



## Property Overview

This 965 SF space offers flexibility and functionality in a prime Flagstaff location. The layout features two private offices, a large open area ideal for a reception, collaborative workspace, or a conference/exam room, plus a private bathroom for convenience. Situated in an easy-to-reach location and surrounded by a variety of established businesses, the property provides excellent visibility and accessibility for clients and staff. Modern amenities, ample parking, and professional management ensure a seamless leasing experience. Perfect for professional services, medical, retail, or other business uses, this well-designed space is ready to support your growth in Flagstaff's thriving market.

## Offering Summary

Lease Rate	\$1.75/ SF (Modified Gross)
APN:	109-13-005A
Suite Size	965 SF

## Location Overview

On the Southeast Corner of Cedar Ave and N West St.



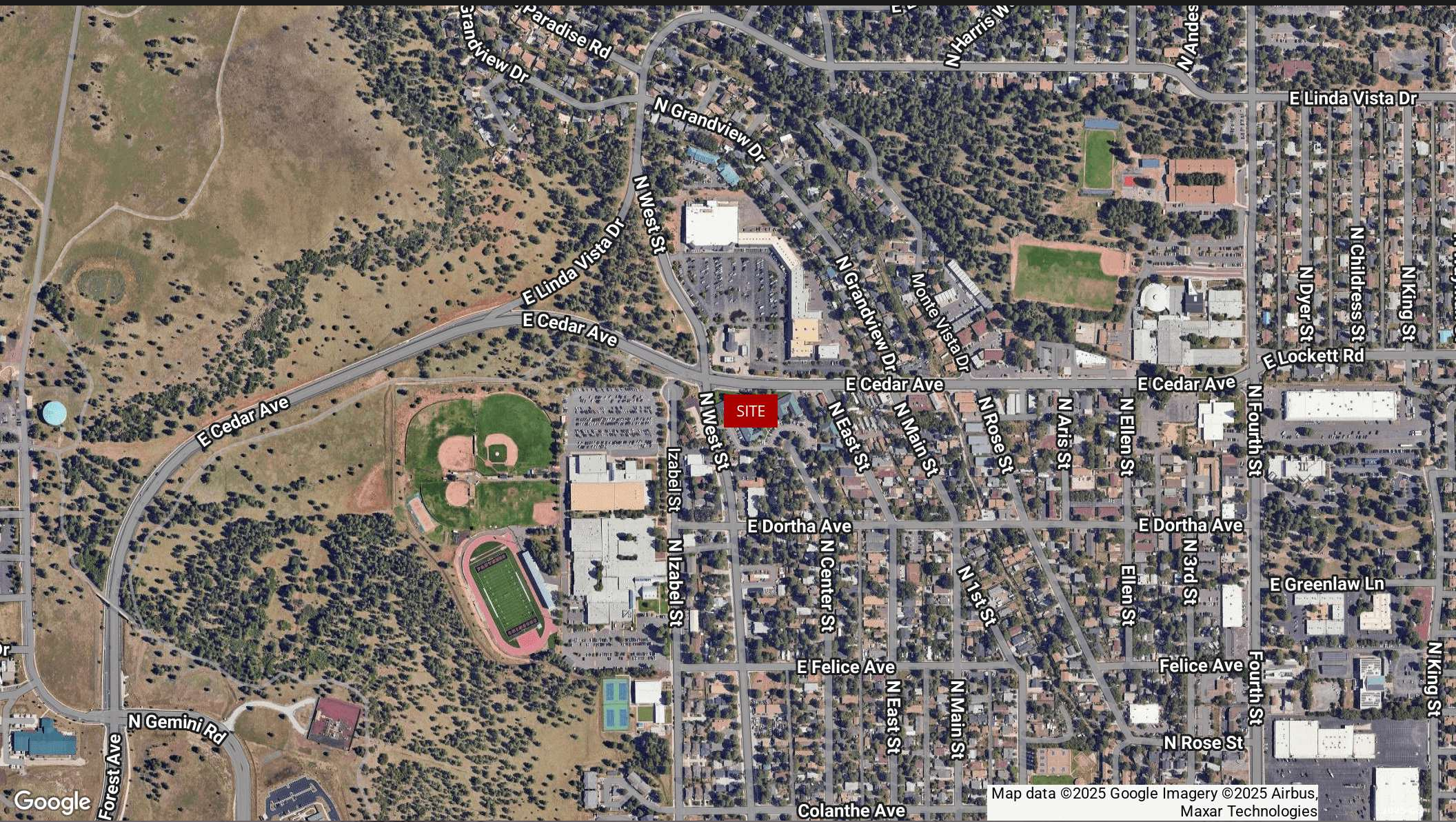
Exclusively Offered By:

**Mike Konefal**  
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# Location Map

FOR LEASE | \$1.75 SF/MONTH (MODIFIED GROSS)

