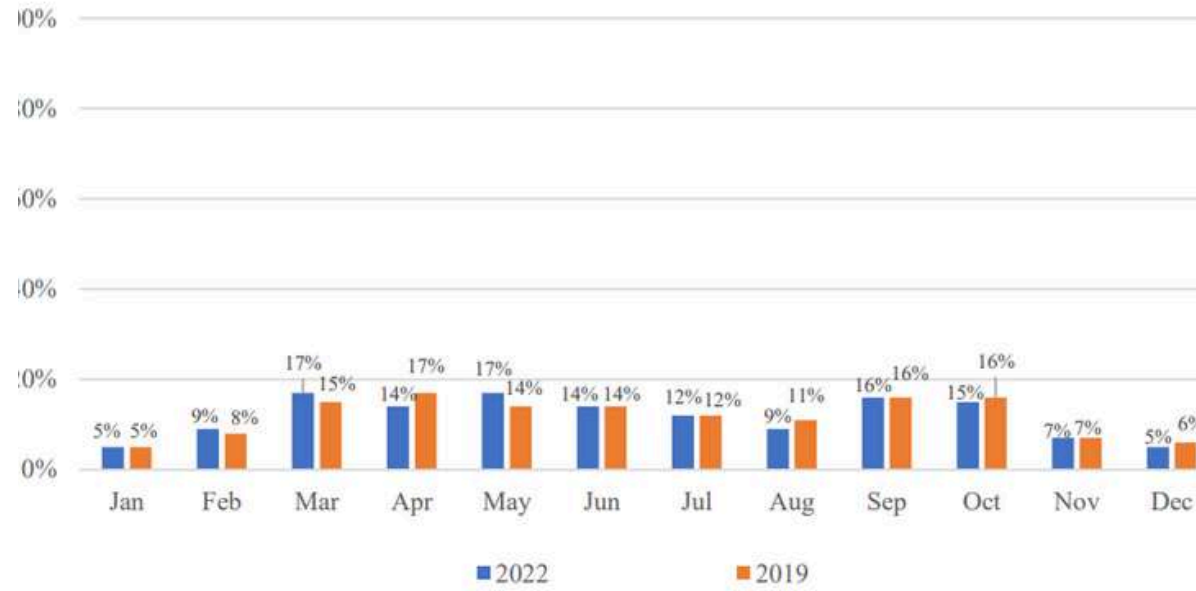
Occupancy
7.0%

Average Daily Rate
33%

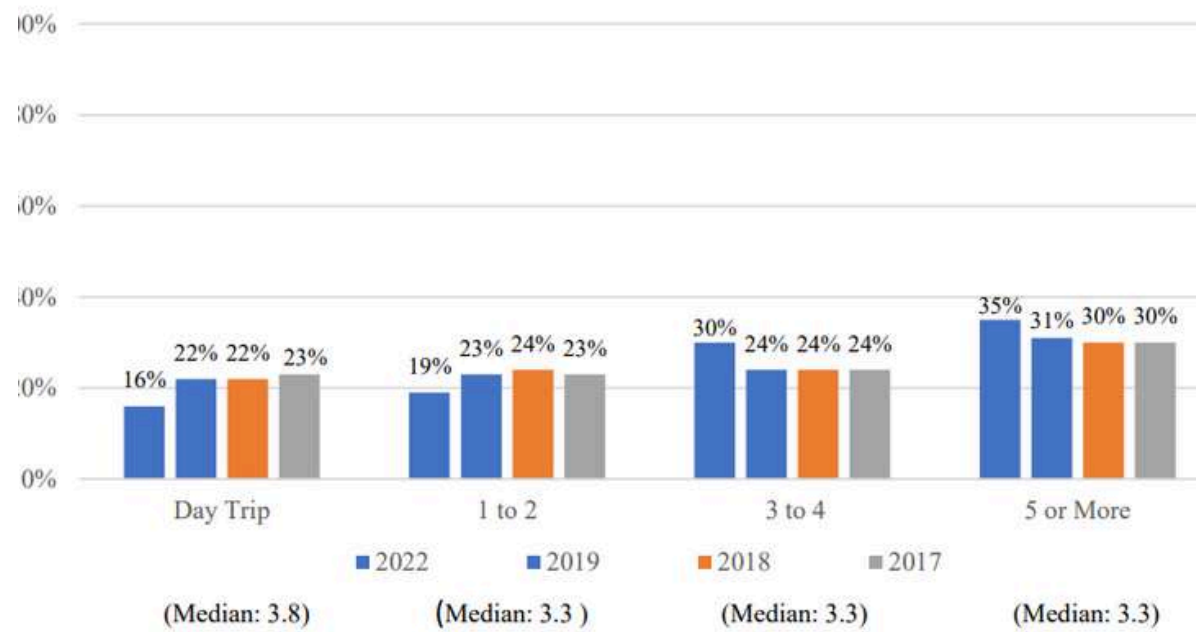
Revenue Per Available Room
24%

SEDONA VISITORS

