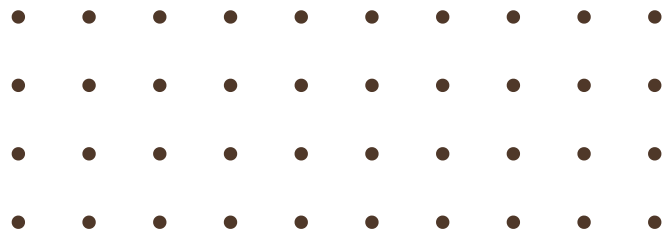


M&M COMMERCIAL - THE SHOPS AT PIÑON POINTE



# FOR LEASE

THE SHOPS AT  
**PIÑON POINTE**  
SEDONA, ARIZONA

AERIAL VIDEO

CLASS 'A' UPTOWN SUITES  
RETAIL, SHELL, AND RESTAURANT SPACES  
HIGH VPD & FT + VISIBILITY



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JACK MCMAHON

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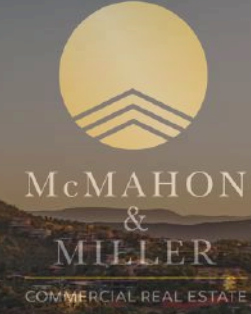
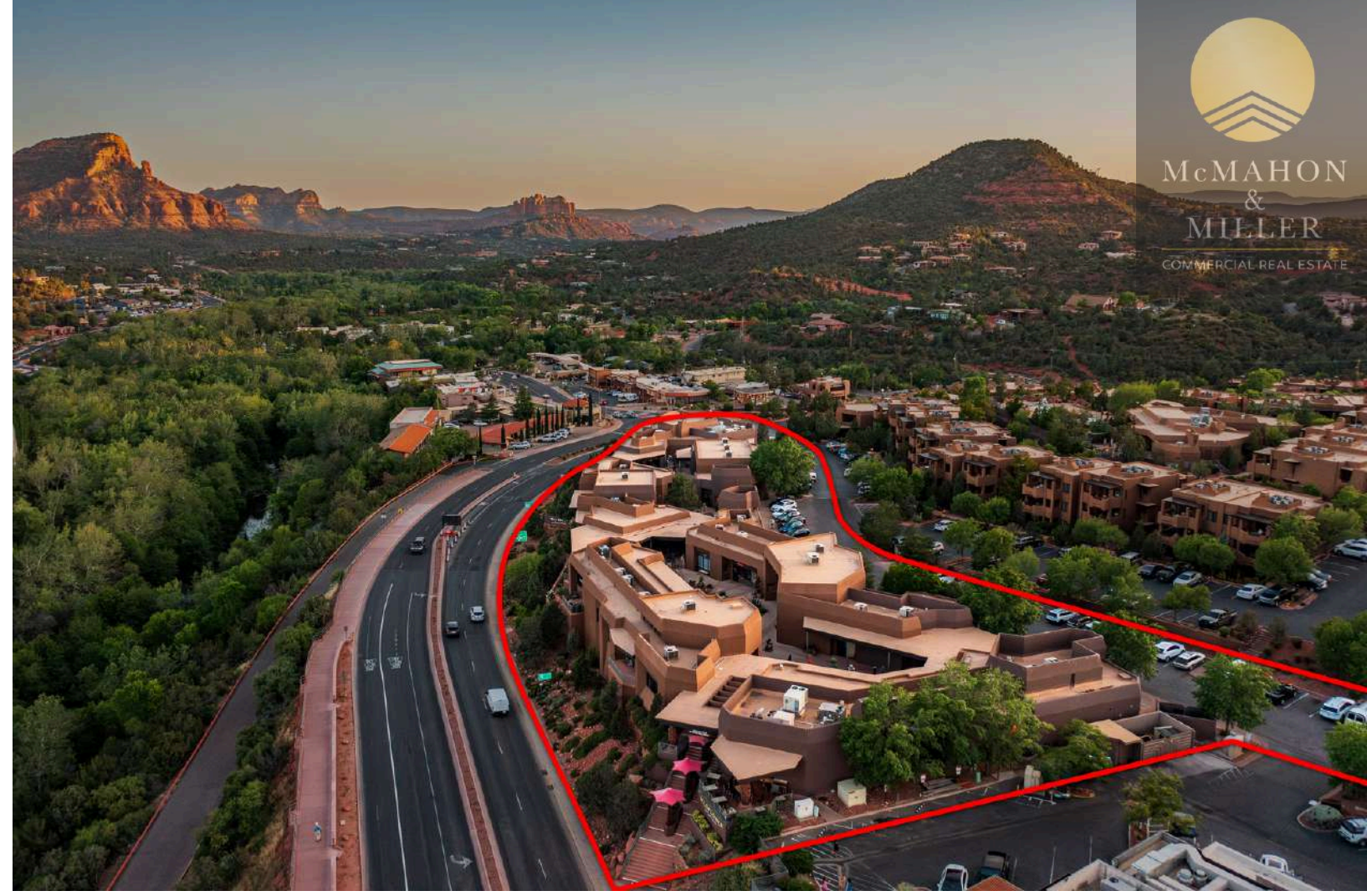
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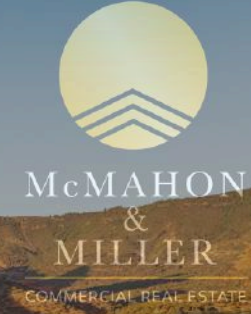
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# AERIAL PHOTOS



