



STRATEGIC PROPERTY FOR SALE

Uptown Sedona Investment

350 JORDAN RD + 274 APPLE AVE , SEDONA, AZ 86336



Exclusively Represented By:

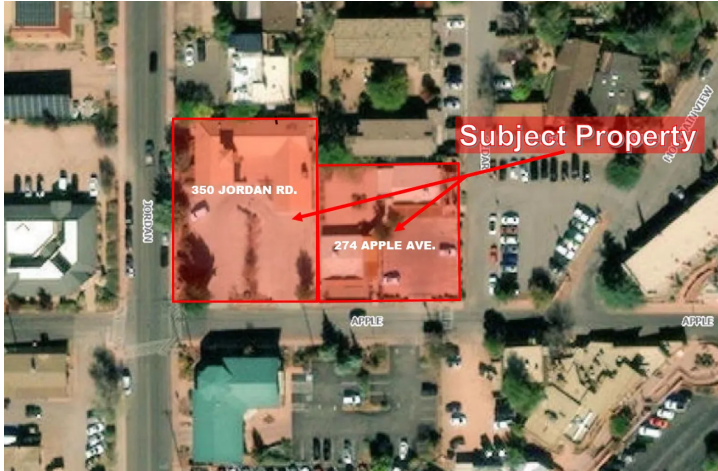
BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

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PROPERTY HIGHLIGHTS



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- 100% Occupied
- \$318,353 2026 Annual NNN Rent
- Available For \$4,900,000
- 6.5% Cap Rate / Contractual Rent increases.
- Three Freestanding Commercial Buildings
- 7,887 SF Total Building Area
- 0.80 Acres / Approximately 34,917 SF in the heart of Uptown Sedona
- Block-Long Position from Jordan Road to Cedar Street along Apple Ave
- Two Adjoining, Strategically Assembled Parcels
- Elote Cafe -- Nationally Recognized Sedona Restaurant Led by James Beard Award Winning Chef and Cookbook Author Jeff Smedstad
- 4,796+- SF Restaurant with Outdoor Patio Dining / Extensively Renovated in 2019 & 2020.
- On Site Integrated Parking Essential to Elote Cafe's Operation
- Recorded Reciprocal Parking Agreement
- Two Additional Income-Producing Apple Avenue Tenants
- 1,740 sf Cup Town Coffee Shop and 1,351 sf gift shop Crystal Castle Independent Free Standing Buildings
- Zoned CO Commercial/Retail City of Sedona
- Lighted sidewalks on all streetside frontage Jordan, Apple and Cedar
- Physical Pedestrian Connection Between Properties
- Several Nearby City of Sedona Public Parking Lots and Newly Constructed Garage. See Parking Map
- Premier Uptown Sedona Location
- Difficult-to-Replace Integrated Commercial Asset



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PROPERTY DESCRIPTION



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A rare opportunity to acquire 100% occupied, strategically assembled commercial investment in the heart of Uptown Sedona. The offering consists of two adjoining and integrated parcels totaling approximately 0.80 acres (34,917 SF), improved with three freestanding commercial buildings totaling 7,887 square feet and generating \$318,353 in current annual NNN rent. Offering Price \$4,900,000 boasting a 6.5% Cap Rate based on 2026 actual rents.

The property extends an entire block from Jordan Road to Cedar St. along Apple Avenue includes 350 Jordan Road, home to Elote Cafe, together with 274 Apple Avenue, occupied by Crystal Castle and Cup Town Coffee.

The two parcels function as an integrated commercial property. 274 Apple Avenue provides parking required to support Elote Cafe's operations through a recorded reciprocal parking agreement, while simultaneously generating NNN rental income from two additional tenants.

The Apple Avenue businesses utilize the parking during their operating hours and close by 5:00 PM Tuesday through Saturday, making the combined parking available to support Elote Cafe's evening operations. Physical pedestrian access between the properties further integrates the combined site.



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SITE AND LOCATION

LOCATION DESCRIPTION

Located in the heart of Uptown Sedona, a distinctive block-long position extending from Jordan Road to Cedar Street along Apple Avenue.

Uptown is one of Sedona's primary visitor-oriented commercial district with a concentration of restaurants, hotels, galleries, shops and visitor attractions serving Sedona's substantial tourism economy.

The property benefits from nearby City of Sedona public parking facilities, pedestrian activity throughout Uptown and convenient access to SR 89A.

All three streets have been improved with lighted sidewalks that enhance pedestrian connectivity along the property's frontage and provides convenient access between the property, surrounding businesses and nearby public parking.

