



# SEDONA VISTA VILLAGE

6657 SR-179 | Sedona, Arizona 86351 • USA

**DE RITO PARTNERS, INC**

MATT MORRELL • (602) 553-2935 • matt@derito.com



## DE RITO PARTNERS, INC

MATT MORRELL • (602) 553-2935 • [matt@derito.com](mailto:matt@derito.com)

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

## CONTENTS

- 1 SITE INFORMATION
- 2 LOCATION
- 3 DRIVERS FOR DEVELOPMENT

## RECENTLY RENOVATED

- Hard Corner Location with Unobstructed Visibility from Intersection
- Next Door to a Brand New Element Hotel (Westin) on North End of Property
- High Traffic Location on SR-179
- Occupied by Credit Tenants on Long Term Leases: Verizon, Famous Footwear
- 800+ Hotel Rooms within 1.5 Miles



*The heart of any community is its town center, Sedona Vista Village is becoming one of Sedona's premier open-air shopping, dining, entertainment and accommodation "town centers." Breathtaking vistas, wonderful climate, unique shops & restaurants including: Sedona Digs Furniture, Famous Footwear, Verizon, Village Yoga, Tortas De Fuego Bar & Grill, Butterfly Burger, Sedona Kitchen & Bath, Pisa Lisa II, Sedona Juice Co., Jonivy Nails, and a new Westin Element Hotel are all here. Sedona Vista Village and its neighborhood are nestled amid beautiful Coconino National Forest with a range of activities from culture and sightseeing to golf and mountain biking. Sedona Vista Village is not just a shopping center but an integral part of the Sedona way of life. Come enjoy the experience.*



# Sedona Vista Village

- **Retail Redevelopment**
  - Available SF: ± 1,200 - 3,000 SF
  - Lease Rate: Negotiable
  - Uses: Restaurant, Retail, Specialty
  - Zoning: C-2
  - Utilities: SRP, Unisource, Big Park Sewer & Water
- **High visibility - Street Frontage Retail (SR-179)**
- **Monument Sign Available**
- **Former Oak Creek Factory Outlet**
- **Next to Brand New Element Hotel (Westin) on North End of Property**
- **Three (3) Existing Retail Buildings South of the Hotel**
- **800+ Hotel Rooms within 1.5 Miles**



## Revenue, Expenses, and NOI (Estimated)

12 months forward as of January 1, 2025

### REVENUE

#### A. By Tenant Including CAM<sup>1</sup>

1. Butterfly Burger	Suite B-1	\$ 131,784
2. Sedona Juicery	Suite B-3	\$ 37,149
3. Sedona Digs Furniture	Suite B-2 & D-9C	\$ 237,467
4. Village Yoga	Suite C-1 & C-2	\$ 156,765
5. Jon Ivy Nails	Suite C-3	\$ 47,915
6. Tortas de Fuego	Suite C-7	\$ 98,472
7. Pisa Lisa	Suite D-1, D-4, D-4A	\$ 227,382
8. Verizon	Suite D-3	\$ 35,406
9. Sedona Drifters	Suite D-5	\$ 43,209
10. Pilates	Suite D-7B	\$ 38,333
11. Famous Footwear	Suite D-8	\$ 118,663
12. Jessee's Beer & Wine	Suite D-9A	\$ 28,187
13. Sedona Smoke	Suite D-9B	\$ 36,000
14. Astrology	Suite D-11	\$ 12,000
15. All-A-Glow Jewelry	Suite D-12	\$ 22,880
16. Diamond Resorts Kiosk <sup>2</sup>		\$ 43,563
17. Art Shows (15 weekends per year)		\$ 42,000
	<u>Subtotal</u>	\$ 1,353,122