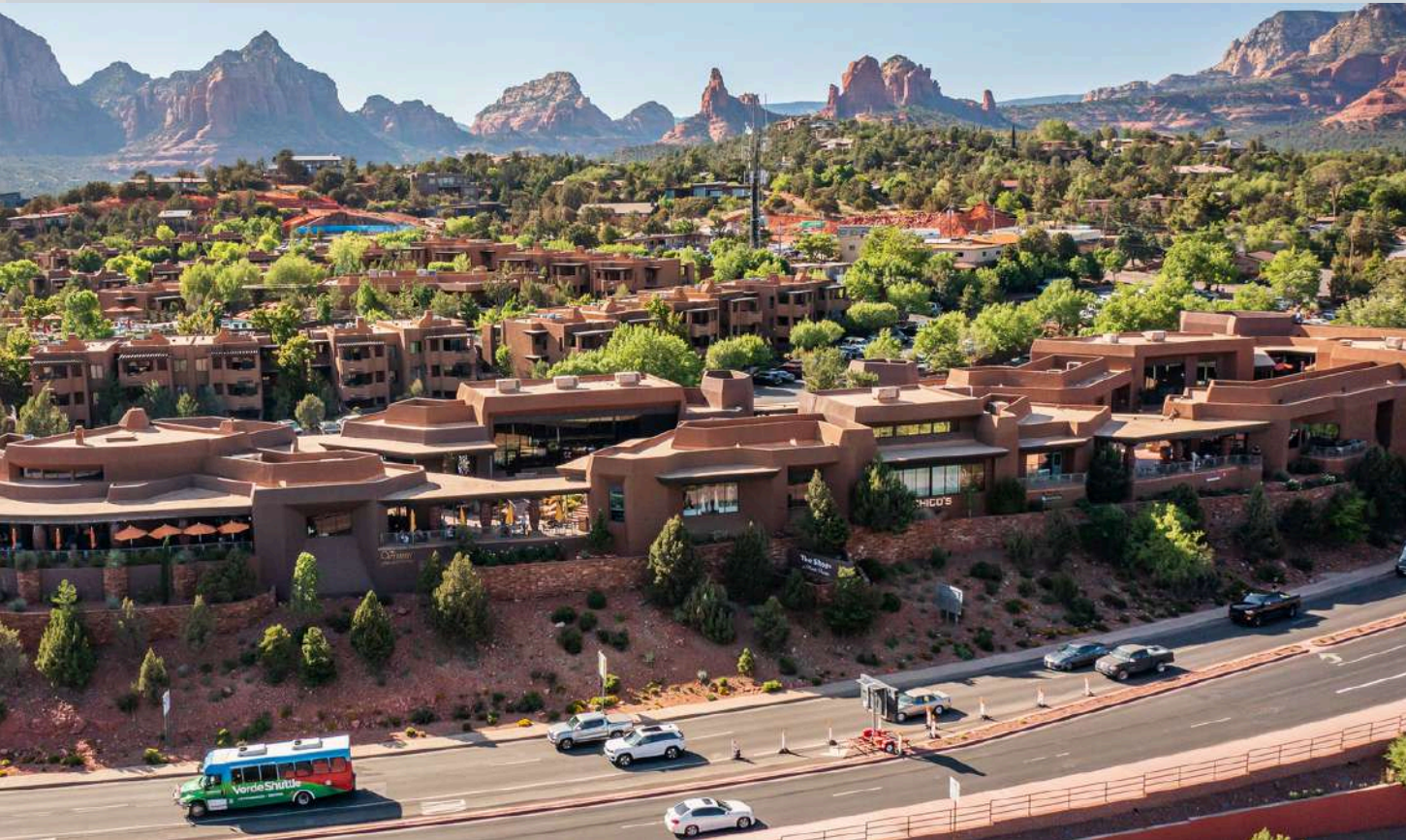
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# AERIAL PHOTOS



# GROUNDS PHOTOS





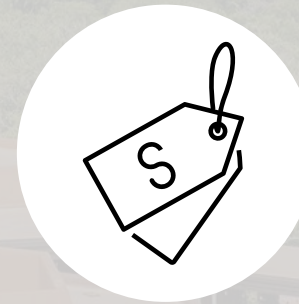
# Offering Highlights.

## Video



### **Uptown Retail Location**

Iconic plaza in the heart of the tourist center of Sedona. Walking and driving distance to it all. Incredible visibility + red rock views



### **Hotels and AirBNB**

Tenants enjoy foot traffic provided by the 775 hotel rooms and 150 AirBNB's within half a mile. Hyatt Resort on property.



### **Class 'A' Property**

Professionally managed plaza serving as the gateway to Uptown Sedona. New parking garage Fall '25 adding 270 parking spots within 300'

# OFFERING DETAILS



## PREMIER SEDONA LOCATION

The Piñon Pointe Shoppes in Uptown Sedona are where shopping meets the stunning beauty of Arizona's red rock landscape. Nestled in the heart of Sedona's vibrant Uptown district, Piñon Pointe offers an eclectic mix of boutique stores, dining options, and art galleries that capture the spirit of the Southwest and beyond.

Explore a diverse selection of shops featuring unique clothing, handcrafted jewelry, and local artisan crafts. Indulge your taste buds at our restaurants, offering everything from casual bites to fine dining with breathtaking views. Art enthusiasts will find a treasure trove of galleries showcasing works by local and international artists.

Piñon Pointe Shoppes is not just a shopping destination—it's an experience. Enjoy a leisurely stroll through beautifully landscaped pathways, relax by our scenic viewpoints, and take in the panoramic vistas of Sedona's iconic red rocks. Whether you're looking for a memorable gift, a delightful meal, or simply a place to unwind and soak in the beauty, Piñon Pointe Shoppes has something for everyone.

<b>Address</b>	<u>101 N. State Route 89A</u>
<b>VPD</b>	32,000+
<b>Type</b>	Commercial retail, office, restaurant, specialty
<b>Gross Leasable Area</b>	~32,851 sq. ft. / 6 buildings
<b>Lot Size</b>	~2.84 ac
<b>Parking</b>	132+ shared with Hyatt, additional 270 City Parking Spots @ upcoming garage
<b>Size/Rates/Availability</b>	Starting @ \$36 PSF NNN (annual rate)
<b>Anchor Tenants</b>	Wild Flower, SoundBites Grill, Star Bites Coffee, Chicos, Cold Stone Creamery
<b>Lodging</b>	Nearly 1000 hotel and AirBNB rooms within half mile/ 207 @ Hyatt Resort on-site

