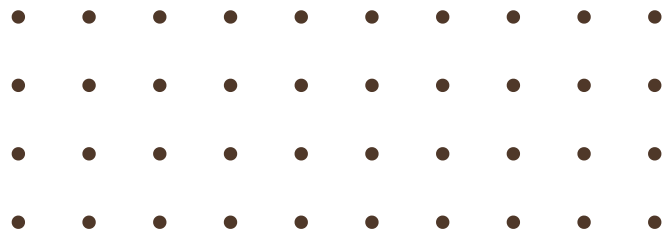


M&M COMMERCIAL - THE SHOPS AT PIÑON POINTE



FOR LEASE

VILLAGE CROSSING

100 VERDE VALLEY SCHOOL ROAD, SEDONA,
ARIZONA 86351

AERIAL VIDEO

RETAIL & OFFICE SUITES
W/ADDITIONAL PAD SITE



LISTING AGENT:
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DESIGNATED BROKER:
JACK MCMAHON

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Photos-Aerial +Grounds

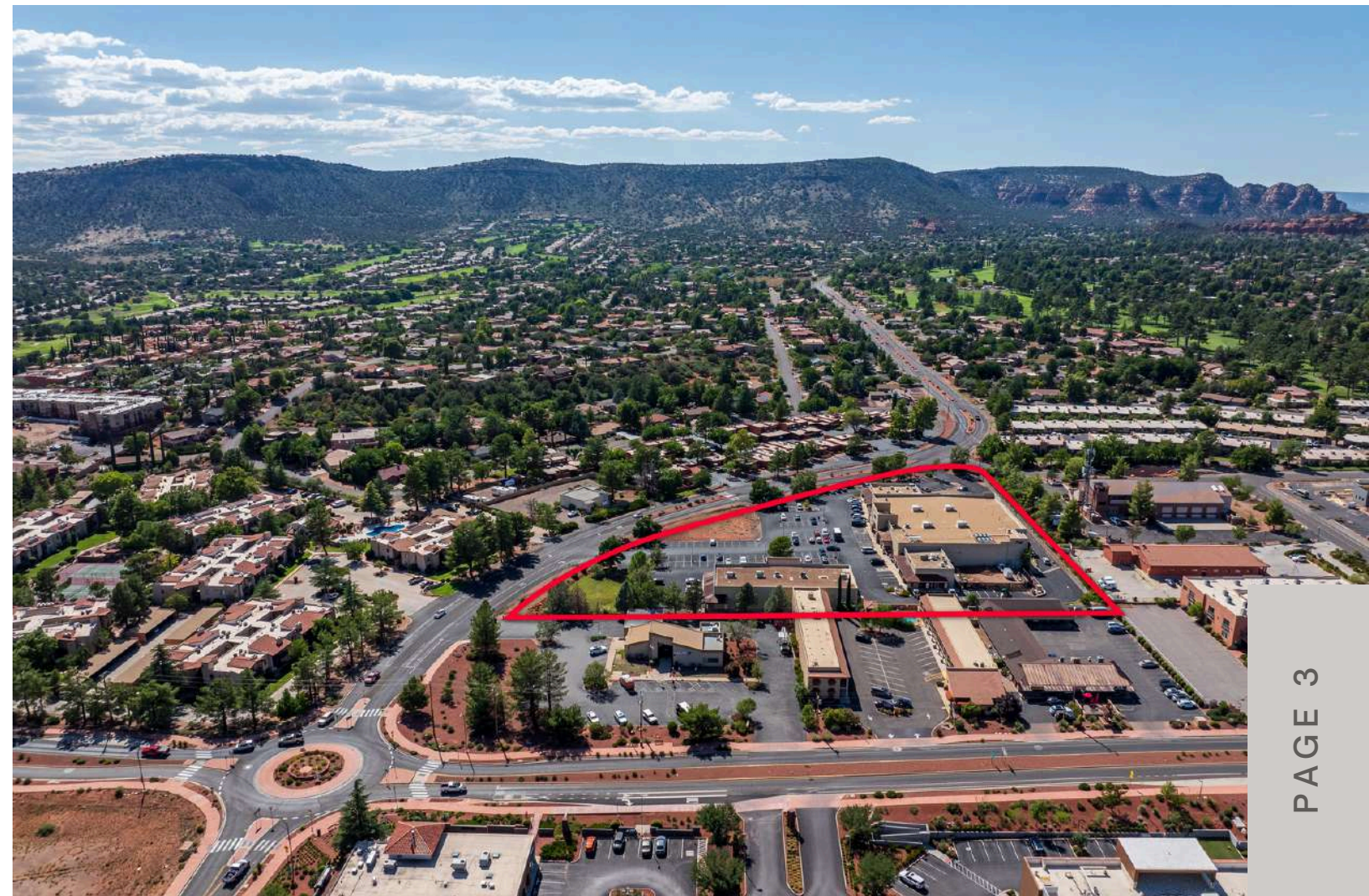
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Property & Leasing Details

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Site Plan, Suite Photos, Floor Plans

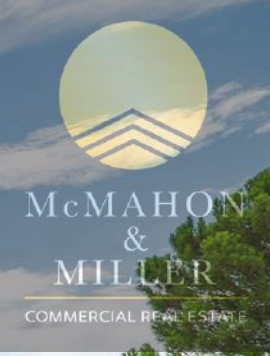
16-21
Area and Contact



AERIAL PHOTOS



GROUNDS PHOTOS





Offering Highlights.

Video



Location

Established plaza located just off State Route 179 on Verde Valley School Road.



Tourists + Locals

Grocery (Clark's) anchor tenant provides steady vehicular and foot traffic from visitors and locals.



Suites

- Class 'A' Office Suite 110
- Small Office Suite 104
- Shell Space End Cap Suite 103
- Pad Site For Development

OFFERING DETAILS

CENTRAL VILLAGE OF OAK CREEK LOCATION



Why Village Crossing Plaza?

- High Visibility & Traffic
- Diverse Business Community
- Flexible Space
- Supportive Environment

Nestled in the scenic heart of the Village of Oak Creek, Sedona, Village Crossing Plaza offers a unique blend of charm for both tourists and locals. This bustling commercial hub is a vibrant centerpiece of the community, providing an ideal setting for entrepreneurs looking to start or expand their businesses.

Visitors will find a variety of shops, cafes, and services that cater to their needs, making it a convenient stop. The plaza's easy access make it a favorite spot for tourists to relax, dine, or get essentials. With its mix of local brands and services, Village Crossing Plaza enhances the visitors experience.

For those looking to start or expand a business, Village Crossing Plaza presents an unparalleled opportunity. The plaza benefits from high traffic, thanks to its strategic location at the crossroads of major routes and its proximity to popular hiking trails. The plaza's diverse mix of tenants fosters a collaborative and dynamic business environment, appealing to a broad demographic of both locals and visitors.