Vacant Suites: D-7A 1,200 square feet

Theatre Building 6,500 square feet

#### B. Other Estimated Revenue (Tenant Reimbursements to Owner) in addition to CAM

Sewer:	\$ 33,000
Water:	\$ 9,000
Electricity:	\$ 3,000
Subtotal:	\$ 45,000

#### C. Total Revenue

\$ 1,398,122

### EXPENSES

Per attached detailed Schedule

### NOI

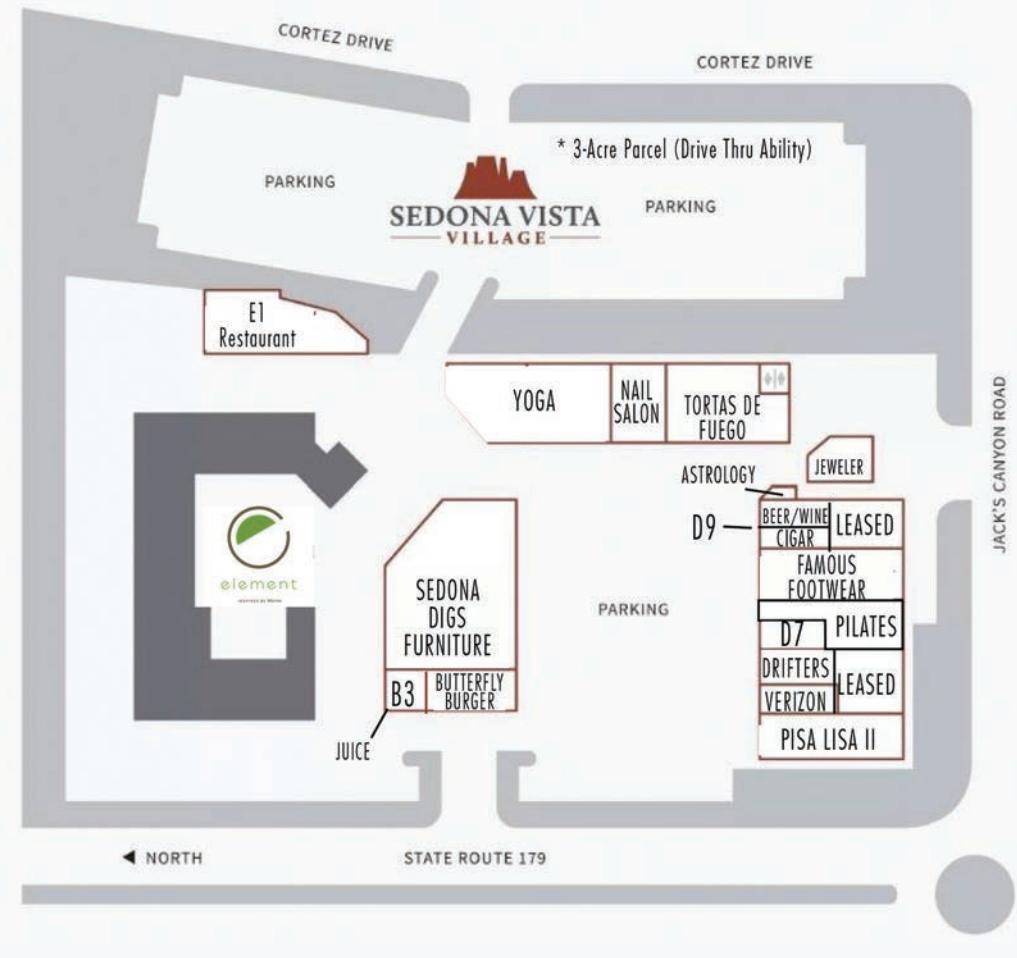
Provision for extraordinary construction / commissions

\$ 1,137,157

TBD

# SEDONA VISTA VILLAGE

## 6657 SR-179 | Sedona, Arizona 86351 • USA



**DE RITO PARTNERS, INC**

MATT MORRELL • (602) 553-2935 • matt@derito.com

<sup>1</sup> Some leases have annual CAM calculations, some leases have fixed CAM, and some leases have gross rents. Most leases adjust upwards at 3% per lease year

<sup>2</sup> The kiosk lease expires on May 1, 2025

As of January 8, 2025

1. Butterfly Burger	Suite B-1	The Lease expiration for the initial ten year term is November 30, 2028. There is one 5-year Tenant option, in addition.
2. Sedona Juicery	Suite B-2	The Lease expiration for this initial 5-year term is March 30, 2028. Five year extension in process of being signed.
3. Sedona Digs Furniture	Suites B-3 and D-9C	The Lease expiration for Suite B-3 (the furniture store) is April 30, 2034, with one 5 year Tenant option. The Lease expiration for Suite D-9C (storage) is April 30, 2029, with one 5-year tenant option.
4. Village Yoga	Suites C-1 and C-2	The Lease expiration for the currently extended term is April 30, 2027 for both Suites.
5. Jon Ivy Nails	Suite C-3	The Lease expiration under the recent renewal is September 30, 2029.
6. Tortas de Fuego	Suite C-7	The Lease expiration for this second 5-year term is June 30, 2028.
7. Pisa Lisa	Suites D-1, D-4 and D-4A	The Lease expiration for the initial ten year term is October 31, 2028 for Suites D-1 and D-4, with one 5-year Tenant option, in addition. Suite D-4A is for storage only, consolidated for the Dahl two onsite restaurants and other offsite restaurants, with a year to year term. That Lease began on October 1, 2022; and, the Dahl Operations Officer expects it to run for the full terms of the other onsite Dahl leases, especially with the recently constructed 12 x 12 secure storage room for wine and spirits in this specific storage area.
8. Verizon	Suite D-3	The Lease expiration for the current second 5-year term is June 30, 2026.
9. Sedona Drifters	Suite D-5	The Lease expiration is September 30, 2028, with one 3-year Tenant option, in addition.
10. Pilates		The Rent Commencement Date for the 4-year term will be February 1, 2025.
11. Famous Footwear	Suite D-8	The current Lease expiration date, after a very recent 5-year renewal is April 30, 2032.
12. Jessee's Beer and Wine	Suite D-9A	The Rent Commencement Date was January 1, 2025. Lease expiration for the 5-year term is December 31, 2029.
13. Sedona Smoke	Suite D-9B	The 5-year term on this new Tenant runs through December 2029.
14. Astrology	Suite D-11	The Lease expiration is March 31, 2025. Tenant has a 3-year extension for signature, while awaiting its Change of Use Period from the County.
15. All-A-Glow Jewelry	Suite D-12	The Lease expiration for the initial 5-year term is April 30, 2027.
16. Diamond Resorts Kiosk		The Lease expiration is April 30, 2026. This Lease will terminate on that date.
17. Art Shows		The current License Agreement expires February 29, 2030. Tenant has been operating the Art Show on-site for 15 weekends per year for 20-years.