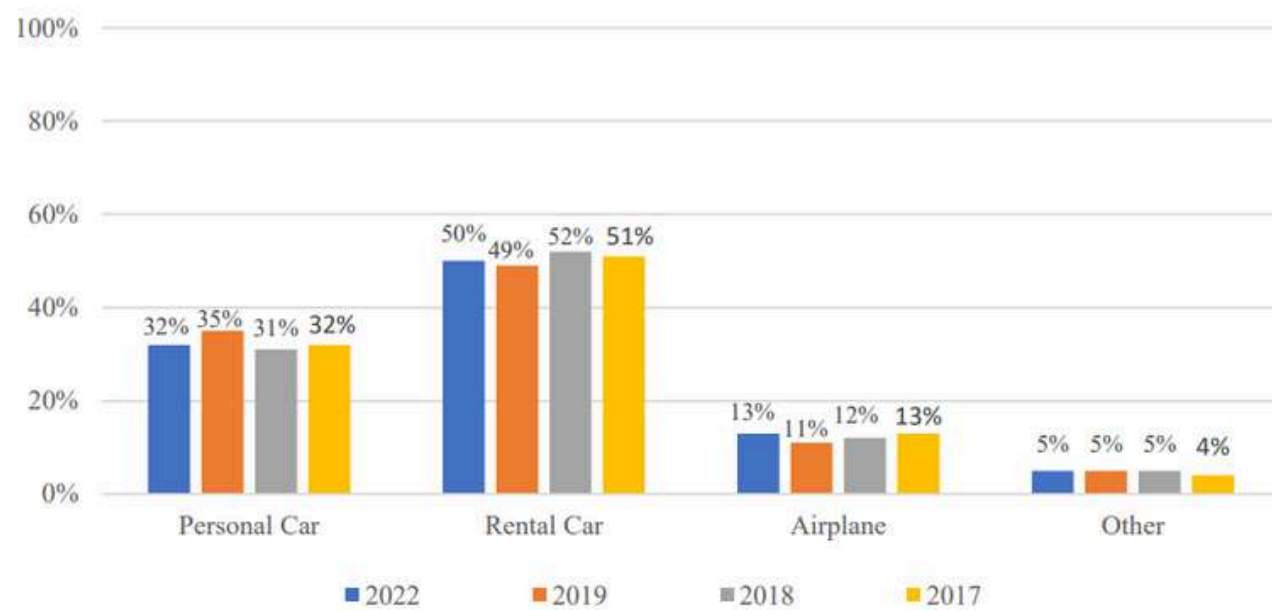
MONTH VISITED



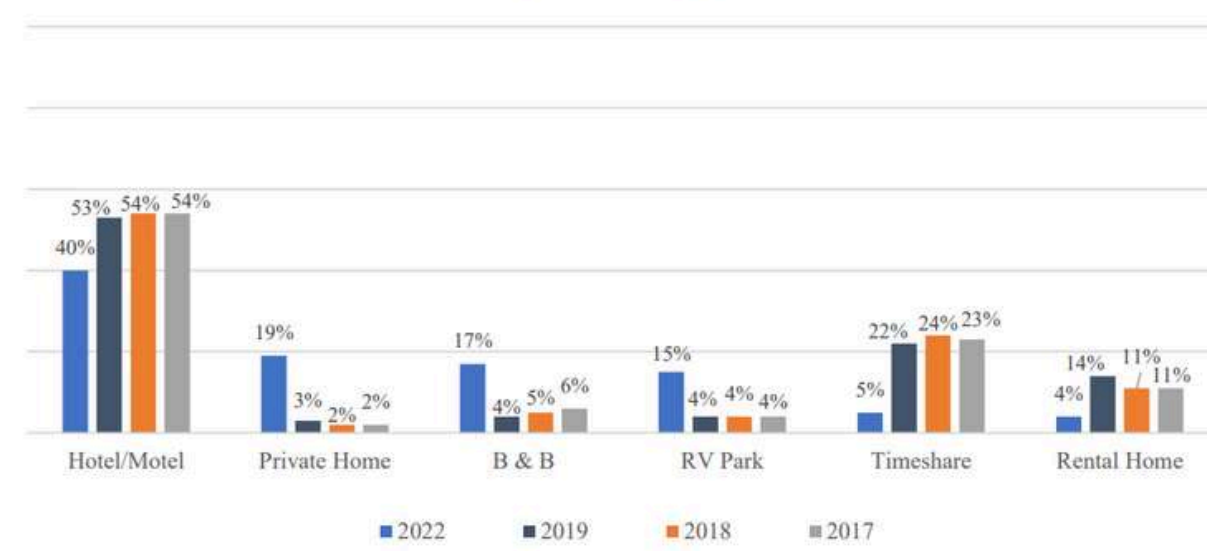
LENGTH OF VISIT



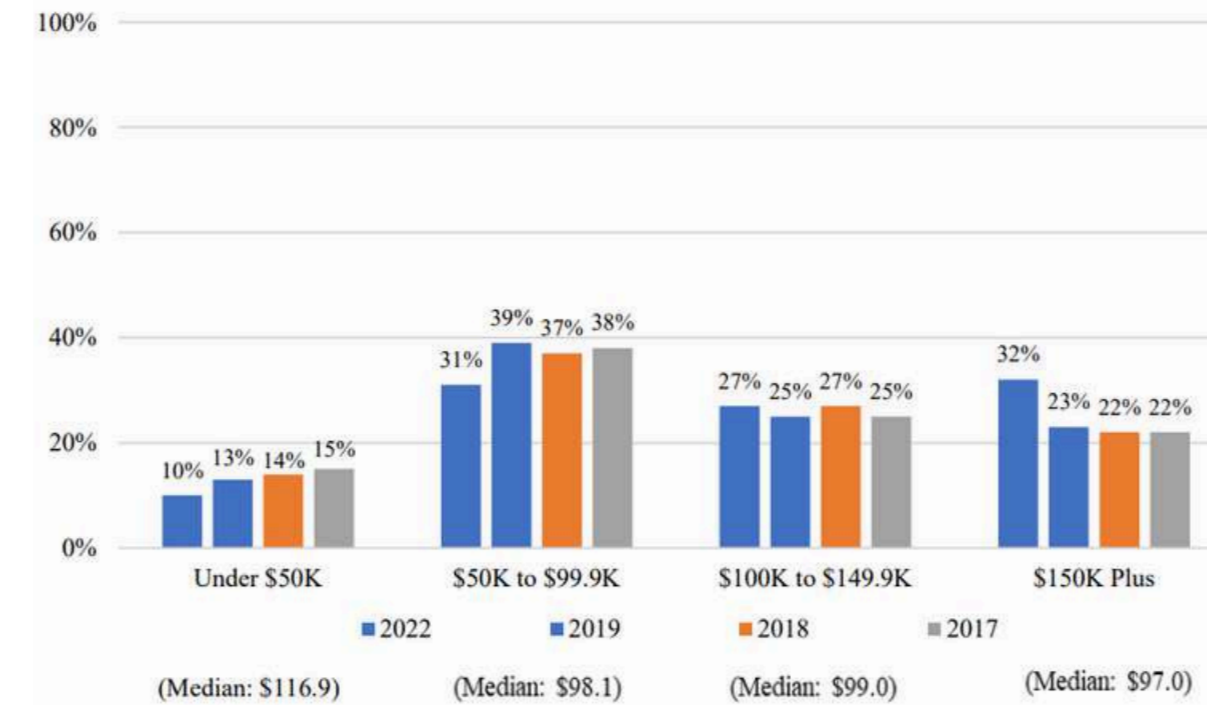
TRAVEL MODE