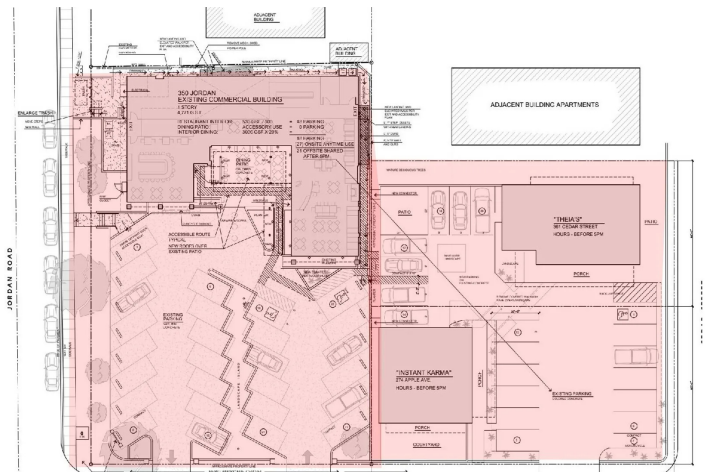
SITE DESCRIPTION

Located in the heart of Uptown Sedona, the property occupies a distinctive full-block position extending from Jordan Road to Cedar Street with frontage along Apple Avenue.

Uptown is one of Sedona's primary visitor-oriented commercial districts, with a concentration of restaurants, hotels, galleries, shops and visitor attractions serving Sedona's substantial tourism economy.

The property benefits from nearby City of Sedona public parking facilities, pedestrian activity throughout Uptown and convenient access to SR 89A.

Approximately 530 feet of improved, lighted sidewalk along Jordan Road, Apple Ave. and Cedar enhances pedestrian connectivity along the property's frontage and provides convenient access between the property, surrounding businesses and nearby public parking.



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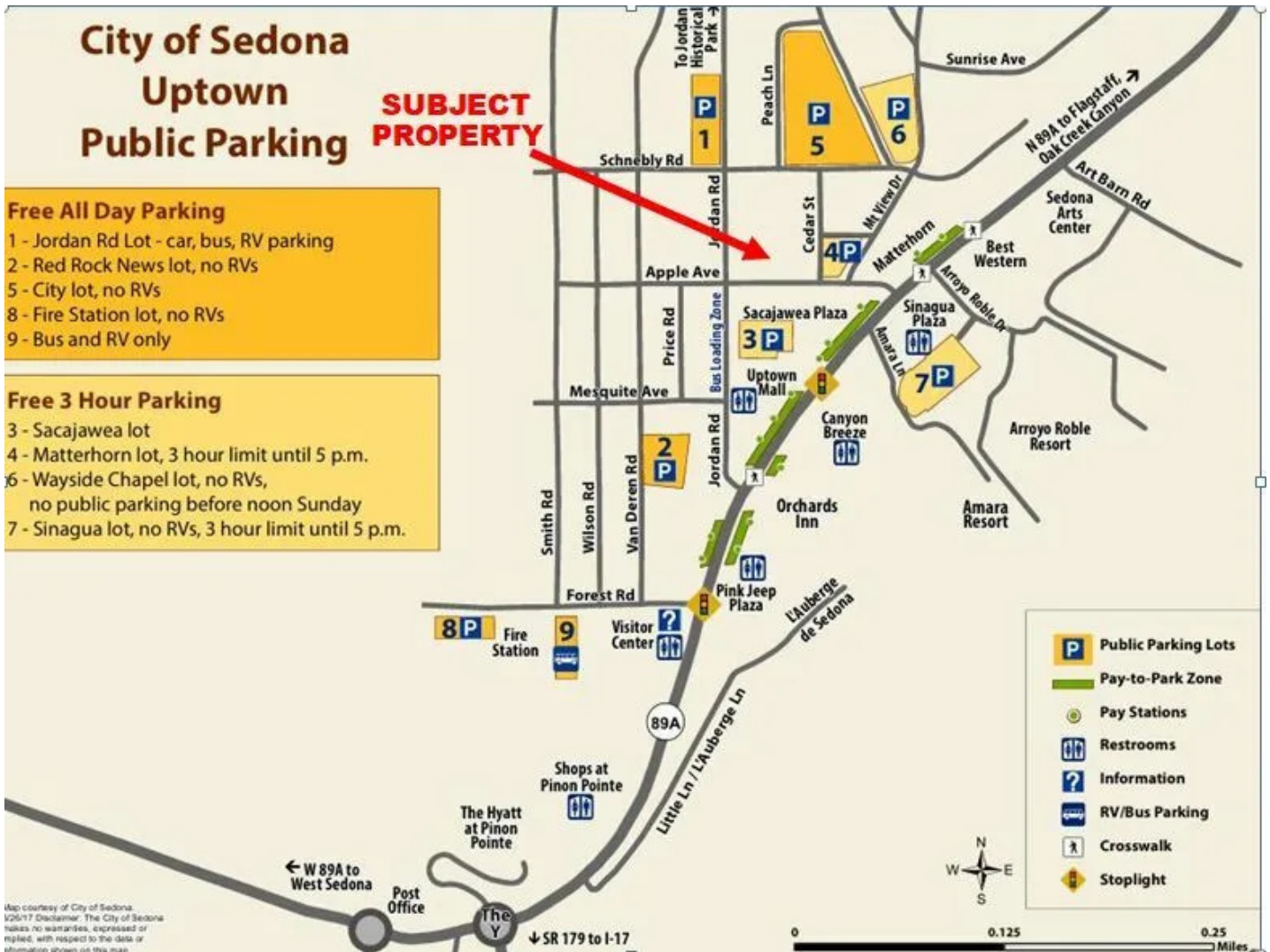
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UPTOWN PUBLIC PARKING & PEDESTRIAN ACCESS