## LEASING DETAILS

Bldg	Suite	Sq. ft.	Business	Use	Total Monthly Rent (Base + NNN)
A	1	640	Hyatt Vacation Ownership/Storage	Storage	LEASED
A	2/3	3,949	Wildflower Bread Company	Food & Bev - Breakfast	LEASED
B	4	1,042	Pretty Women	Boutique	LEASED
<b>B</b>	<b>5</b>	<b>728</b>	<b>VACANT</b>	<b>VACANT</b>	<b>Available Spring '25</b>
<b>B</b>	<b>6</b>	<b>1,401</b>	<b>VACANT</b>	<b>VACANT</b>	<b>\$5,254 + tax &amp; utilities</b>
<b>B</b>	<b>7</b>	<b>842</b>	<b>VACANT</b>	<b>VACANT</b>	<b>Available Spring '25</b>
<b>B</b>	<b>8</b>	<b>764</b>	<b>Available 1/1/25</b>	<b>Available 1/1/25</b>	<b>\$3,247 + tax &amp; utilities</b>
B	9/10	1,439	Art of Wine	Food & Bev - Wine Bar	LEASED
C	11/12	1,665	Carine	Boutique	LEASED
C	13/14	1,375	Always on Vacay	Boutique	LEASED
C	15	549	El Dorado	Jeweler	LEASED
C	16	787	Cold Stone Creamery	Food & Bev - Ice Cream	LEASED
D	17	1,022	The Deserio	Gallery	LEASED
D	18-21	2,534	Chico's Clothing	Clothing Store	LEASED
D	22	1,901	The M.I.C.	Boutique	LEASED
<b>E</b>	<b>23</b>	<b>877</b>	<b>VACANT (end cap)</b>	<b>VACANT</b>	<b>\$3,728 + tax &amp; utilities</b>
E	24-27	3,223	Visions	Gallery	LEASED
F	28	1,548	The View	Food & Bev - Coffe	LEASED
F	29	6,565	SoundBites	Food & Bev - Lunch/Dinner	LEASED

Additional City &amp; County rental tax @ 3.8%



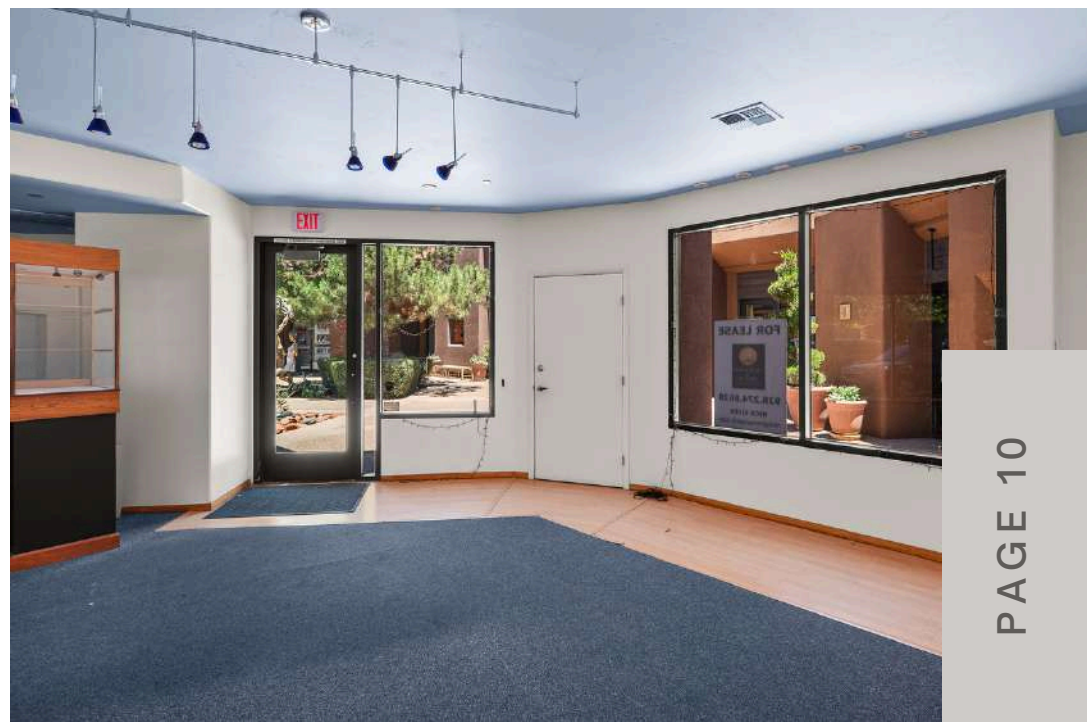
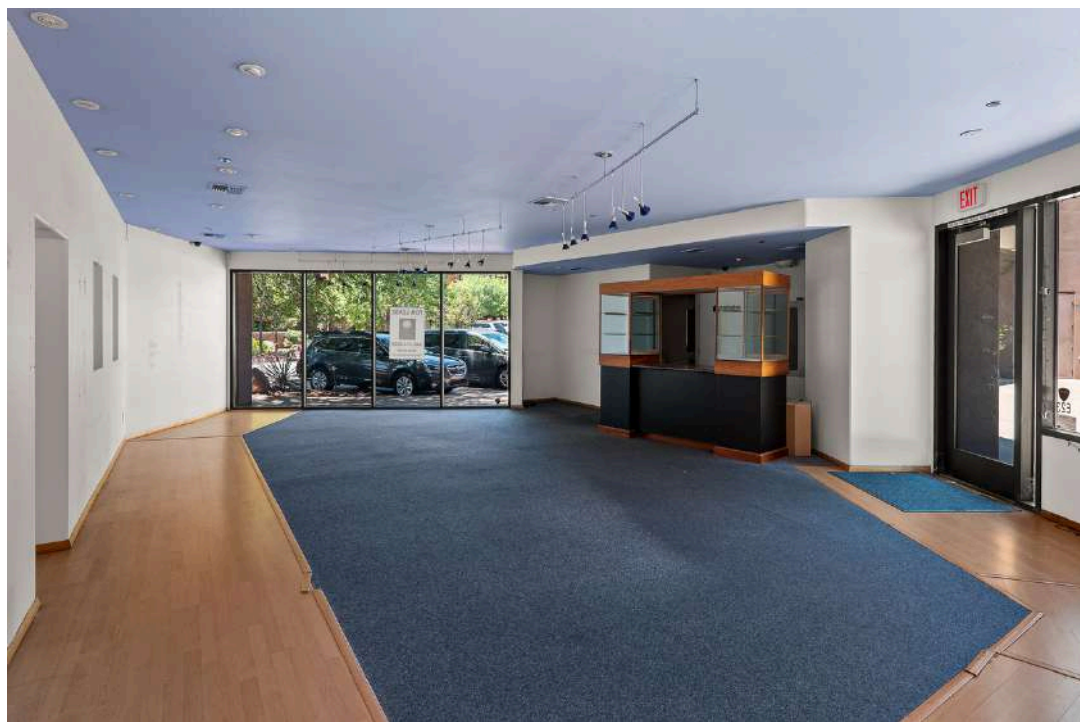


