

M&M COMMERCIAL - HILLSIDE SHOPPING CENTER



FOR LEASE

SEDONA, ARIZONA

HILLSIDE SHOPPING CENTER

INCREDIBLE LOCATION & VISIBILITY
TOP RESTAURANTS AND RETAIL
SIGNIFICANT CAPITAL IMPROVEMENTS
PANORAMIC RED ROCK VIEWS



LISTING BROKER:
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AERIAL PHOTO



GROUNDS PHOTOS





OFFERING HIGHLIGHTS



Location & Frontage

SR 179 FRONTAGE AND VISIBILITY W/MONUMENT SIGNAGE. STEPS FROM ARABELLA HOTEL, LOS ABRIGADOS RESORT, AND TLAQUEPAQUE ARTS VILLAGE



Competitive Rates / New Ownership

PROFESSIONALLY MANAGED & MAINTAINED WITH ONSITE MGMT. NEW HANDS-ON OWNERSHIP AS OF 2022.



Capital Improvements

NEW PAINT, PARKING LOT, MURALS, SIGNAGE, ATTRACTIONS, TENANTS ETC. SIGNIFICANT ONGOING RENOVATION. SEE NEXT PAGE FOR DETAILS

OFFERING SUMMARY

ADDRESS 671 STATE ROUTE 179, SEDONA, AZ 86336

973 SF + 300 SF

SIZE(S)

\$3.00 NNN

MONTHLY RATE

29,751 SF

GLA

2.84 AC

SITE SIZE

16,500+

VPD (ADOT)