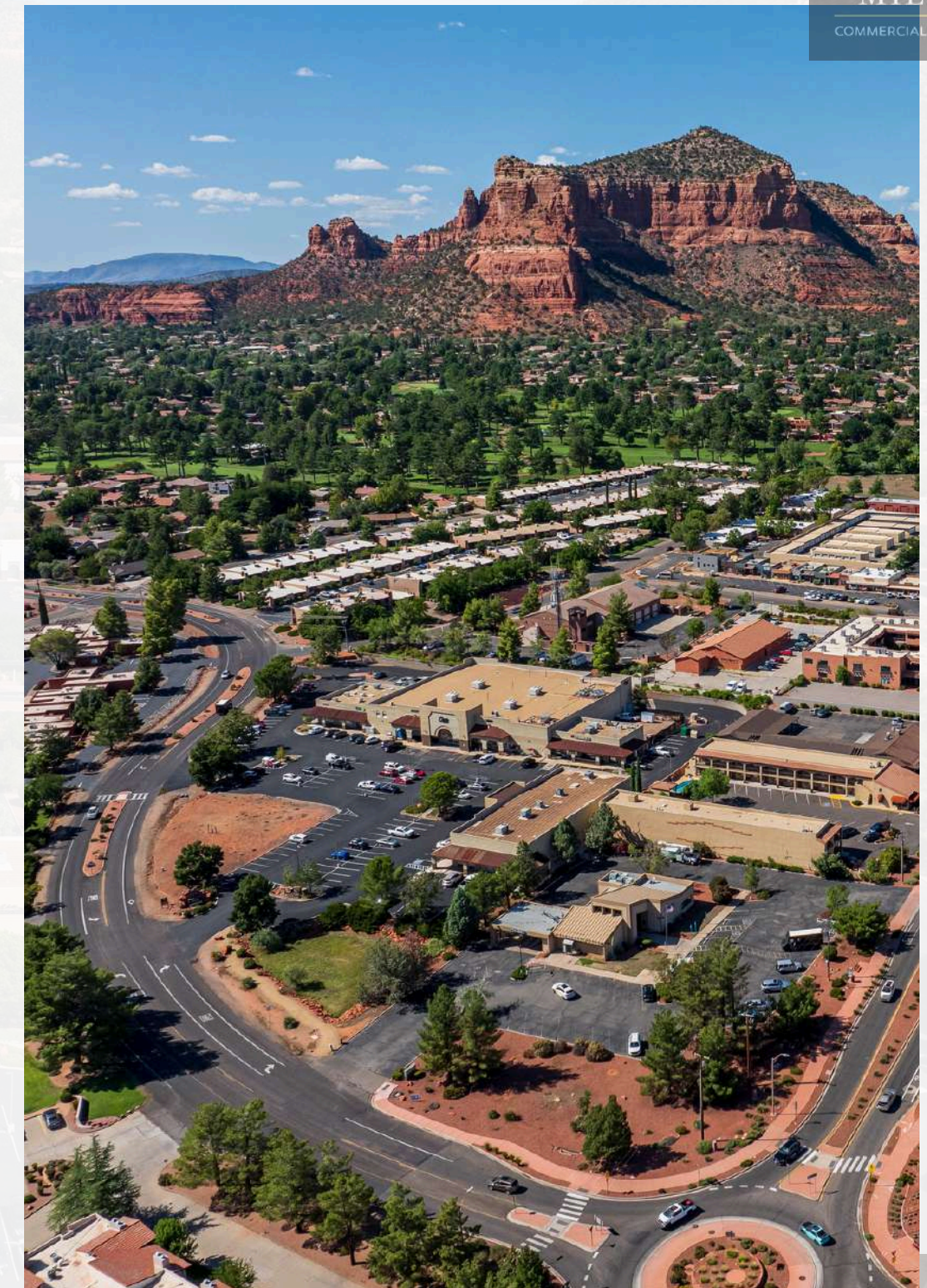
Leasing space in Village Crossing Plaza means joining a thriving community of businesses that enjoy strong support from year-round residents and a steady stream of tourists. The flexible retail spaces make it easier for new businesses to find their footing and for existing ones to scale up.

Address	<u>100 Verde Valley School Road.</u>
VPD	12,981 per ADOT 2022
Type	Commercial retail, office, restaurant, specialty, build to suit
Gross Leasable Area	~42,495 sq. ft. / 2 buildings
Lot Size	~3.28 ac
Parking	~178 spots
Size/Rates/Availability	Starting @ \$24 PSF NNN (annual rate)
Anchor Tenants	Clark's Grocery Store, Red Rock Cafe
Lodging	~500 Lodging Units within 1 Mile Radius

M&M COMMERCIAL - VILLAGE CROSSING / CLARK'S PLAZA

LEASING DETAILS

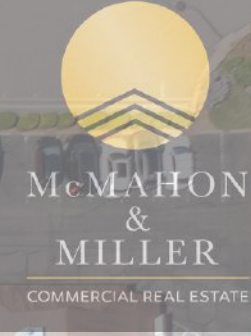
Suite	Sq. ft.	Business	Use	Total Monthly Rent (Base + NNN)
100	28,000	Clark's Grocery Store	Storage	LEASED
103	1,800	VACANT	Shell Space - Restaurant, Specialty, Fitness	\$4,320 + Utilities
104	600	Cloud 9 Boutique Comfort Shoes - Coming Soon!	Retail	LEASED
105	1,200	Connect Hearing	Hearing Care	LEASED
106-107	2,520	Red Rock Cafe	Food and Beverage	LEASED
108	1,175	Big Park Dental	Dentist	LEASED
109	1,200	Storage	Storage	LEASED
110	1,200	72&Sold - AVAILABLE 2/1/24	Class A Office Space	\$2,880 + Utilities
111-112	2,400	Alitura Naturals (Cosmetics)	Boutique	LEASED
114	2,400	Eye Boutique of Sedona	Optometry	LEASED
Pad 15	7,000	Call for information.	Pad	NEGOTIABLE