# SITE PLAN / VACANCIES

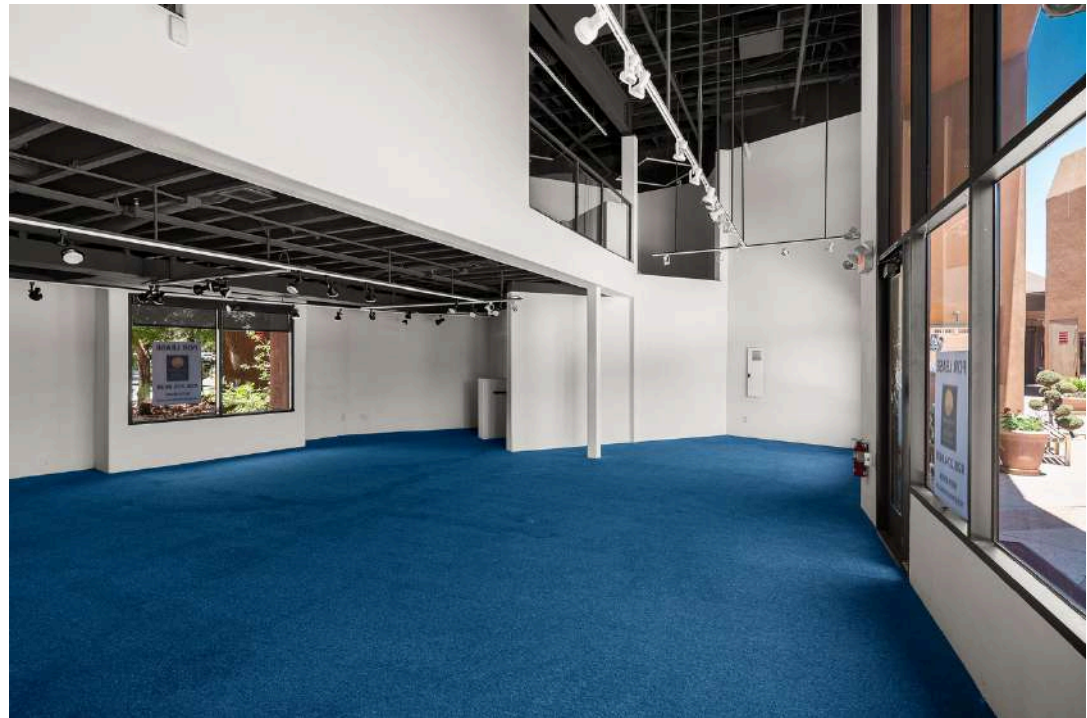


Bldg	Suite	Use	Sq. ft.	Total Monthly
E	23	VACANT (end cap)	877	\$3,728 + tax & utilities
B	5	VACANT	728	Available Spring 2025
B	6	VACANT	1,401	\$5,254 + tax & utilities
B	7	VACANT	842	Available Spring 2025
B	8	Avail. 1/1/25	764	\$3,247 + tax & utilities