99%

OCCUPANCY

175+ SHARED

PARKING

CO

ZONING

SR 179

FRONTAGE

IMMEDIATE

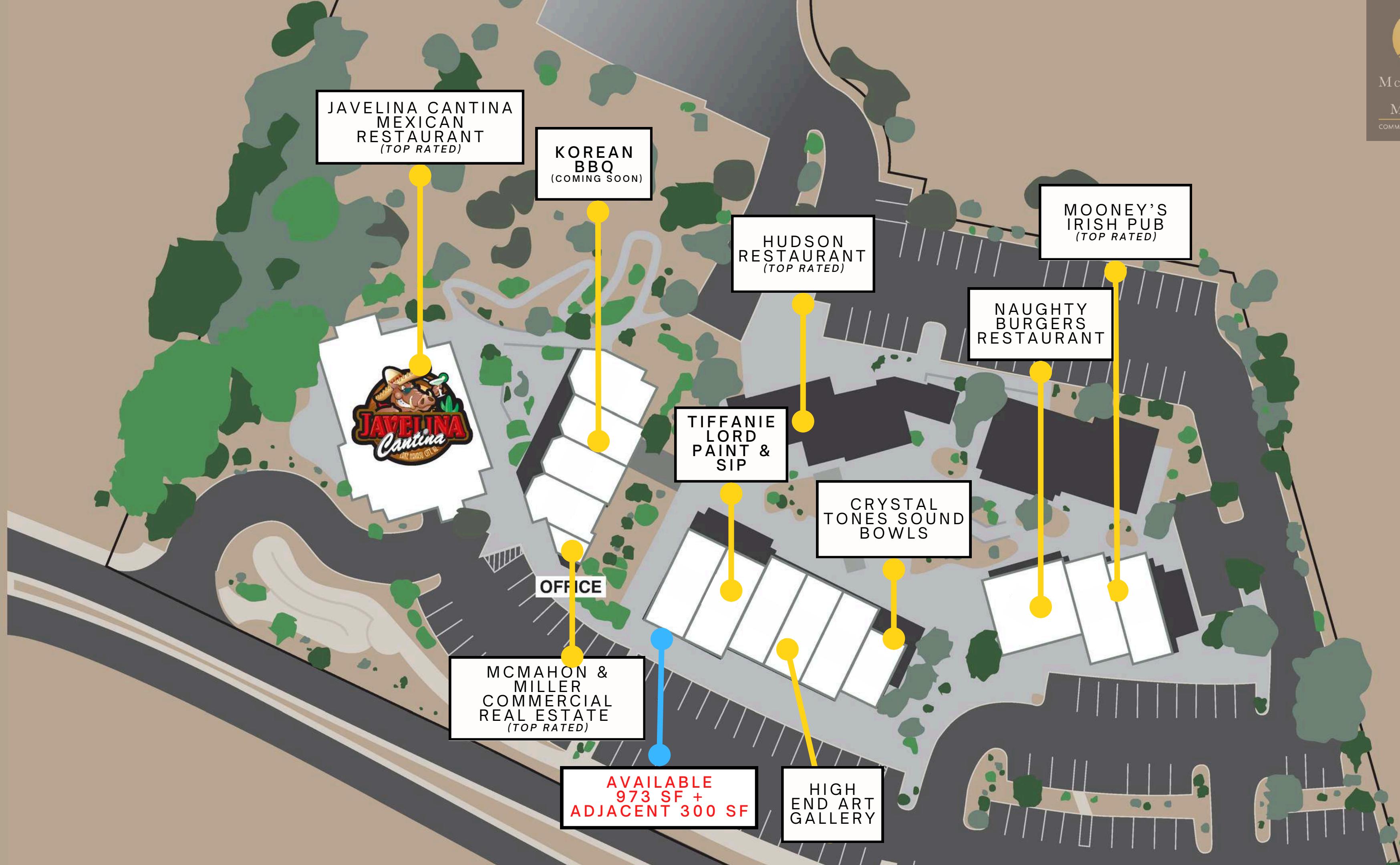
AVAILABILITY

PREMIER SEDONA LOCATION

- Fantastic visibility with excellent vehicular & foot traffic (steps from 150 room Arabella Sedona Hotel and 220 room Los Abrigados Resort and Tlaquepaque Arts & Crafts Village)
- Panoramic red rock views and steps from Oak Creek
- 1,000' feet of SR 179 frontage with two points of ingress/egress and 170+ parking spots
- **Top rated anchor restaurants onsite (Hudson and Javelina Cantina) plus Mooney's Irish Pub**
- **COMING SOON** - KOREAN BBQ RESTAURANT, DESERT SHOP, MINI GOLF, DESIGNER W/COFFEE