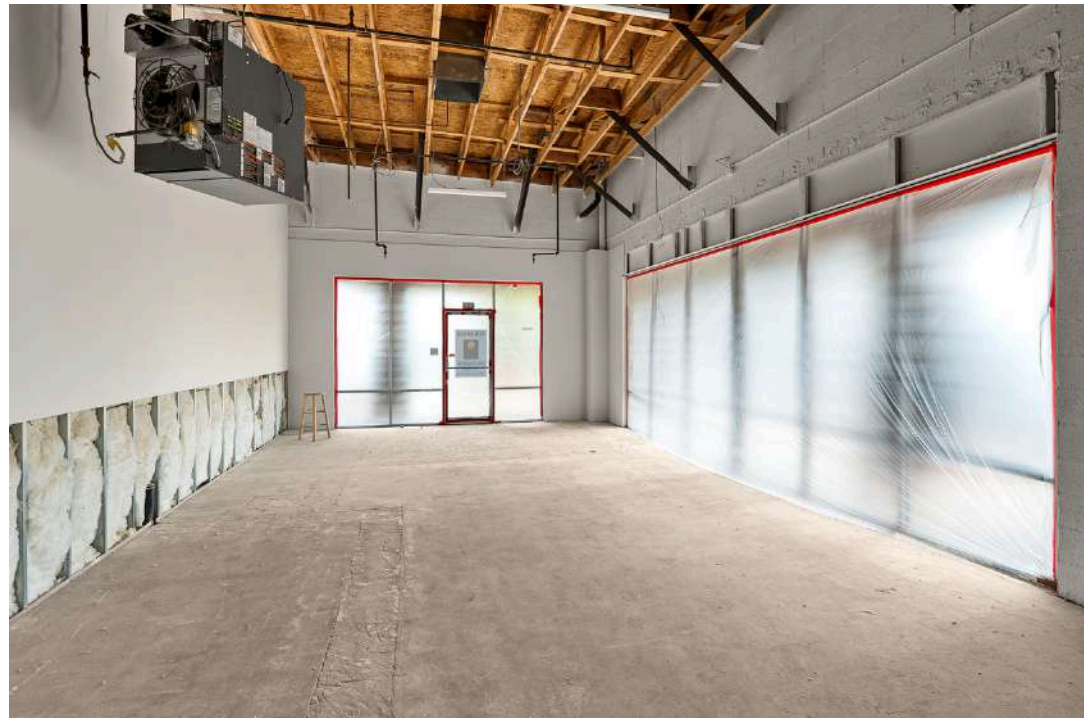
SITE PLAN / VACANCIES



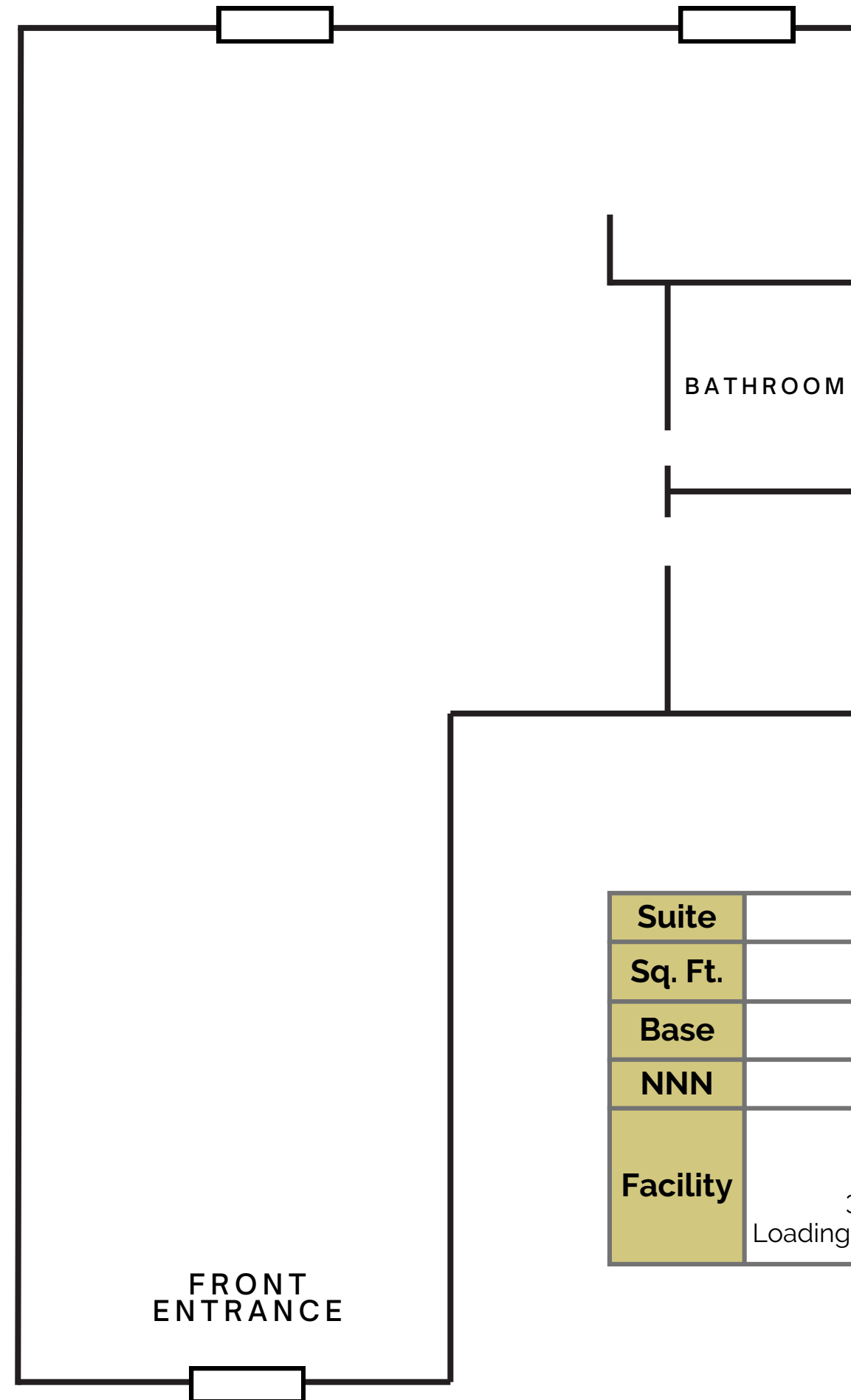
Suite	SquareFeet	Tenant	Use	Total Monthly
103	1,800	VACANT	Shell Space - Restaurant, Specialty, Fitness	\$4,320 + Utilities
110	1,200	72&Sold - AVAILABLE 2/1/24	Class A Office Space	\$2,880 + Utilities
Pad 15	~6,969	BUILD TO SUIT	Dirt Pad	Call for Information