**Butterfly Burger | [butterflyburger.com](http://butterflyburger.com)**

Forming a new heart in the Village of Oak Creek, Butterfly Burger is a celebration of Chef Lisa Dahl's passion for the dining experience. The result is something unique in Sedona, A Couture Burger Lounge. While her contemporaries are fashioning fast-casual burger diners, Butterfly Burger is reveling in low-lite glamour and an unabashed cocktail lounge look and feel.


**Pisa Lisa | [pisalisa.com](http://pisalisa.com)**

When you dine at Pisa Lisa and bite into our thin crust pizzas the delicate flavors are sure to satisfy all. We strive to use Arizona-grown, all-natural organic products for our wide variety of unique tapas plates, healthy salads, panini sandwiches, and our famous Tuscan Tomato Bisque Soup. From gluten-free, vegetarian and vegan options - Pisa Lisa is everybody's favorite spot.


**Sedona Juice Co. | [sedonajuiceco.com](http://sedonajuiceco.com)**

Locally Sourced, 100% Organic, SUPERFOOD Vegan Kitchen, No Processed Sugar. The Sedona juice Company is a family owned and operated business located in the Village of Oak Creek in Sedona, Arizona.


**Tortas De Fuego | [tortasdefuegosedona.com](http://tortasdefuegosedona.com)**

From the heart of Mexico City to the enchanting vibes of West Sedona, our journey has been nothing short of a dream. We, the Sanchez-Jimenez family, set foot on American soil in 1990 with flavors of our homeland and a burning passion to serve it authentically. Years of hard work, determination, and never giving up on our 'American Dream' has given birth to 'Tortas de Fuego'. Whether you're seeking a touch of Mexican authenticity or craving some mouth-watering cuisine, join us and experience the magic we've been cooking up for years. So, to all Sedona Verde Valley locals and those passing through this majestic land: Come taste the dream at Tortas de Fuego in West Sedona, Cottonwood and the Village of Oak Creek!


**All-A-Glow Artisans Of Sedona | [allaglowsedona.com](http://allaglowsedona.com)**

All-A-Glow Sedona is a boutique gallery and gift shop located in the beautiful Village of Oak Creek, the gateway to Sedona, Arizona. We are honored to display unique art from talented artists, all local to the Sedona area. We are easy to find right off HWY 179 in the Sedona Vista Village Shopping Center.


**Jonivy Nails | [7ivynails.com](http://7ivynails.com)**

In 7IVY NAILS 86351 we can bring you into a calm setting that doesn't feel rushed or overdone because of our combined knowledge in hand and nail arts. We've created a skin care area so that our clients can get nail art, waxing, and other services, making it a one-stop shop for all of their beauty requirements.


**Village Yoga | [villageyogasedona.com](http://villageyogasedona.com)**

Village Yoga supports people on their well-being journey by providing a wide variety of yoga and wellness classes in a supportive, compassionate environment. Regardless of age or experience, and whether you are here for days, weeks, months or years, we welcome you to practice in community with us. Everything we offer is with the intention of illuminating the power of community and respect for our environment to foster sustainability and quality of life.


**Famous Footwear | [famousfootwear.com](http://famousfootwear.com)**

At Famous Footwear, you'll always find the right shoes from everyone's favorite brands like Nike, Crocs, Birkenstock, Dr. Martens and many more. No matter how you like to shop, whether it's around the corner at one of our 900 stores or online at Famous.com, Famous Footwear is the go to spot for all your shoe needs. Famous Footwear. Famous for you.