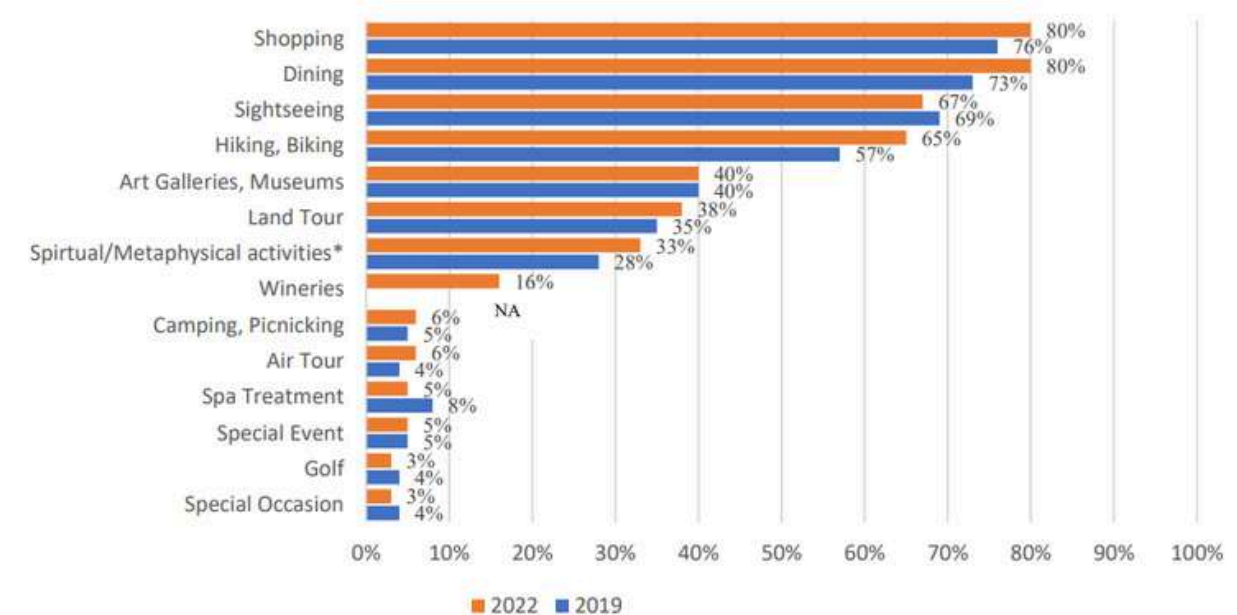
ACCOMMODATIONS



INCOME



ACTIVITIES PARTICIPATED IN



Sedona

M&M COMMERCIAL - HILLSIDE SHOPPING CENTER

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)

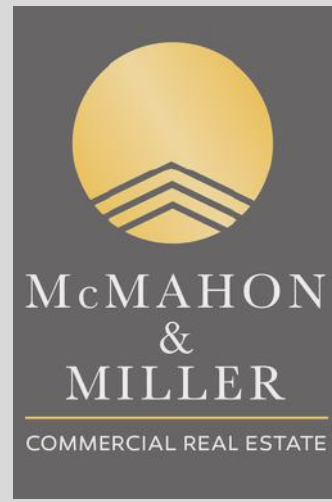
Activities

- 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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