SUITE 103



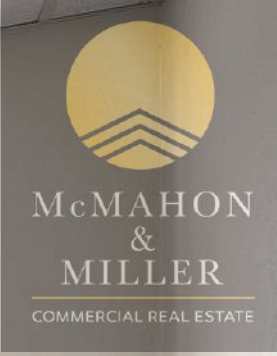
SUITE 103



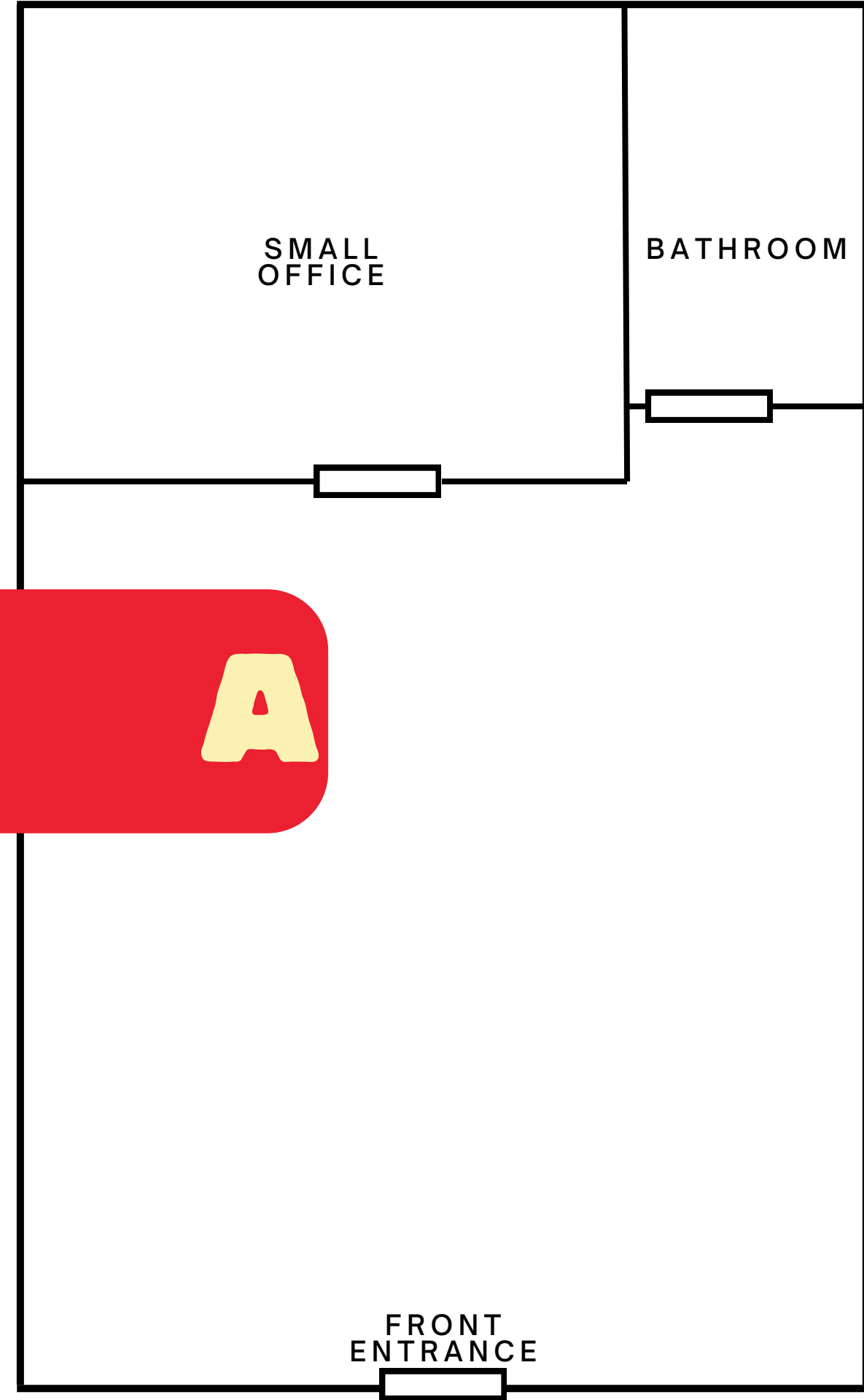
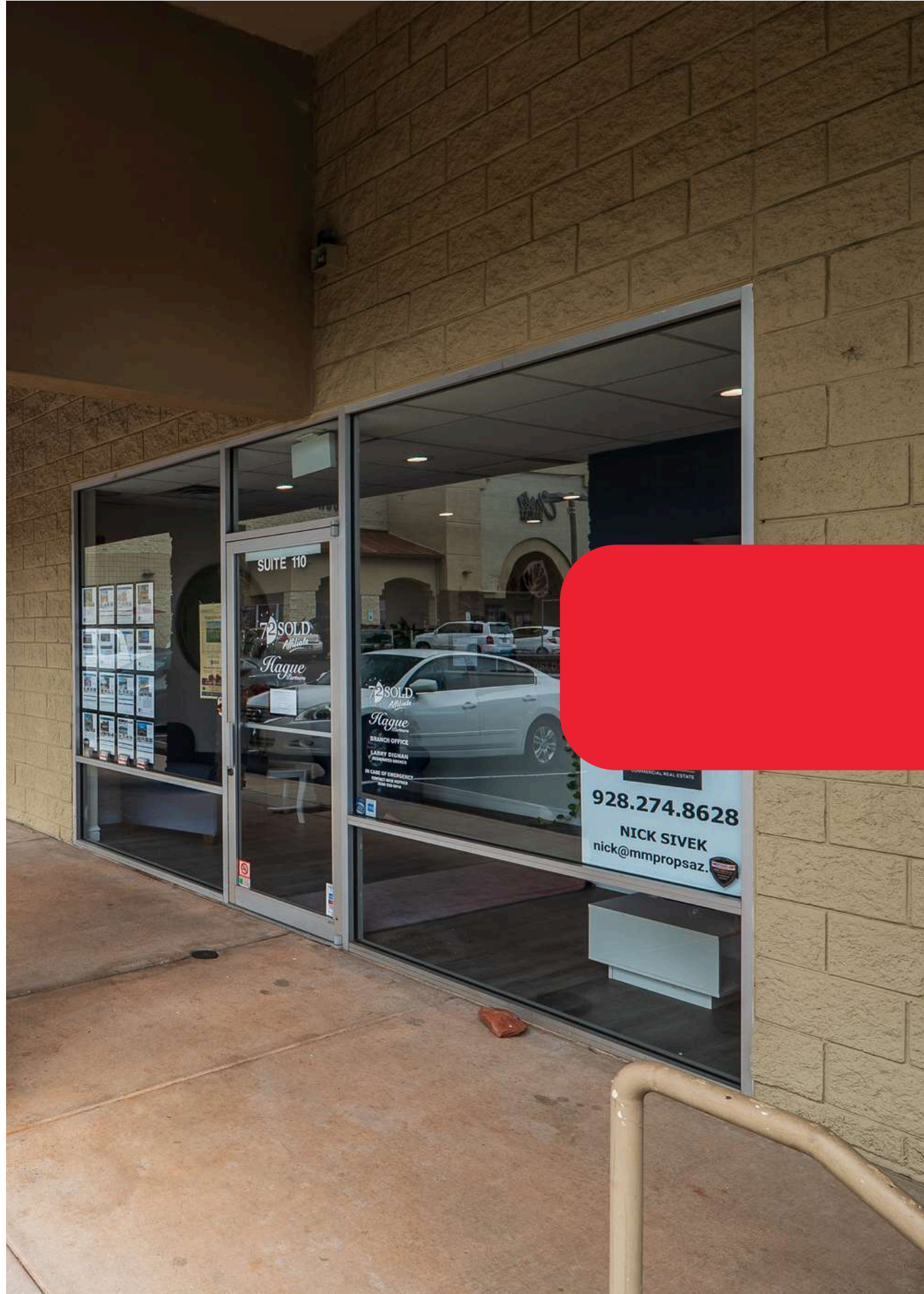
NON-ARCHITECTURAL DEPICTION

Suite	103
Sq. Ft.	1,800
Base	\$24/sf
NNN	\$4.80/sf
Facility	Shell Space Bathroom 3 Phase Power Loading "Dock" Back Entrance