**Drifters | [sedonadrifters.com](http://sedonadrifters.com)**

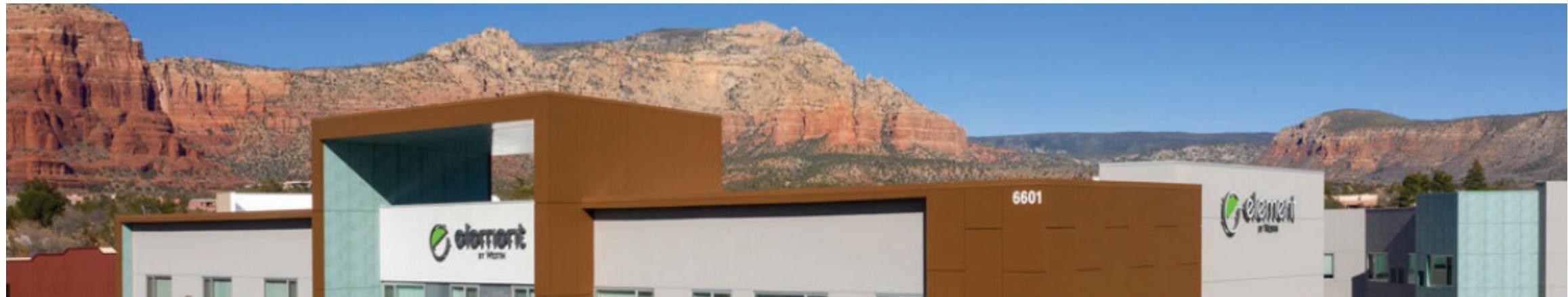
Let your journey start here. Our curated collections transport you across the globe – from the markets of Peru to the coasts of Italy, the textile houses of India to the villages of Haiti. We traverse the world in search of unique, comfortable clothing and accessories infused with bold spirit. Whether you're a seasoned explorer or just daydreaming about your next voyage, come discover our latest finds. Peruse breezy tunics and packable pants from Vietnam. Try on hand-tooled leather bags from Spain. Layer on tribal jewelry handed down for generations in Canada's North. We unearth new treasures every week to keep your closet adventures fresh.


**Sedona Digs | [sedonadigs.com](http://sedonadigs.com)**

Whether you're looking for rustic or modern furniture, mattresses, lamps, or unique accessories and home decor, contact us or come to Sedona Digs Furniture. We'll help you find everything you need at the right price. We provide full service delivery to homes in Sedona and the surrounding area.


**Verizon | [verizon.com](http://verizon.com)**

Russell Cellular independently operates this site and is a Verizon Authorized Retailer. From very humble beginnings, we have grown to become a nationwide leader in the wireless industry. Russell Cellular is a Verizon Authorized Retailer with 750+ locations across 43 states, and 2,600+ team members.



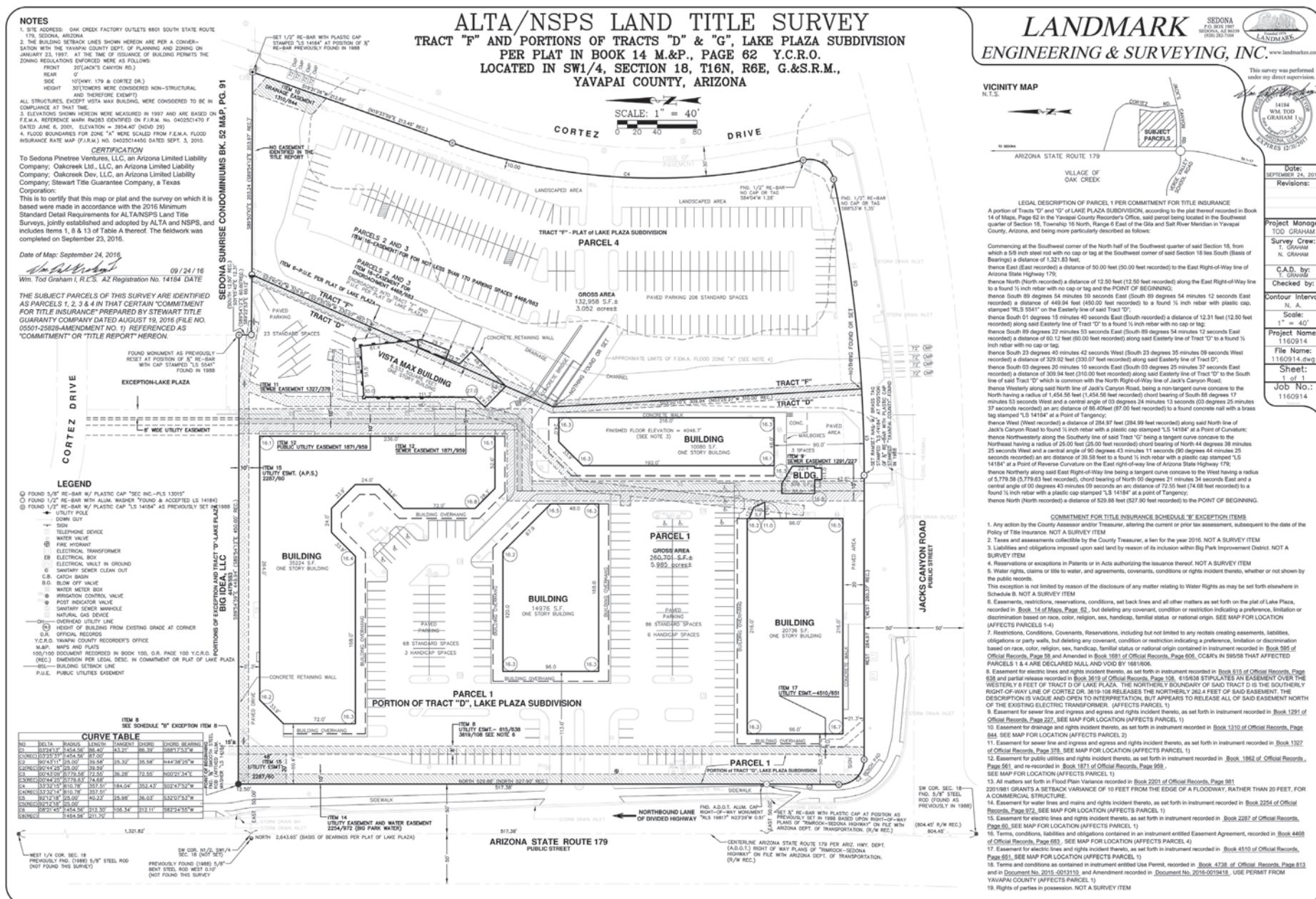
### A Hotel Brand For Every Type of Journey