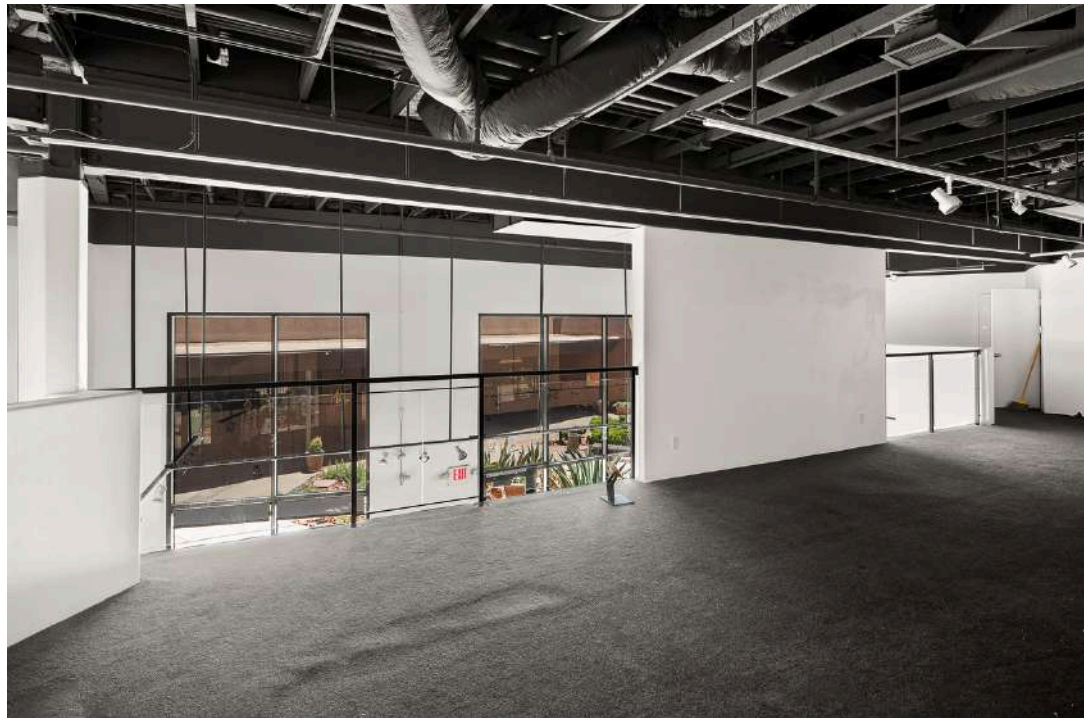
# SUITE E-23



# SUITE B-6



# SUITE B-6 CONT.



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# SUITE B-7

INTERIOR PICTURES COMING SOON

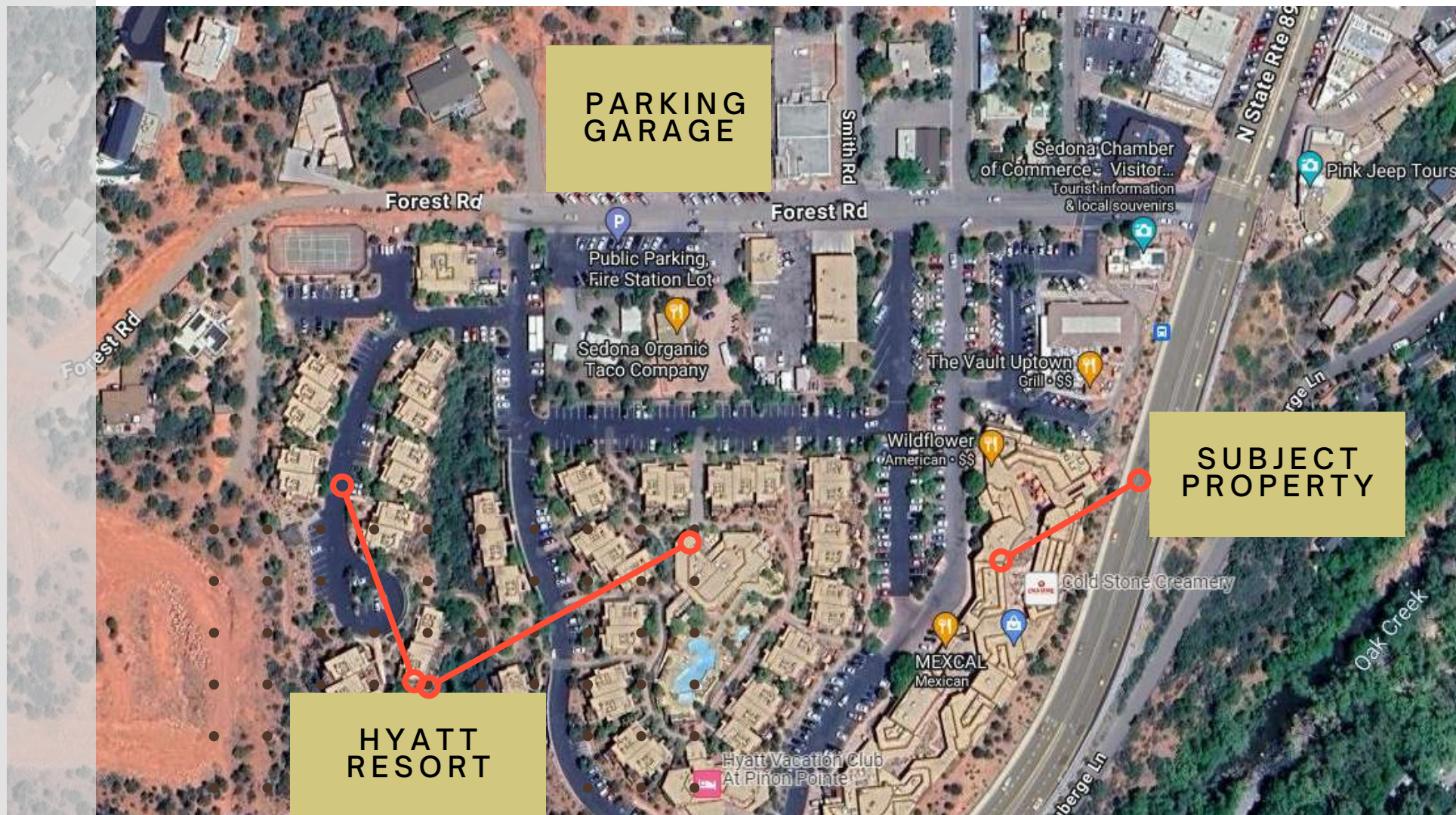


# NEW PARKING GARAGE COMING

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Scheduled for Fall 2025, the much anticipated new Uptown Parking Garage will add 270 parking spots for tourists. This will funnel a large majority of visitors to Uptown Sedona into the immediate vicinity of Pinon Pointe Shoppes as they explore Uptown Sedona.



Sedona Garage Info:

Click [HERE](#)  
Click [HERE](#)  
Click [HERE](#)

# SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

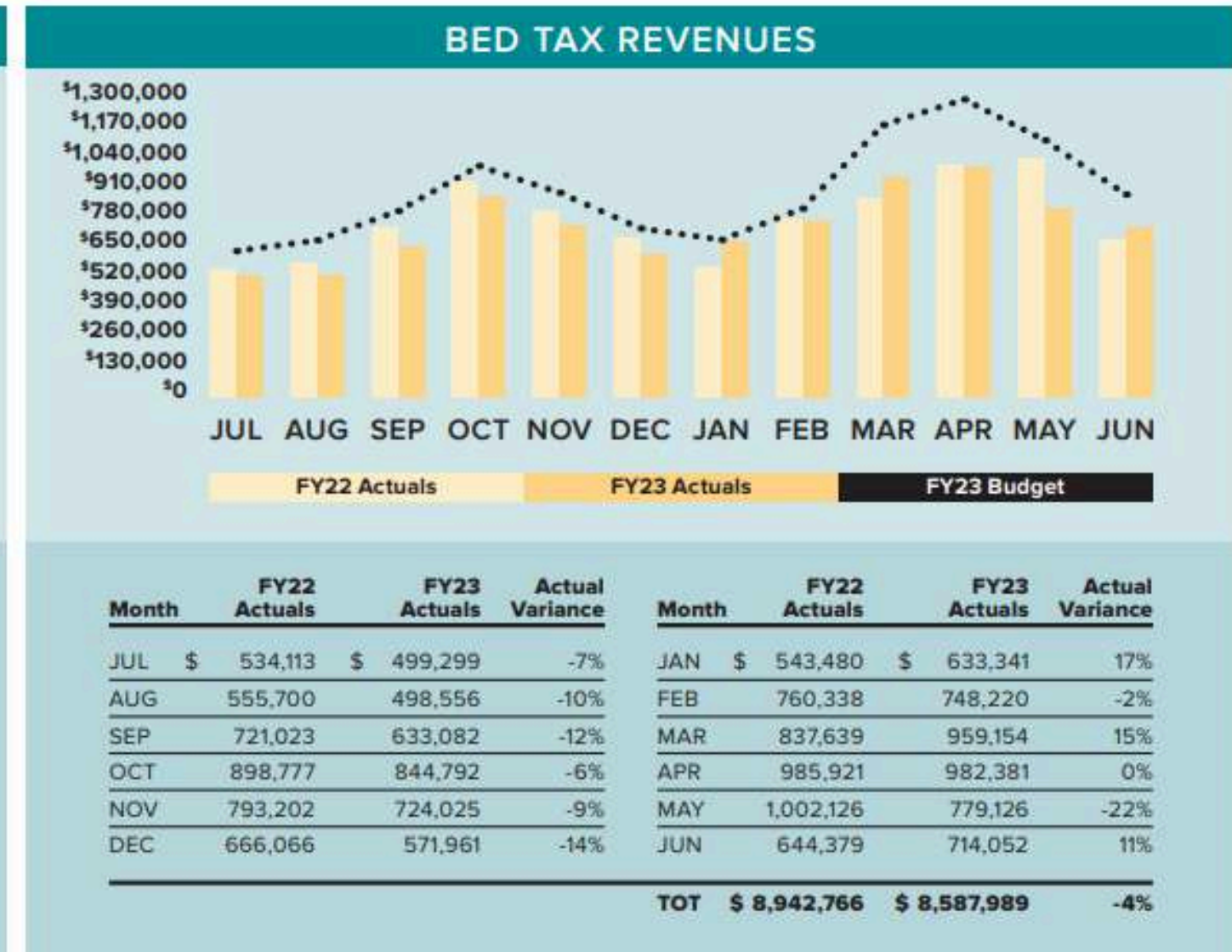
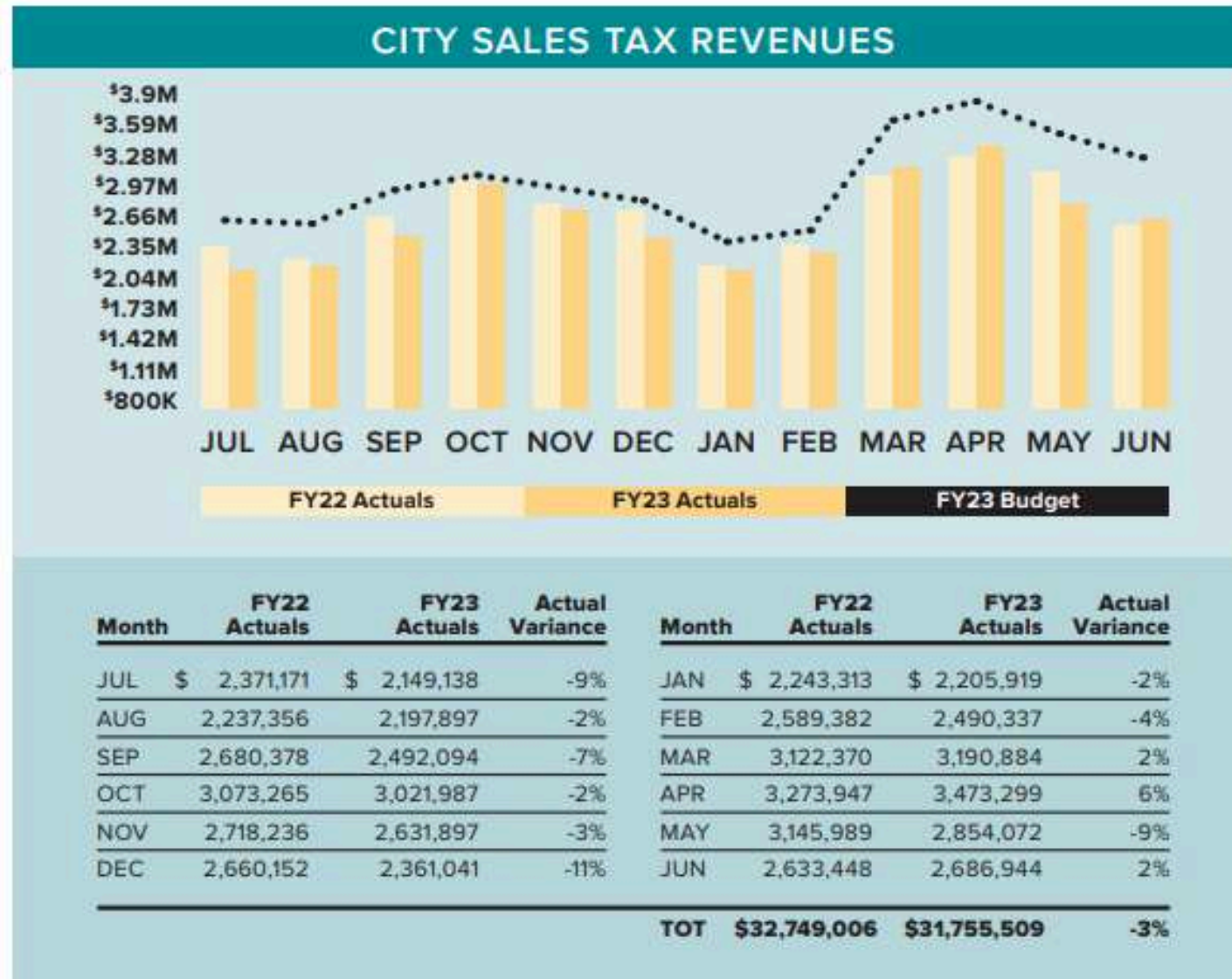
## Visitors Generate Significant Funding