SUITE 104



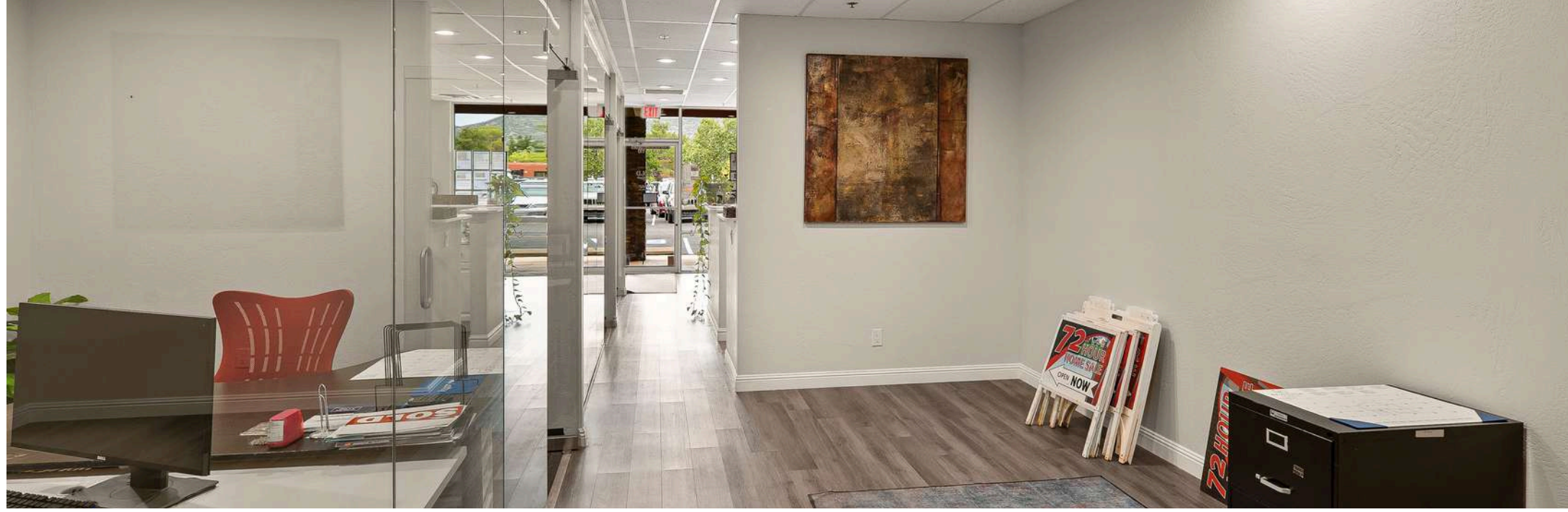
SUITE 104



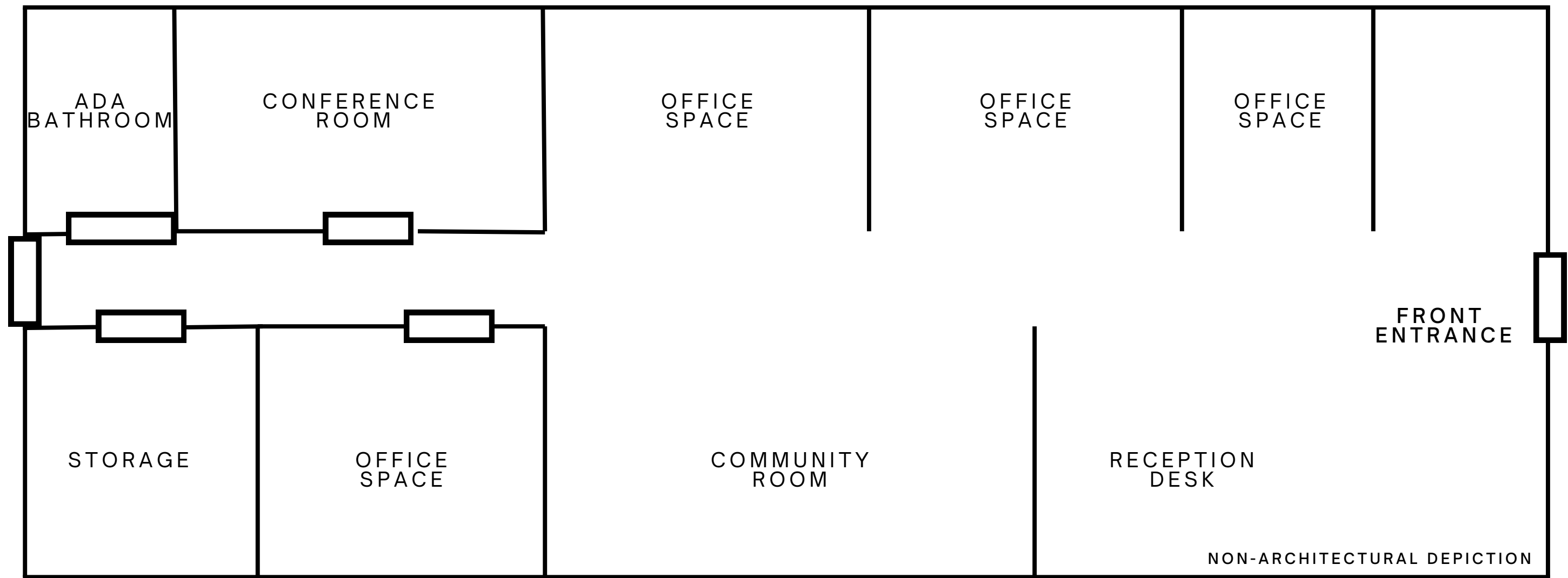
Suite	104
Sq. Ft.	600
Base	\$26/sf
NNN	\$4.80/sf
Facility	Retail/Office Move-in ready

NON-ARCHITECTURAL DEPICTION

SUITE 110



SUITE 110



Suite	110
Sq. Ft.	1,200
Base	\$24/sf
NNN	\$4.80/sf