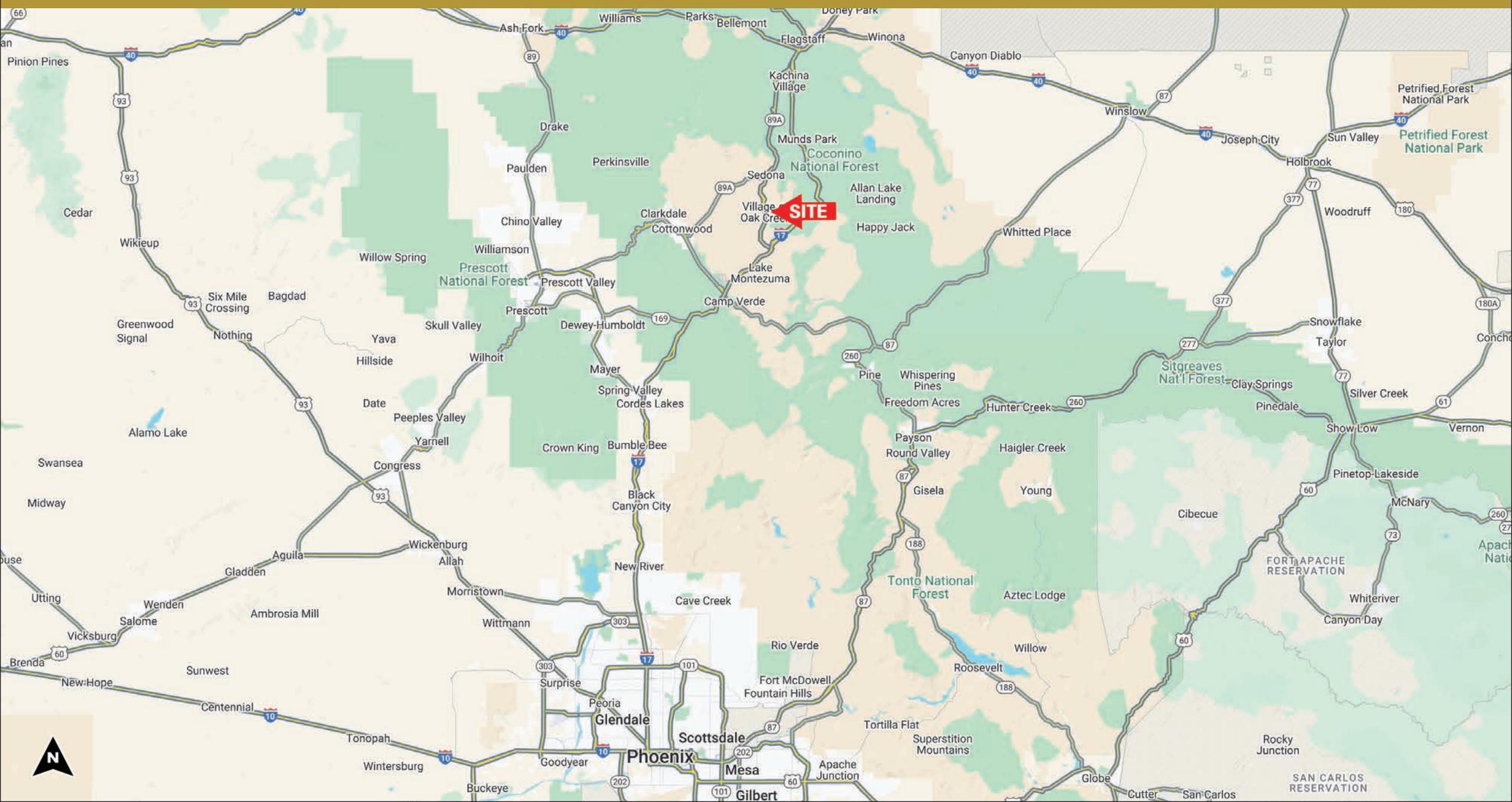
With over 30 hotel brands and 10,000 global destinations, you'll find the exact experience you're looking for with Marriott Bonvoy. Your world, and your journey, await. Where Can We Take You?