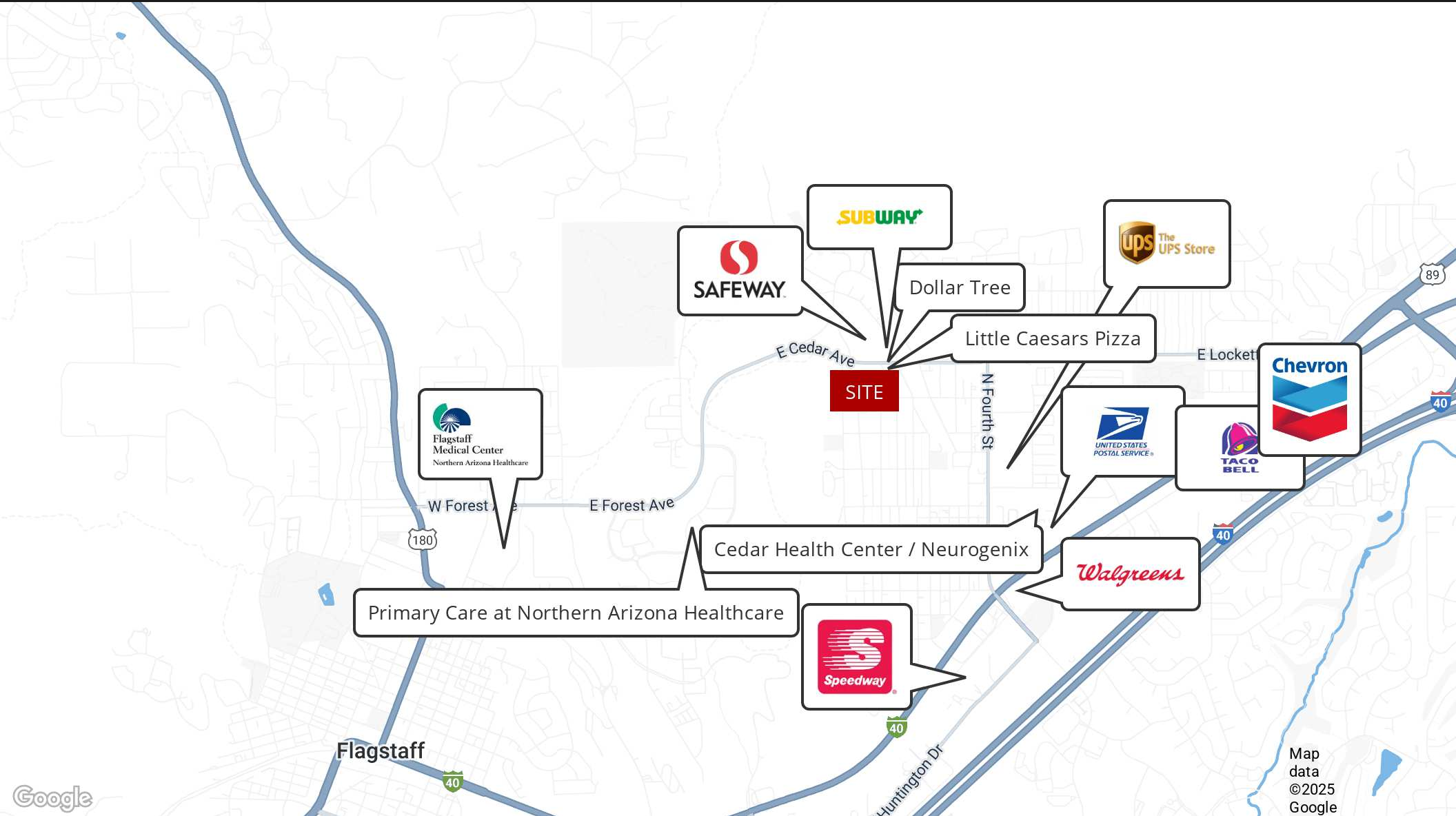


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# Retailer Map

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Map data ©2025 Google



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# Additional Photos

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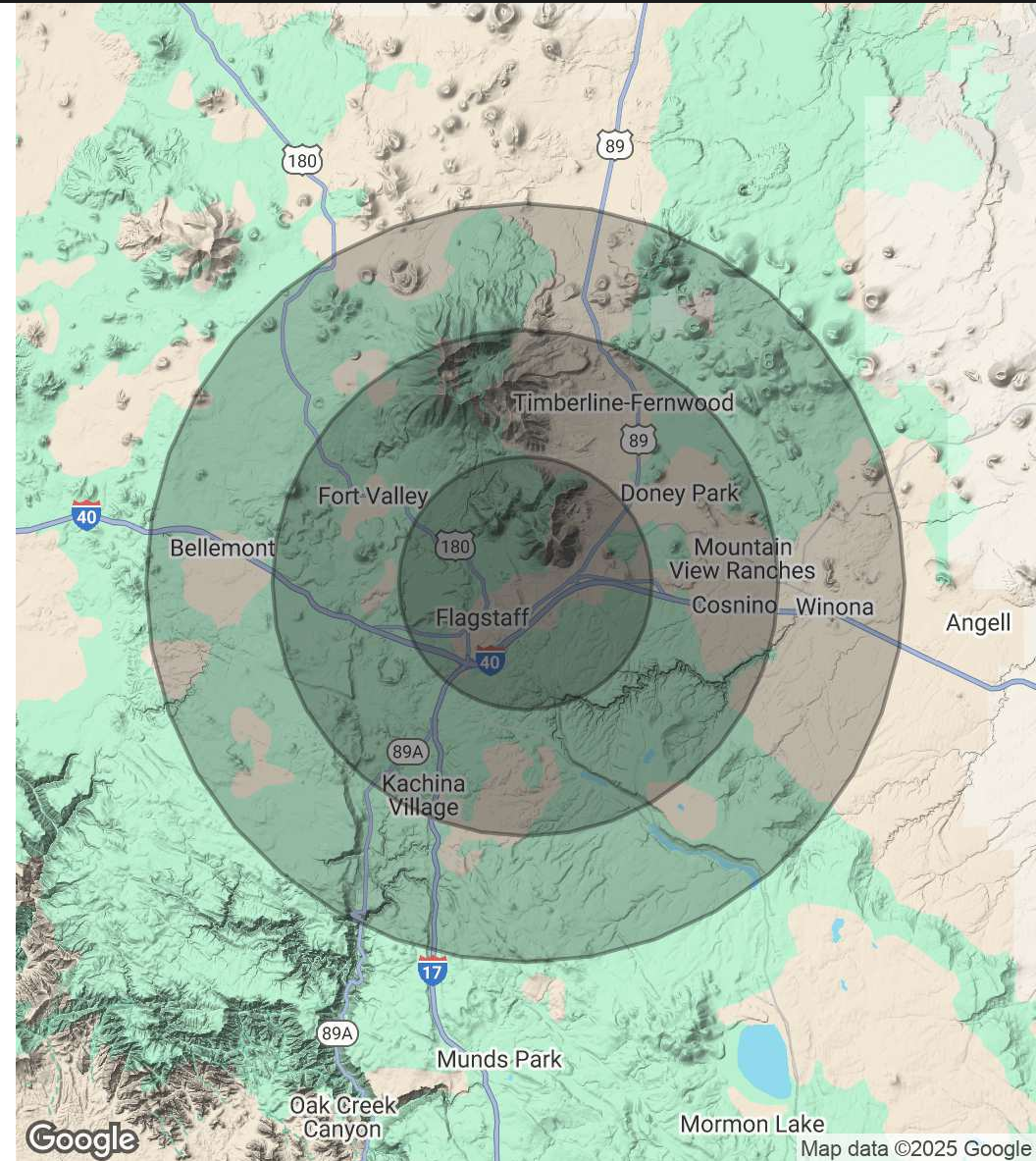
# Demographics Map & Report

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Population	5 Miles	10 Miles	15 Miles
Total Population	77,654	93,896	96,950
Average Age	34	35	36
Average Age (Male)	34	35	35
Average Age (Female)	35	36	36

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	27,573	33,630	34,847
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$92,494	\$100,390	\$101,405
Average House Value	\$576,715	\$591,396	\$590,327

Demographics data derived from AlphaMap



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# Community Profile Flagstaff

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## Flagstaff:

Flagstaff is an attractive and vibrant city with mid sized population that serves as the geographical, retail, legal, medical, cultural and recreational center of Northern Arizona. The population of the city includes the metropolitan area, too. It is the county seat of Coconino County. It is surrounded by national forests and sits at the foot of Arizona's highest mountain, 12,634-foot Humphrey's Peak, which provides a wonderful backdrop. Northern Arizona University is Flagstaff's pride and joy. The college students and those who come to visit the University bring a large amount of revenue to local businesses. Locals also enjoy attending NAU sporting events. At 7,000 feet, Flagstaff offers numerous year-round activities. In summer there is hiking and mountain biking in the cool air of the mountains. Winter brings