Facility	Class 'A' Office Incredible Remodel Kitchenette ADA Bathroom 4 Offices

PAD 15



Suite	PAD 15
Sq. Ft.	6,969 (.16 ac)
Base	Call for Info

SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

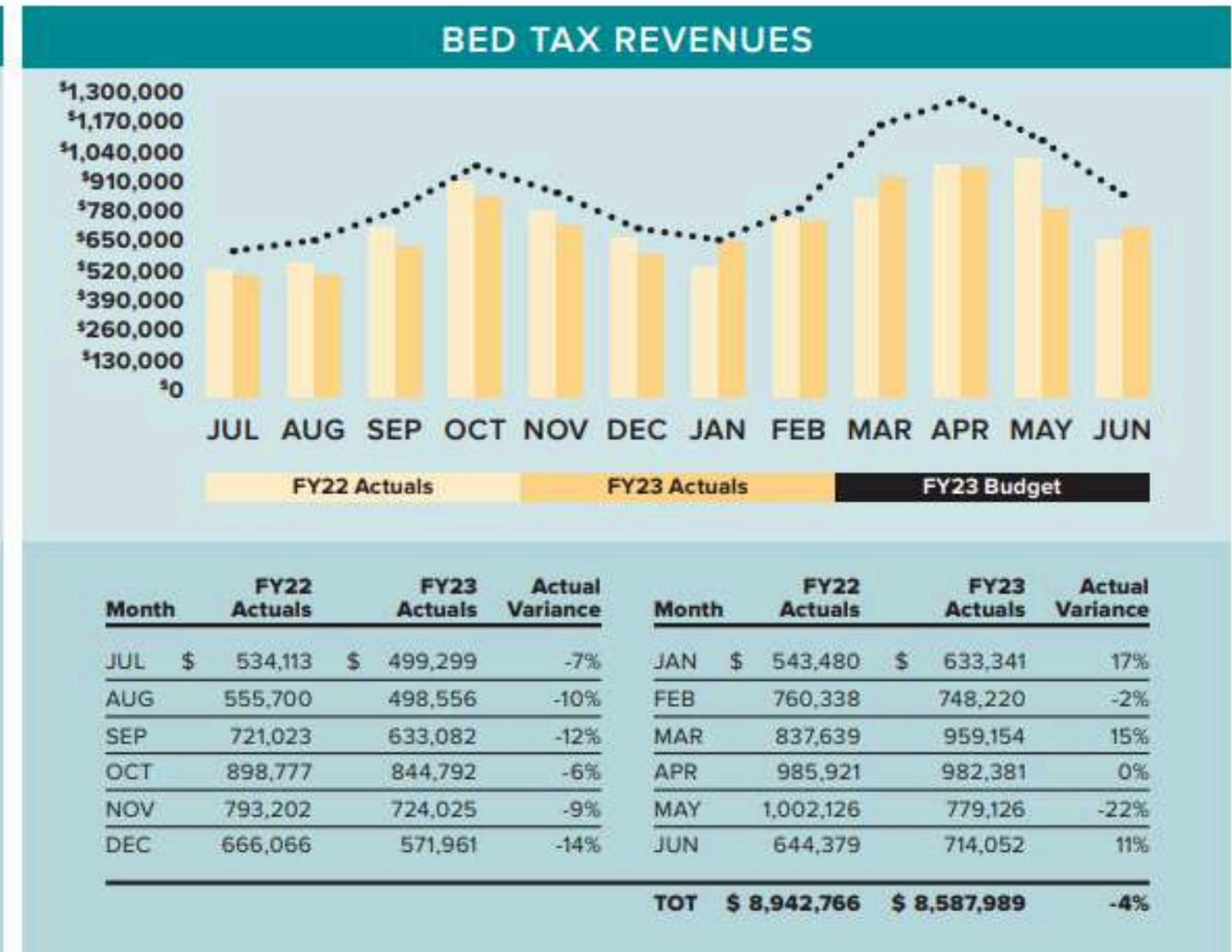
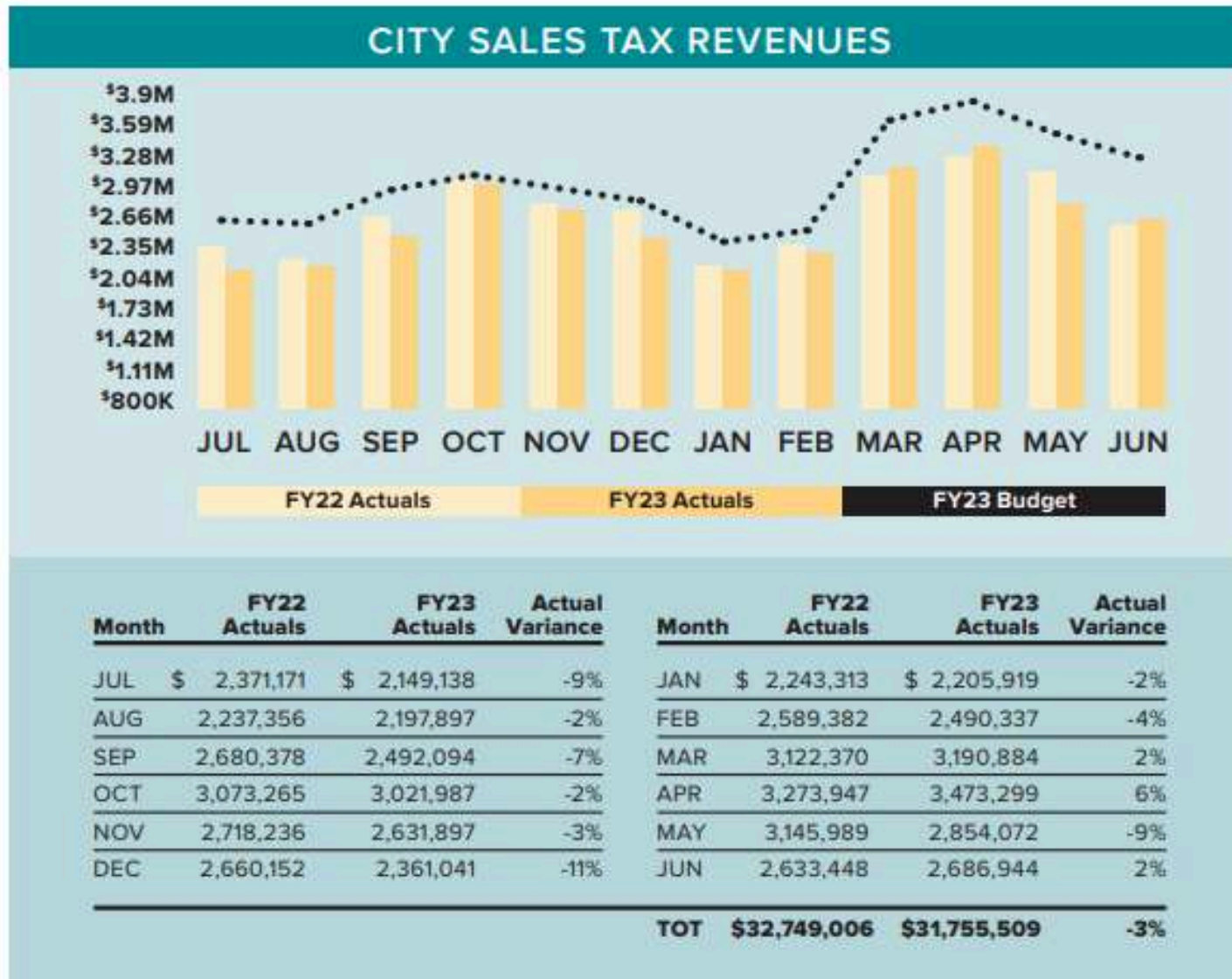
Visitors Generate Significant Funding