# SEDONA, AZ

## 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.)

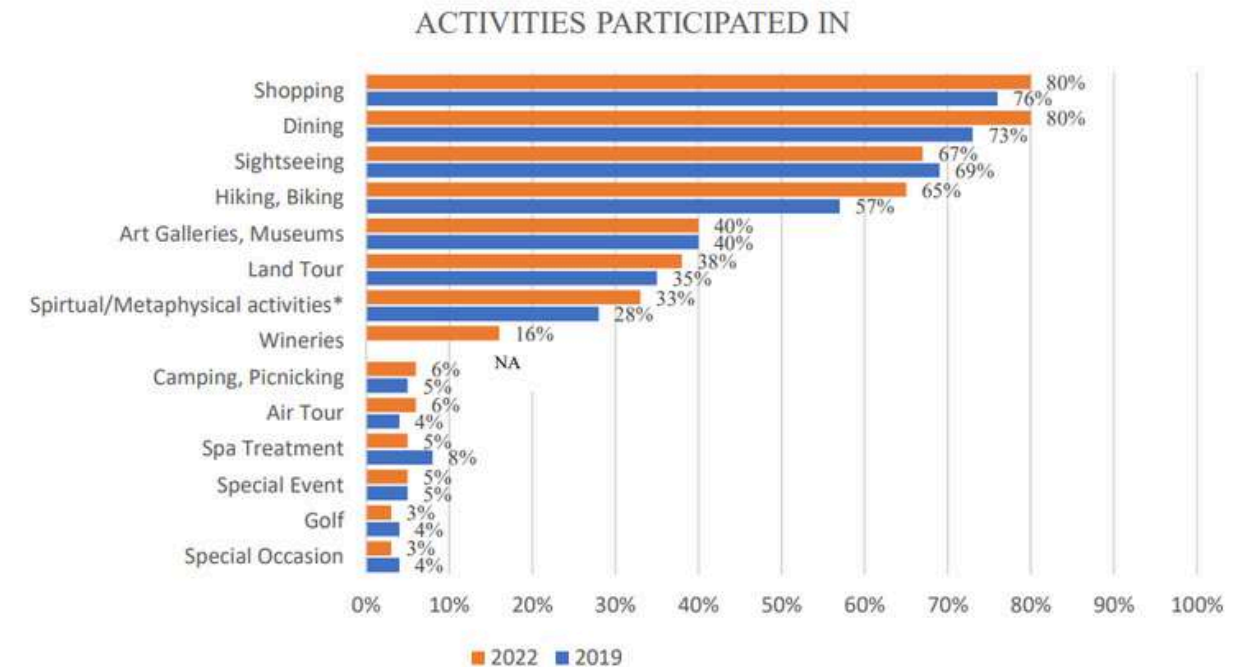
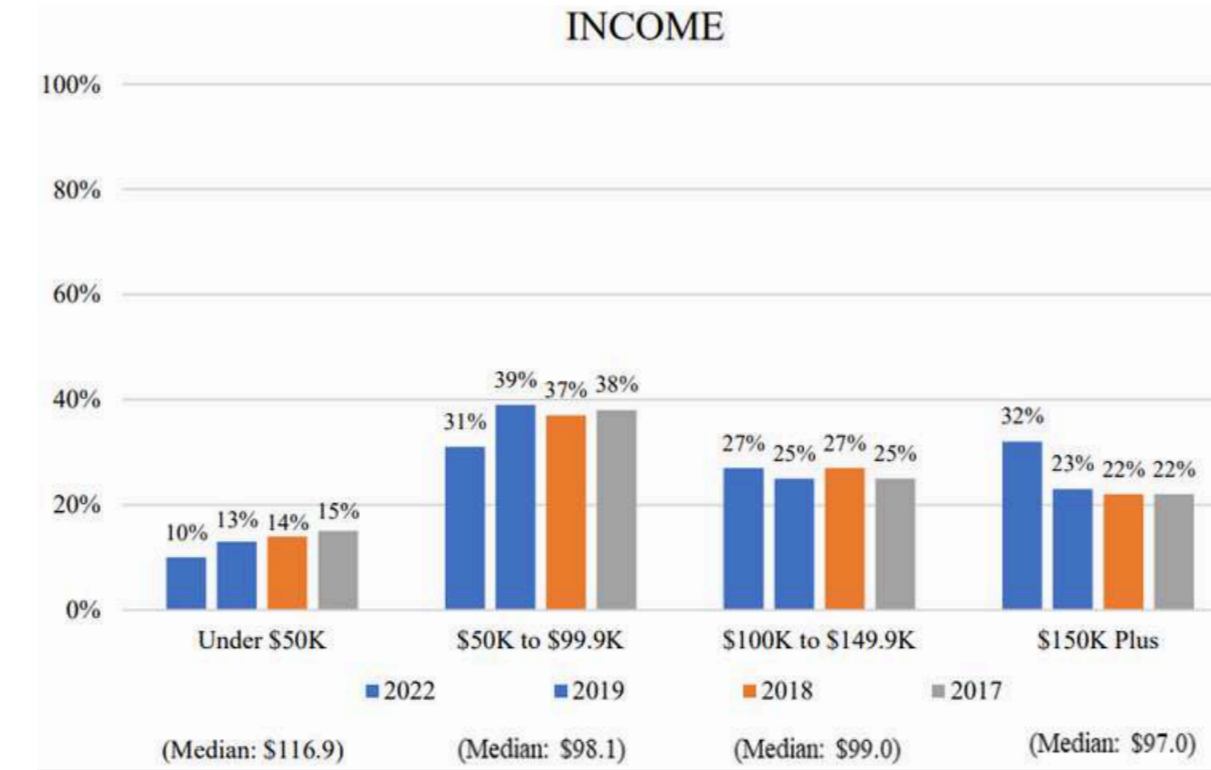
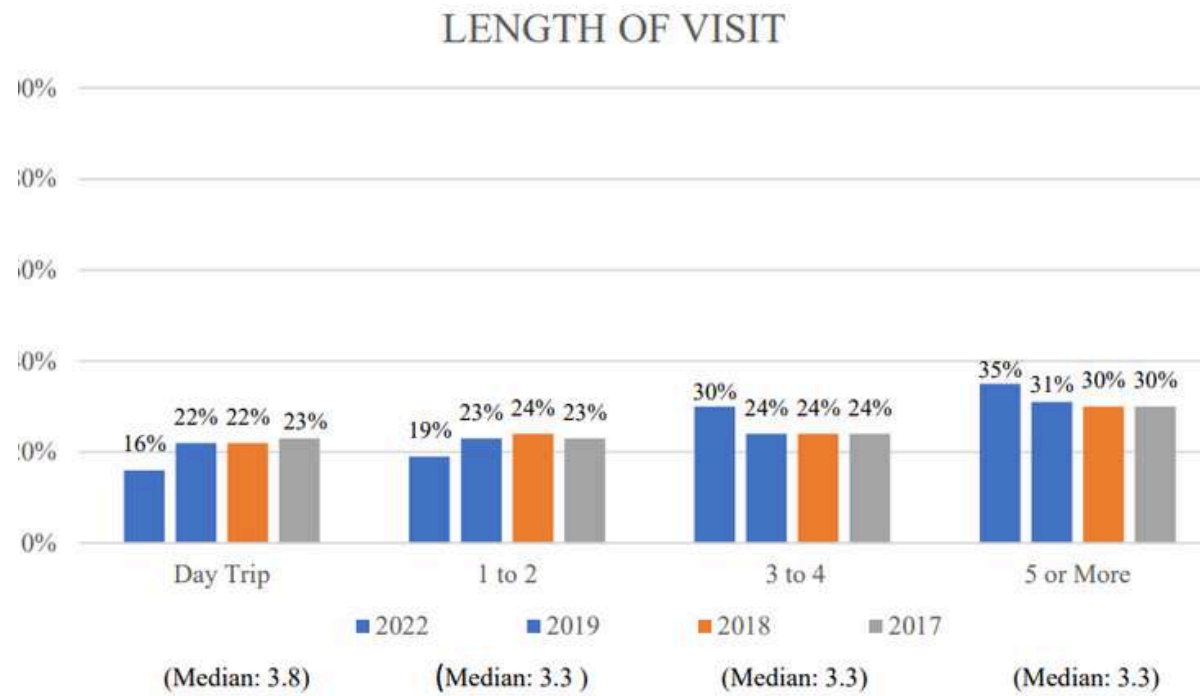
Occupancy  
↓ **7.0%**