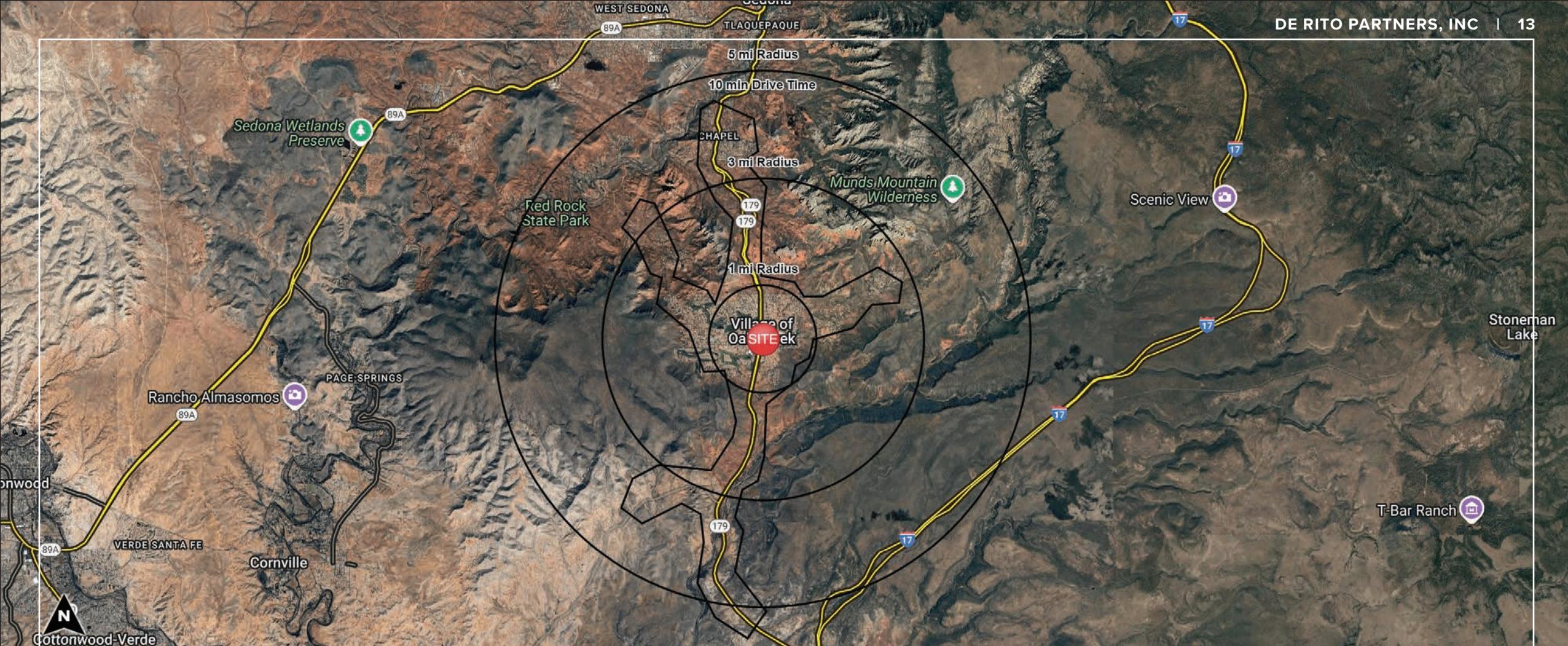
### Element Sedona by Westin | <https://www.marriott.com/en-us/hotels/flgel-element-sedona/overview/>



Element Sedona Hotel is steps away from the breathtaking red rock mountains, famous restaurants and premium shopping near Sedona's Oak Creek Canyon. Element Sedona is a new Sedona AZ hotel where outdoor enthusiasts have endless access to enjoy the beautiful scenery - golf, bike or hike with over 400 miles of trails nearby, plus access to downtown without the congestion. Rest well during your extended stay in our sustainable suites with fully equipped kitchens, signature Heavenly Beds® and Netflix, Hulu & YouTube streaming services. Element Sedona is the top-rated Sedona Marriott on Trip Advisor so you are guaranteed an unforgettable experience. Our hotel in Sedona is pet-friendly and a perfect hotel for families visiting Sedona and the Coconino National Forest including Slide Rock State Park and Bell Rock. At the end of your day, enjoy local beer, wine and small bites at our on-site bar, then relax at our outdoor saline pool and hot tub while admiring the spectacular sunset scenery.