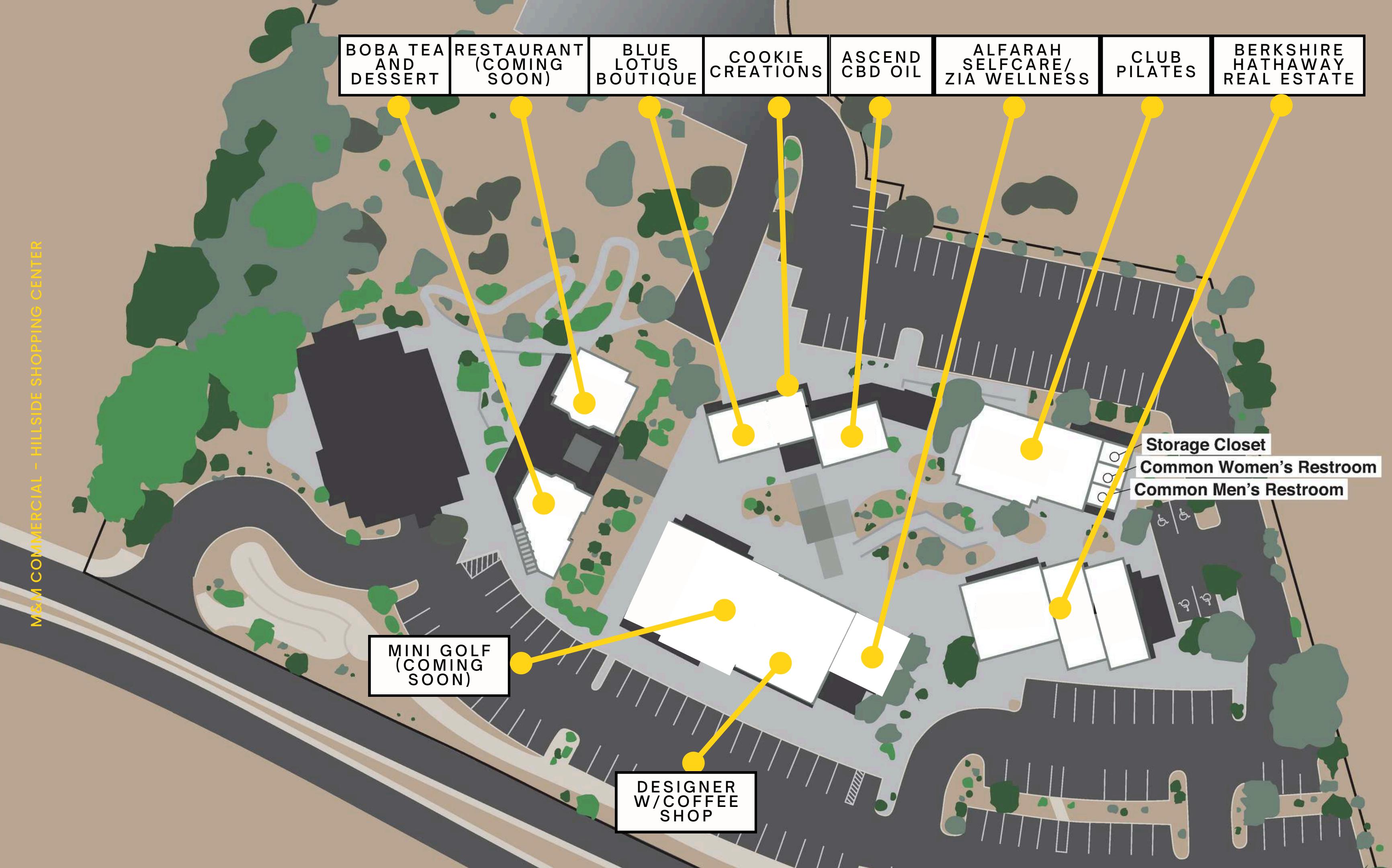
IMPROVEMENTS

- New ownership in Fall of 2022
- New exterior paint as of May 2023
- New parking lot July of 2023
- New and refreshed signage Fall of 2023
- New artist murals Fall of 2023
- All vacant suites repainted/renovated
- All suites now with interior bathrooms + common





McMAHON
&
MILLER
COMMERCIAL REAL ESTATE



SUITE A-ST-1 (973 SF)

PICTURES COMING SOON

SUMMARY TABLE OF ALLOWED USES

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

Page 1 of 7

E. Table of Allowed Uses

See Table 3.1, below.

Table 3.1 Table of Allowed Uses												
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited												
	Residential			Non-Residential			Other			Use-Specific Standards		
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3
Residential												
Household Living												
Dwelling, Co-Housing							P	P	C	P		
Dwelling, Duplex							P	P	C	P	P	
Dwelling, Live/Work							P	C	P	C	C	A
Dwelling, Multifamily							P	P	P	P	P	A
Dwelling, Single-Family Attached							P	P	C	P	P	
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C	C	
Manufactured Home							P	P	C	C	C	
Group Living												
Assisted Living Center							P	P	P	P	P	
Dormitory							C	C	C	P	P	C
Public, Institutional, and Civic Uses												
Community and Cultural Facilities												
Cemetery or Interment Facility										C		
Club or Lodge	C	C	C	C	C	C	C	C	P	P	P	P
Conference/Meeting Facility							A	A	P	P	P	P
Day Care	C	C	C	C	C	C	C	C	P	P	P	A

The Sedona Land Development Code is current through Ordinance 2023-09, passed October 24, 2023.

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

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Table 3.1
Table of Allowed Uses

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	Residential									Non-Residential			Other			Use-Specific Standards		
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Foodbanks	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P	P	P
Funeral Facility													P	P	P	P	P	
Library										C	C	P	P	P	P	C		
Museum										C	C	P	P	P	P	C	P	
Park, Active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park and Open Space, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Assembly	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P
Shelters (e.g., homeless shelter)	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P	P	P
Educational Facilities																		
School, Public or Private	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	3.3.B(2)
School, Vocational or Trade										P	P	P	P	P	P	P	P	
Healthcare Facilities																		
Hospital										P	P	P	P	P	P	P	P	
Medical or Dental Clinic										C	P	P	P	P	P			
Commercial Uses																		
Animal-Related Uses																		
Kennel, Commercial										C	P							3.3.C(1)
Stable, Commercial	P	P																3.3.C(2)
Veterinary Hospital or Clinic										C	P	P	P	P	P	P	P	3.3.C(3)