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.)

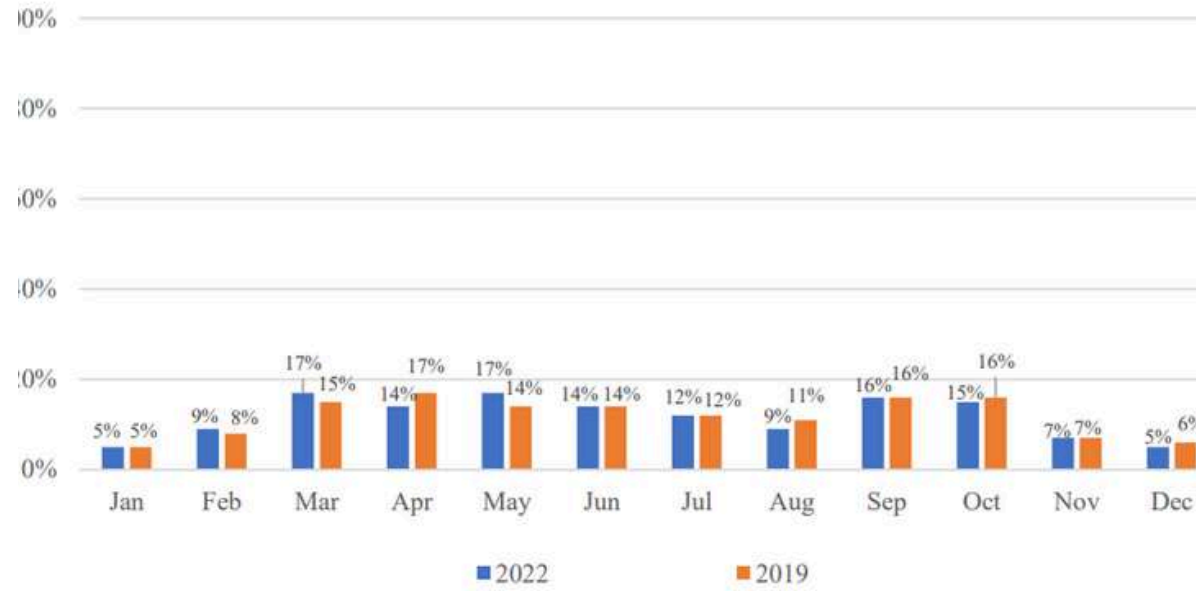
Occupancy
↓ **7.0%**

Average Daily Rate
↑ **33%**

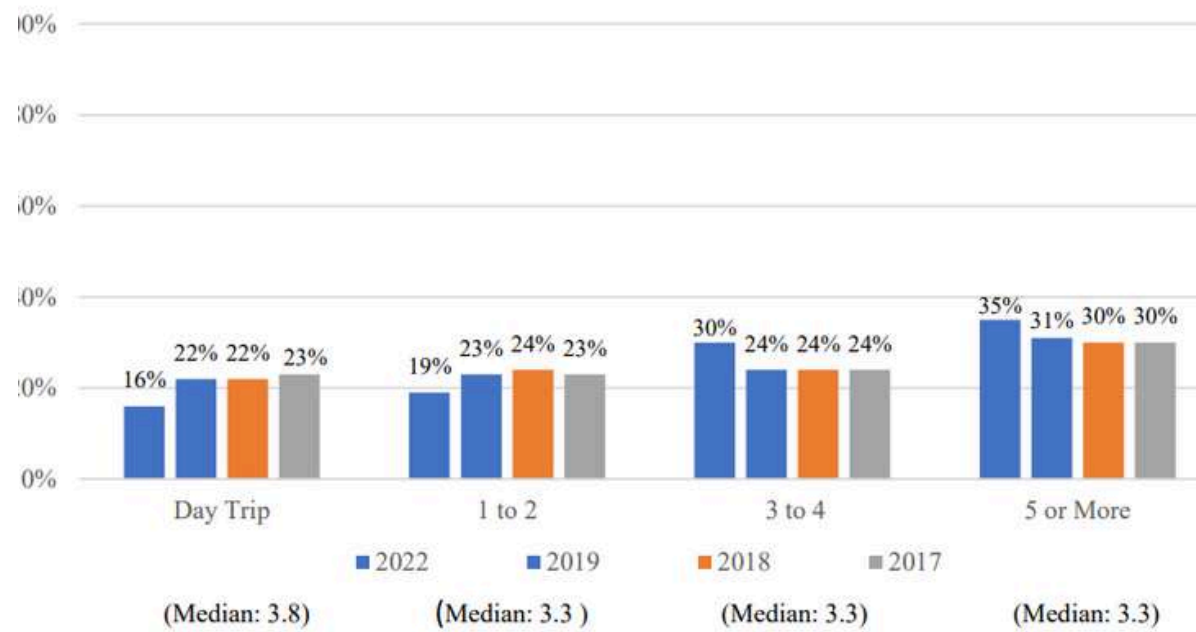
Revenue Per Available Room
↑ **24%**

SEDONA VISITORS

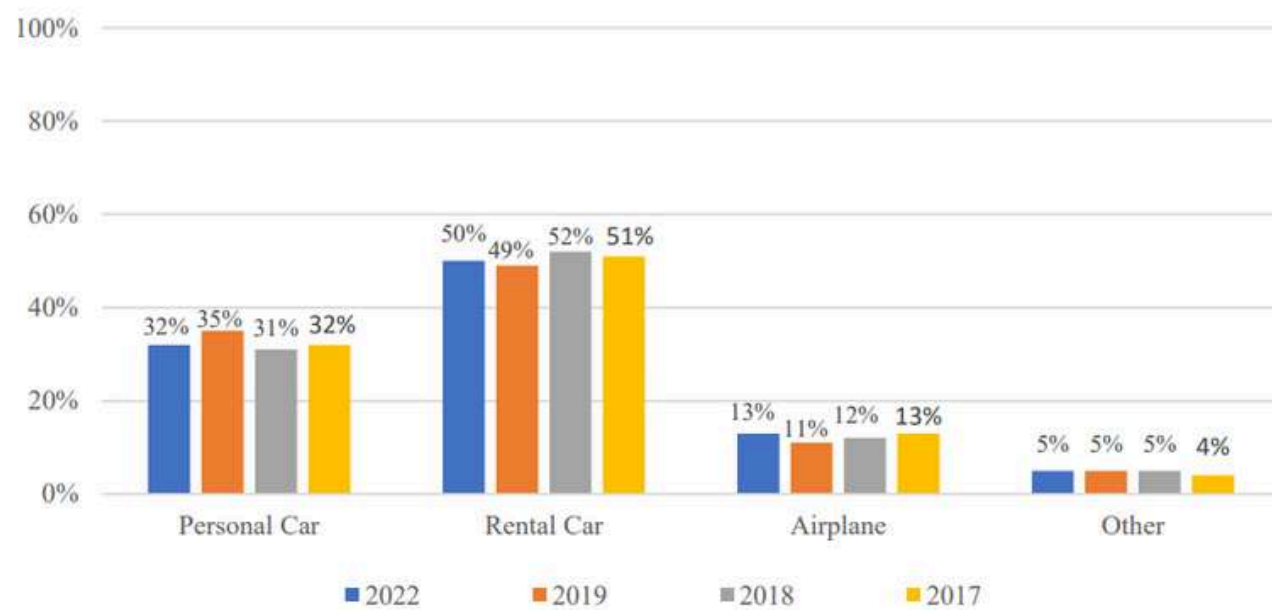
MONTH VISITED



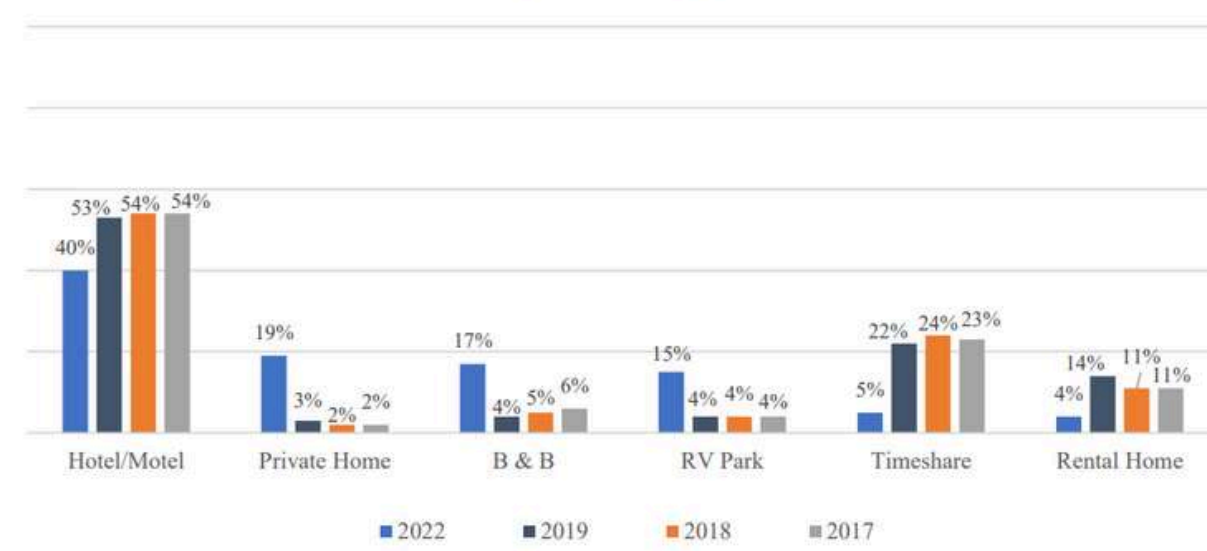
LENGTH OF VISIT