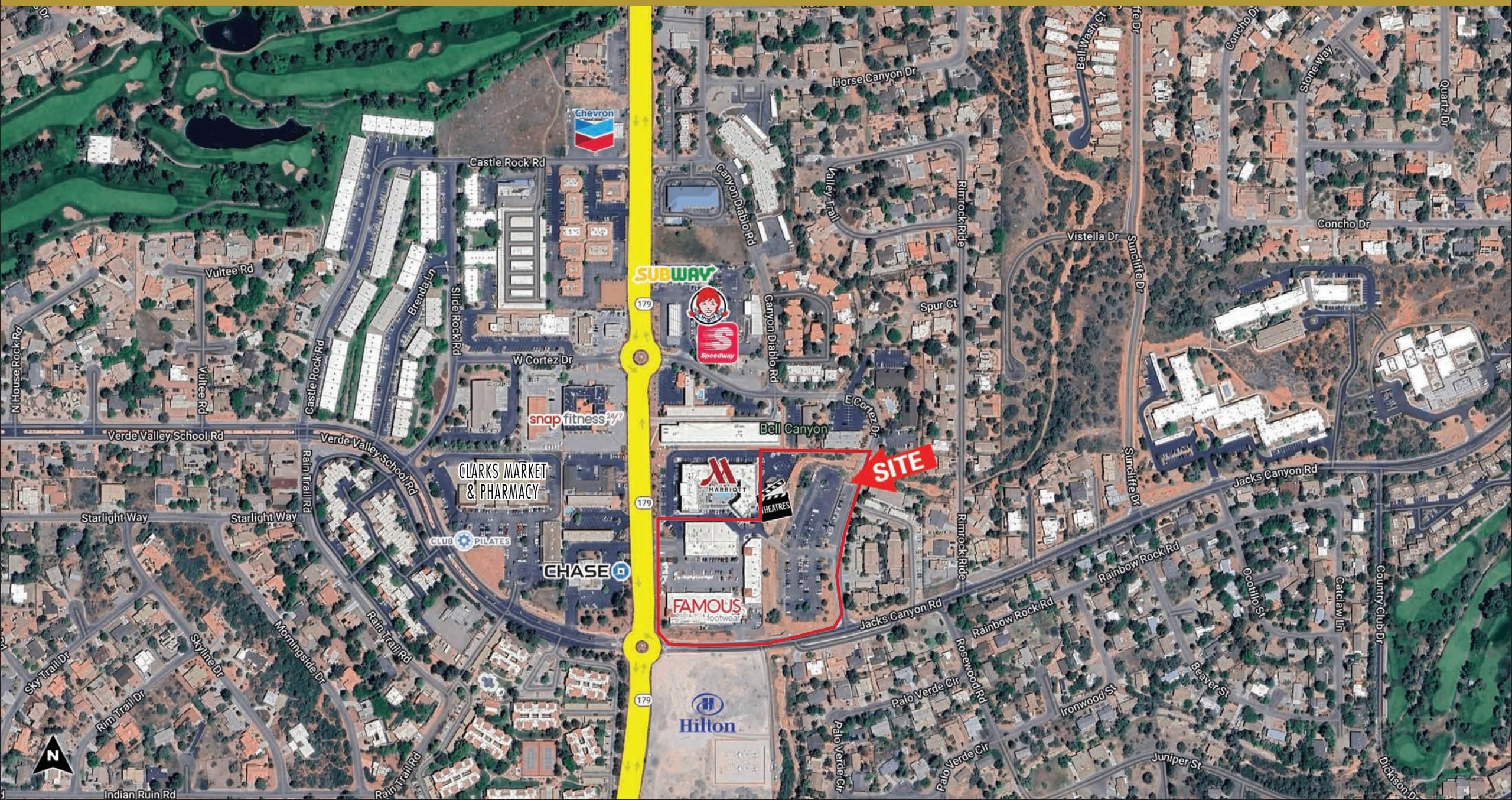




# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	4,761	6,931	8,745
Projected Population (2029)	4,735	6,886	8,646
Estimated Avg. Household Income (2024)	\$108,925	\$121,162	\$121,591
Projected Average Household Income (2029)	\$112,705	\$125,708	\$126,084
Average Household Size	1.2	1.2	1.2
Total Daytime Employees	1,400	2,211	2,780
Median Age	43.5	42.0	37.1

(Source: Sites USA)





## DRIVERS FOR DEVELOPMENT

# SEDONA - Live. Work. Play

Sedona is a city that straddles the county line between Coconino and Yavapai counties in the northern Verde Valley region of the U.S. state of Arizona. As of the 2024 census, its population was 9,861. It is within the Coconino National Forest. Sedona enjoys nearly three million tourists every year.