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Recreation and Entertainment																		
RV Park																		P
Indoor Recreation Facility													A	A	P	P	P	3.3.C(5)
Outdoor Recreation Facility	CA	CA	CA	CA	CA	CA	CA	CA	CA	C	C	C	C	C	C	C	C	3.3.C(6)
Food and Beverage Services																		
Bar, Tavern, Lounge, or Tasting Room													C	P	P	P	P	3.3.C(7)
Catering Establishment													P	P	P	P	P	
Microbrewery, Distillery, or Winery													C	P	P	P	P	3.3.C(8)
Mobile Food Vending													P	P	P	P	P	C
Restaurant													P	P	P	P	P	3.3.C(10)
Restaurant with Drive-Through													C	P	P	P	P	3.3.C(11)
Office, Business, and Professional Services																		
Administrative, Professional, or Government Office													P	P	P	P	P	P
Financial Institution													P	P	P	P	P	P
Lodging																		
Lodging, Medium-Density													P			P		P
Lodging, High-Density																		See 3.3
Personal Services					</													

SUMMARY TABLE OF ALLOWED USES (CONT'D)

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

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	Residential								Non-Residential				Other			Use-Specific Standards			
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Laundromat, Self-Service							A	A	A	P	P	P	P	P	P				3.3.C(16)
Retail Sales																			
Auction House										P	P	P	P	P	P				3.3.C(17)
Building Materials and Supply Store													P	P					
General Retail, Less than 10,000 Square Feet										P	P	P	P	P	P		P		3.3.C(18)
General Retail, 10,000 Square Feet to 25,000 Square Feet													P		P				
General Retail, More than 25,000 Square Feet													C		C				
Medical Marijuana Dispensary													P	P					3.3.C(19)
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee													P	P					3.3.C(19)
Nursery or Garden Supply Store										C	P	P	P	P	P		P		3.3.C(20)
Transportation, Vehicles, and Equipment																			
Equipment Sales and Rental													C	P					3.3.C(21)
Fleet Services													P	P	C	C			3.3.C(22)
Off-Highway Vehicle Sales and Rentals													C	C	C				3.3.C(29)
Parking Facility													P	P	P	P	C		

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

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Transit Terminal or Station													CO	IN	L	C				
Vehicle Fuel Sales													C	P	P				3.3.C(23)	
Vehicle Repair, Major														P	P				3.3.C(24)	
Vehicle Repair, Minor													C	C	P	P	P		3.3.C(25)	
Vehicle Sales and Leasing														P	P	C			3.3.C(26)	
Vehicle Service Station													C	C	P	P	P		3.3.C(27)	
Vehicle Wash													C	P	P	P	P			
Adult Entertainment Establishments												CO		IN			L			
Adult Entertainment													C	C					3.3.C(28)	
Industrial Uses												CO		IN			L			
Manufacturing and Processing												CO		IN			L			
Food Processing													C	C	P	P	P		3.3.D(1)	
Manufacturing, Artisan													C	C	P	P	P	P	3.3.D(2)	
Manufacturing, Light														P	P				3.3.D(3)	
Storage and Warehousing												CO		IN			L			
Contractor Office or Equipment Storage Yard													C	P						
Outdoor Storage													C	P					3.3.D(4)	
Self-Storage Facility													P	P					3.3.D(5)	
Varehousing and Wholesale Facility													P	P					3.3.D(6)	
Public and Semi-Public Utility Uses												CO		IN			L			
Food Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P		
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		

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Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Wireless Telecommunications Facility	<i>See Article 4: Wireless Communication Facilities</i>																		
Accessory Uses																			
Agriculture, General	A	A														CA	A		3.4.D(1)
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.4.D(2)
Guest Quarters	A	A	A	A	A	A	A	A	A	A	A	A					A		3.4.D(3)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A					A		3.4.D(4)
Outside Sales and Display										CA	CA	CA	CA	CA	CA	CA			3.4.C(3)
Outdoor Dining										A	A	A	A	A	A	A	A		
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.4.D(5)
Parking Facilities	CA	CA	CA	CA	CA	CA	CA	CA	CA										3.4.D(7)
Temporary Uses																			
Christmas Tree and Pumpkin Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		3.5.E(1)
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		3.5.E(2)
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		3.5.E(3)
Model Home	P	P	P	P	P	P	P	P	P	P	P	P					P		
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P								P		3.5.E(5)

SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding

Top 3 funding generators (FY23)

1. Sales Taxes (\$31.8M)
2. Bed Taxes (\$8.6M)
3. Wastewater Charges for Services (\$6.3M)

Total \$46.7 Million



Generated by visitors

Sales & Bed Taxes (\$31.1M)
Wastewater Charges for Services (\$3.4M)

Total \$34.5 Million
74% of the Top 3 funding sources

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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