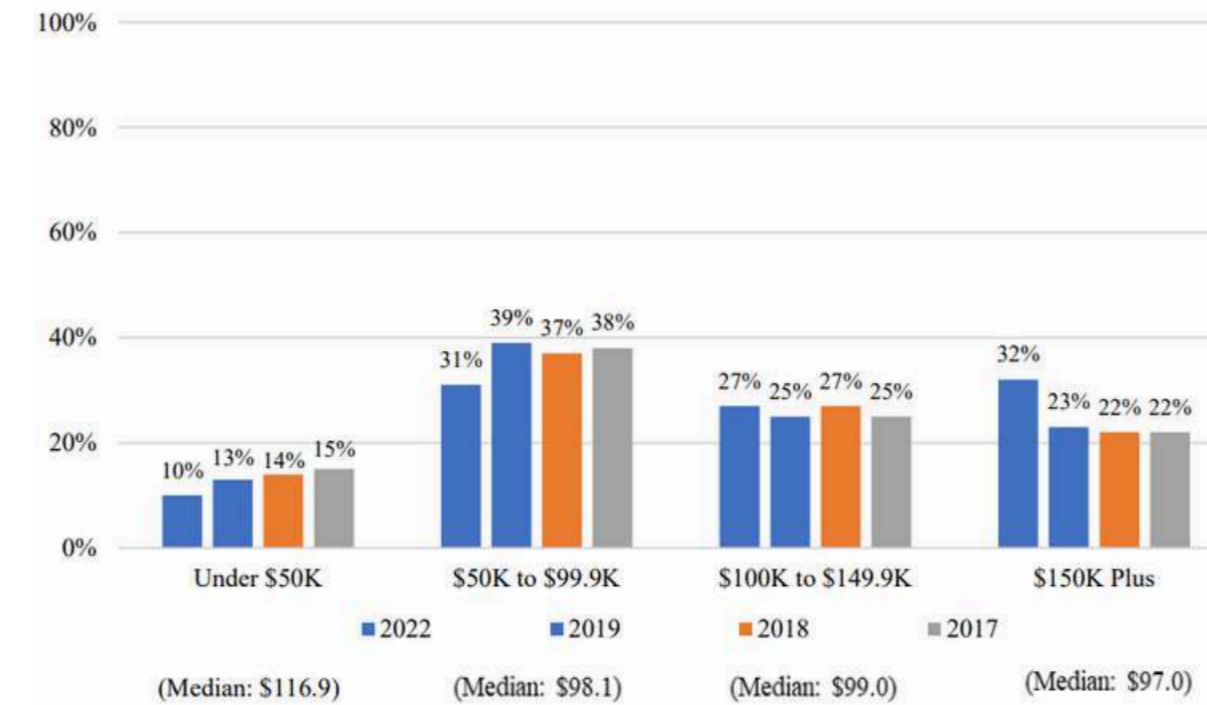
TRAVEL MODE



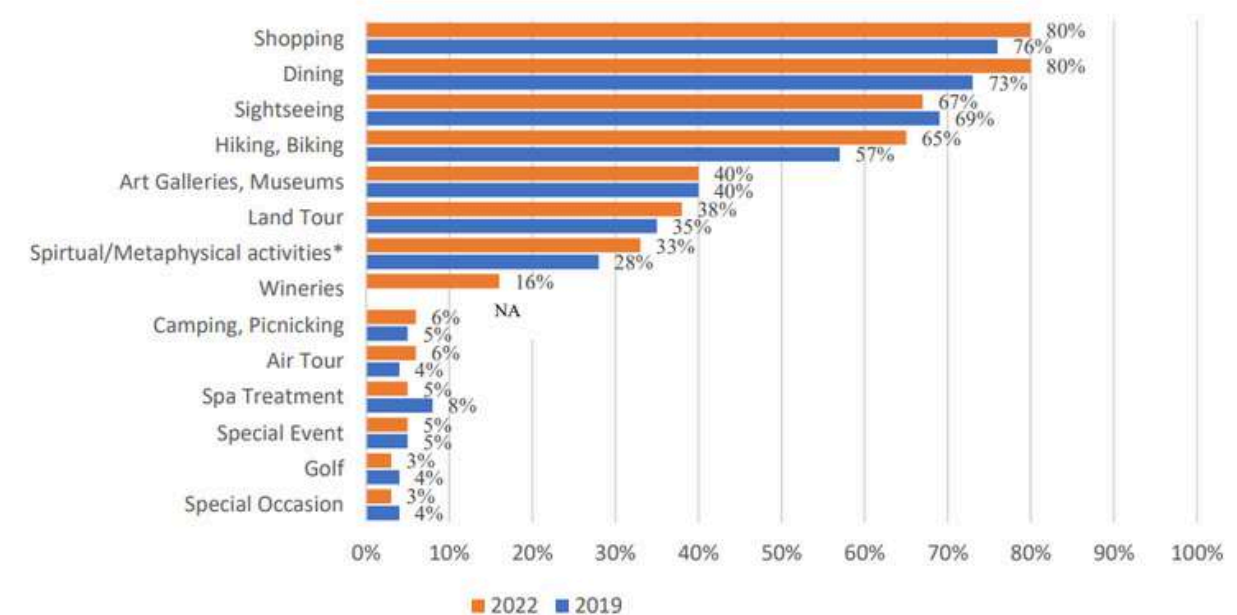
ACCOMMODATIONS

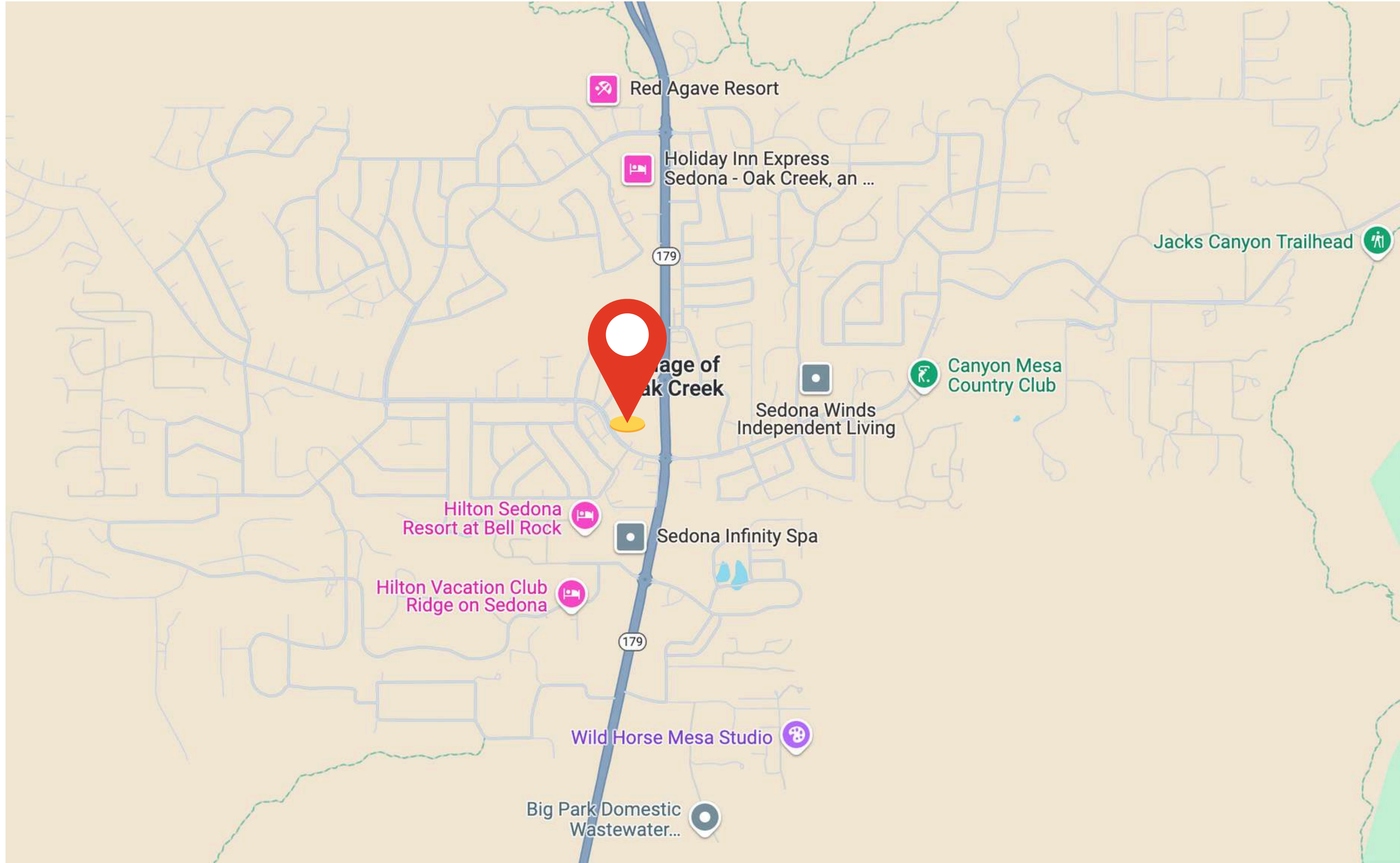


INCOME



ACTIVITIES PARTICIPATED IN





Sedona

M&M COMMERCIAL - VILLAGE CROSSING / CLARK'S PLAZA

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+

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