



43 S. SAN FRANCISCO ST., FLAGSTAFF | ARIZONA

Prime Light Industrial Opportunity

This 5,500-square-foot commercial building occupies a premier hard corner location in Flagstaff's vibrant Southside retail corridor. Situated on a 7,000-square-foot lot with flexible Transect zoning, the property offers outstanding visibility, high traffic exposure, and a versatile interior layout ready for customization. This opportunity is ideal for office, mixed-use, retail, or hospitality applications.



Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, AZ 86001
Phone: 928 440 5450

For Sale:
\$1,225,000

Or

Lease:
\$15/SF/mo.
NNN

Contact:

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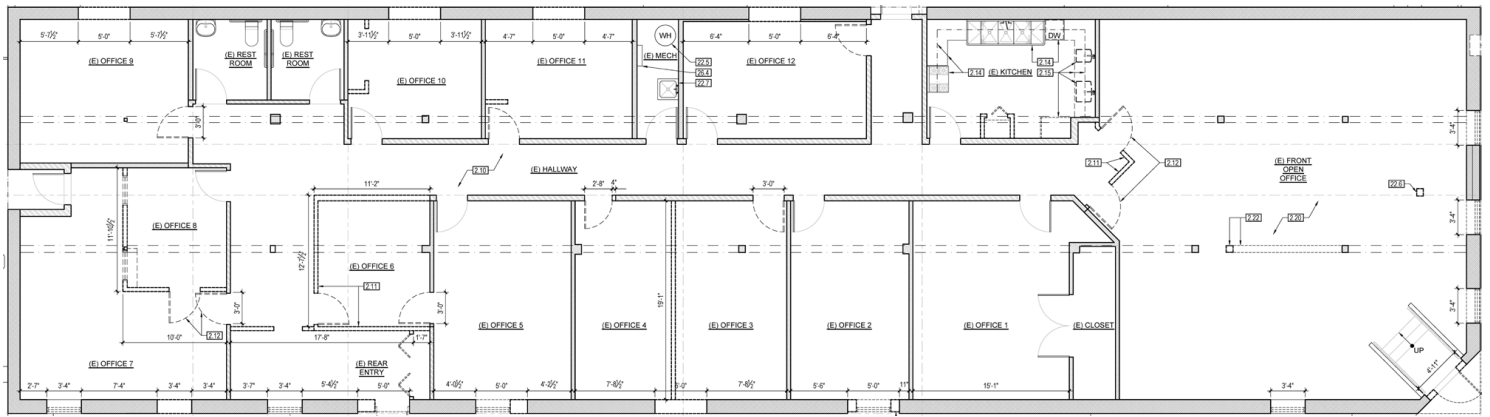
Property Overview

Located in Flagstaff's primary commercial zone, this commercial property offers exceptional visibility and accessibility—making it an ideal setting for long-term business success. The single-story building is strategically positioned on the hard corner of San Francisco Street and Cottage Avenue, providing maximum exposure in one of Flagstaff's most desirable commercial areas.

The building has been cleared of floor coverings and select interior finishes, creating a blank canvas ready for customization to suit your specific business needs. Current infrastructure includes:

- Large entry reception area
- Full-size commercial kitchen
- 12 individual offices
- 2 ADA-compliant restrooms





Zoning & Permitted Uses

Zoning: Transect Zone (City of Flagstaff)

- Transect zones are designed to create walkable, mixed-use neighborhoods that reinforce downtown areas, focusing on physical form and compatibility rather than strict separation of uses. These zones promote development that aligns with the City of Flagstaff's General Plan vision for sustainable growth and desirable community character.

The property most recently served as office space for a local governmental nonprofit organization. Given the flexible Transect zoning, the building is well-suited for a variety of commercial applications, including:

- professional office space
- mixed-use residential/retail
- café or restaurant
- boutique retail
- creative studio space, etc.

For detailed zoning regulations and development standards, please refer to the Flagstaff Zoning Code.

Highlights

- **Prime Southside Location:** Situated in the heart of Flagstaff's historic Southside retail district
- **High Traffic & Visibility:** Prominent hard corner position ensures maximum exposure to vehicle and pedestrian traffic
- **Convenient Parking:** Adjacent 2-hour public parking creates continuous customer flow and turnover, ideal for retail and service-oriented businesses
- **Walkable Environment:** Located in a pedestrian-friendly area with strong foot traffic and established customer base

Zoning	Transect Zone
Assessor Parcel Number	#100-41-002B
Lot Size	7,000 SF
Building Size	5,500 SF free-standing, single-story building
Parking	Adjacent public parking
Rent	\$15/SF/Mo. NNN
Purchase Price	\$1,225,000



Market Summary Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 76,586 and a metropolitan area population of 144,472.

The community is also a college town focused on quality education, research and professional development with almost 30,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.

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