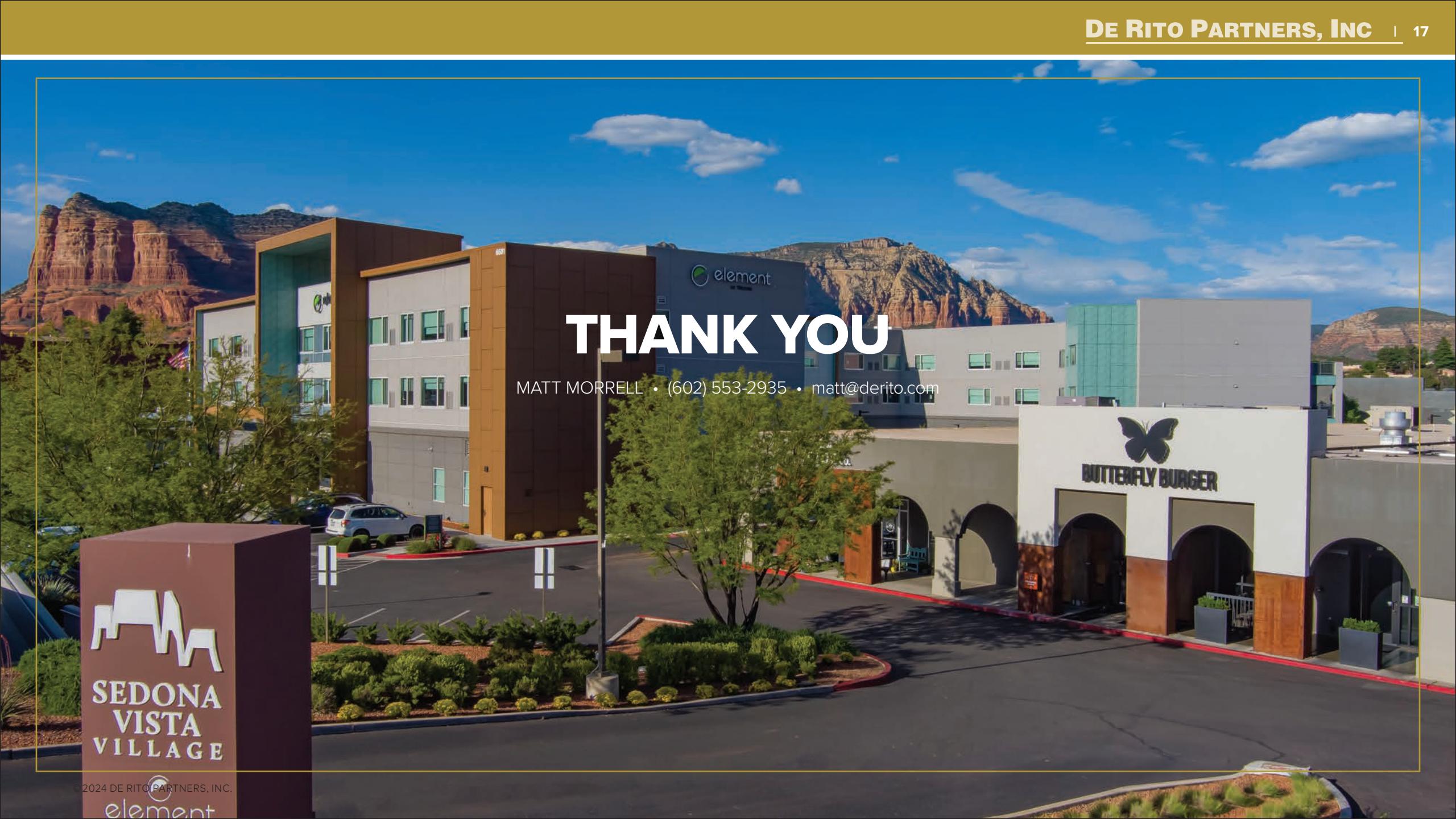
Sedona's main attraction is its array of red sandstone formations. The formations appear to glow in brilliant orange and red when illuminated by the rising or setting sun. The red rocks form a popular backdrop for many activities, ranging from spiritual pursuits to the hundreds of hiking and mountain biking trails. Sedona is also the home to the nationally recognized McDonald's with turquoise arches, instead of the traditional Golden Arches.

## What is so special about Sedona?

- Breathtaking Beauty
- Outdoor Adventure
- Spirituality & Metaphysical
- Spas, Pampering & Relaxation
- Shopping, Dining, & Lodging
- Day Trip Heaven

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.





# THANK YOU

MATT MORRELL • (602) 553-2935 • matt@derito.com