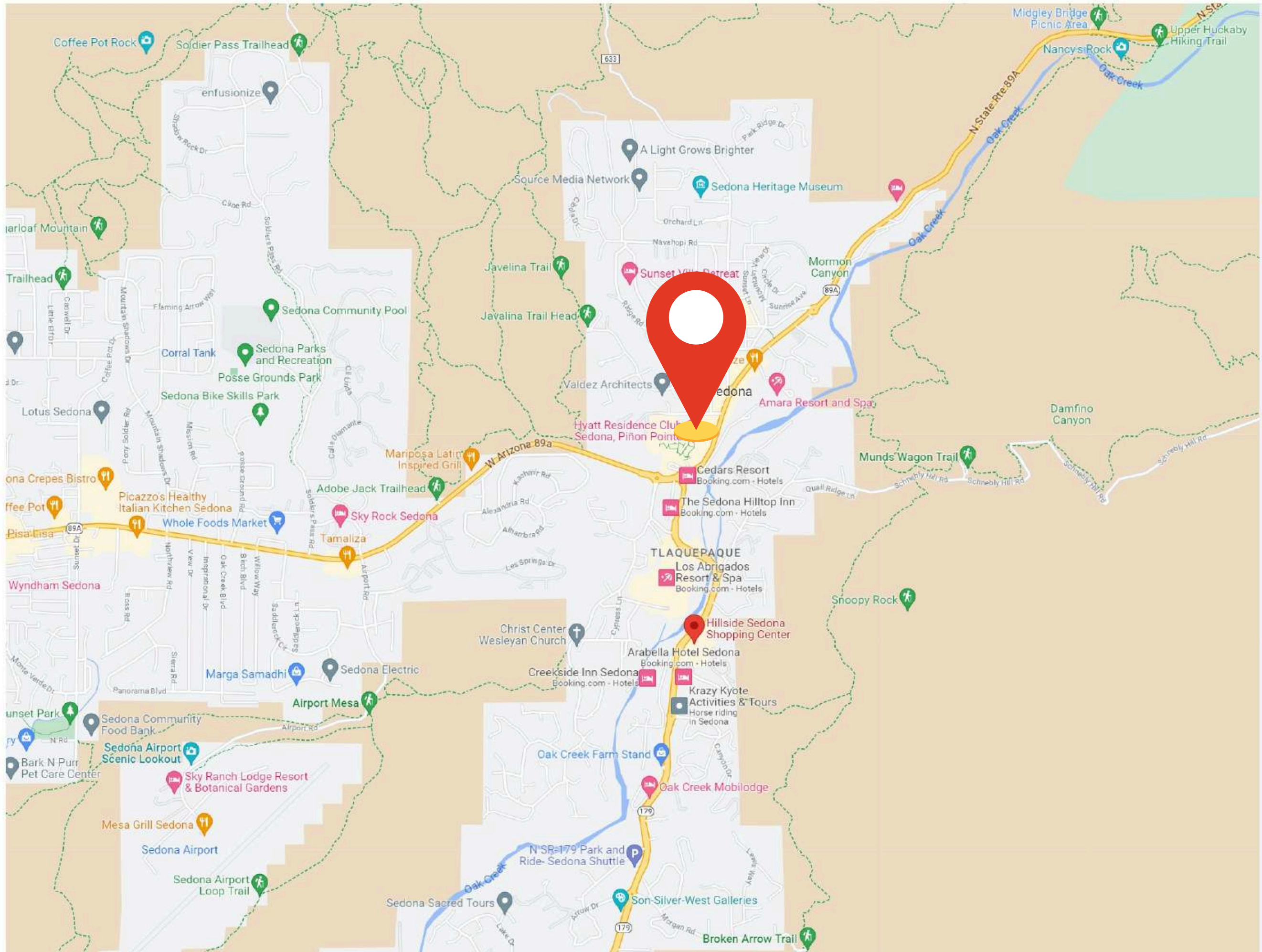
Average Daily Rate  
↑ **33%**

Revenue Per Available Room  
↑ **24%**



# SEDONA VISITORS





# Sedona

## 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

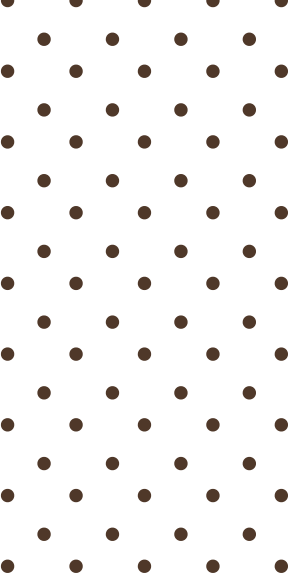
- Phoenix Sky Harbor (100 miles)
- Flagstaff Pulliam (30 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

## 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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MILLER

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