plenty of snow with cross-country and downhill skiing. Three national monuments are nearby; Wupatki, Sunset Crater Volcano, and Walnut Canyon National Monuments. The Grand Canyon is only an hour away and numerous other tourism sites abound in the region. Flagstaff is conveniently located along I-40 and I-17 in the northern part of Arizona. It is 78 miles south of the Grand Canyon and 125 miles north of Phoenix.

Please visit [flagstaff.az.gov](http://flagstaff.az.gov) to learn more about the City of Flagstaff.



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## Mike Konefal

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## Professional Background

As a CCIM Candidate Mike specializes in commercial real estate, offering comprehensive guidance in Arizona's dynamic market. Whether it's a strategic business property, sale, or lease, Mike's insights ensure clients make informed decisions.

Residing in Arizona since 1989 and a Northern Arizona University alumni, Mike's entrepreneurial flair, showcased through ventures like RisingHy Specialty Sauces, complements his real estate expertise. Being fluent in Spanish also allows him to connect with a diverse clientele.

His approach is client-centric, focusing on their personalized needs. As an active member of real estate associations, Mike keeps abreast of market trends to offer clients the most effective solutions.

As a father and husband, his connections to Northern Arizona and Flagstaff run deep in community ties and he is dedicated to the client's success.

For expert guidance in Arizona's real estate please reach out, together we can achieve your real estate goals together.

You may reach Mike at [mike@davincirealty.com](mailto:mike@davincirealty.com) or 928.779.3800, ext 6.

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