**REALTY
EXECUTIVES**

COMMERCIAL

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RETAIL MAP HIGHLIGHTED NEIGHBORING BUSINESSES



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PROPERTY PHOTOS



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Parking Analysis
350 Jordan Road Building
Sedona Arizona 86336

Preliminary

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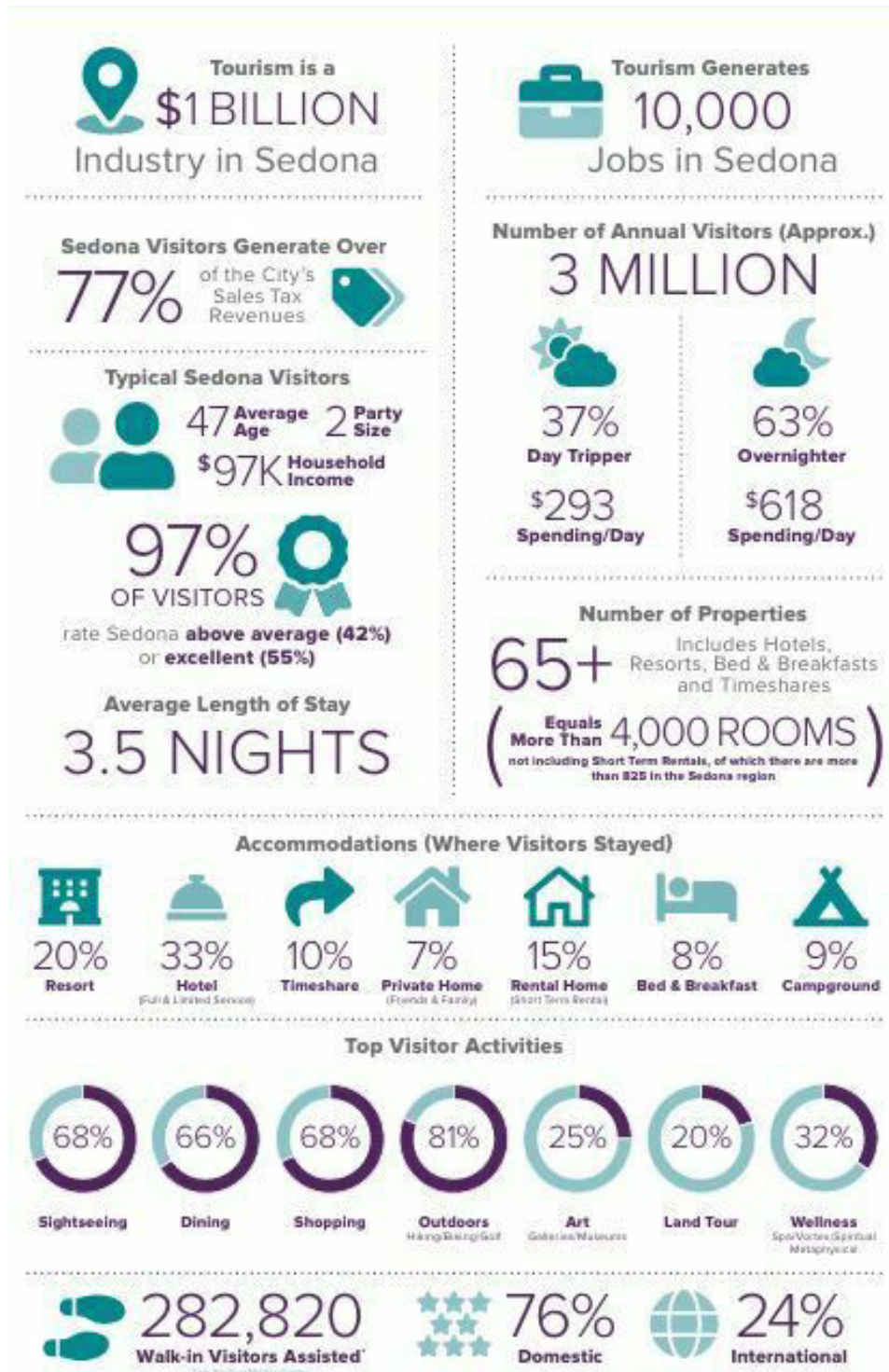


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SEDONA'S VISITOR-DRIVEN ECONOMY



**REALTY
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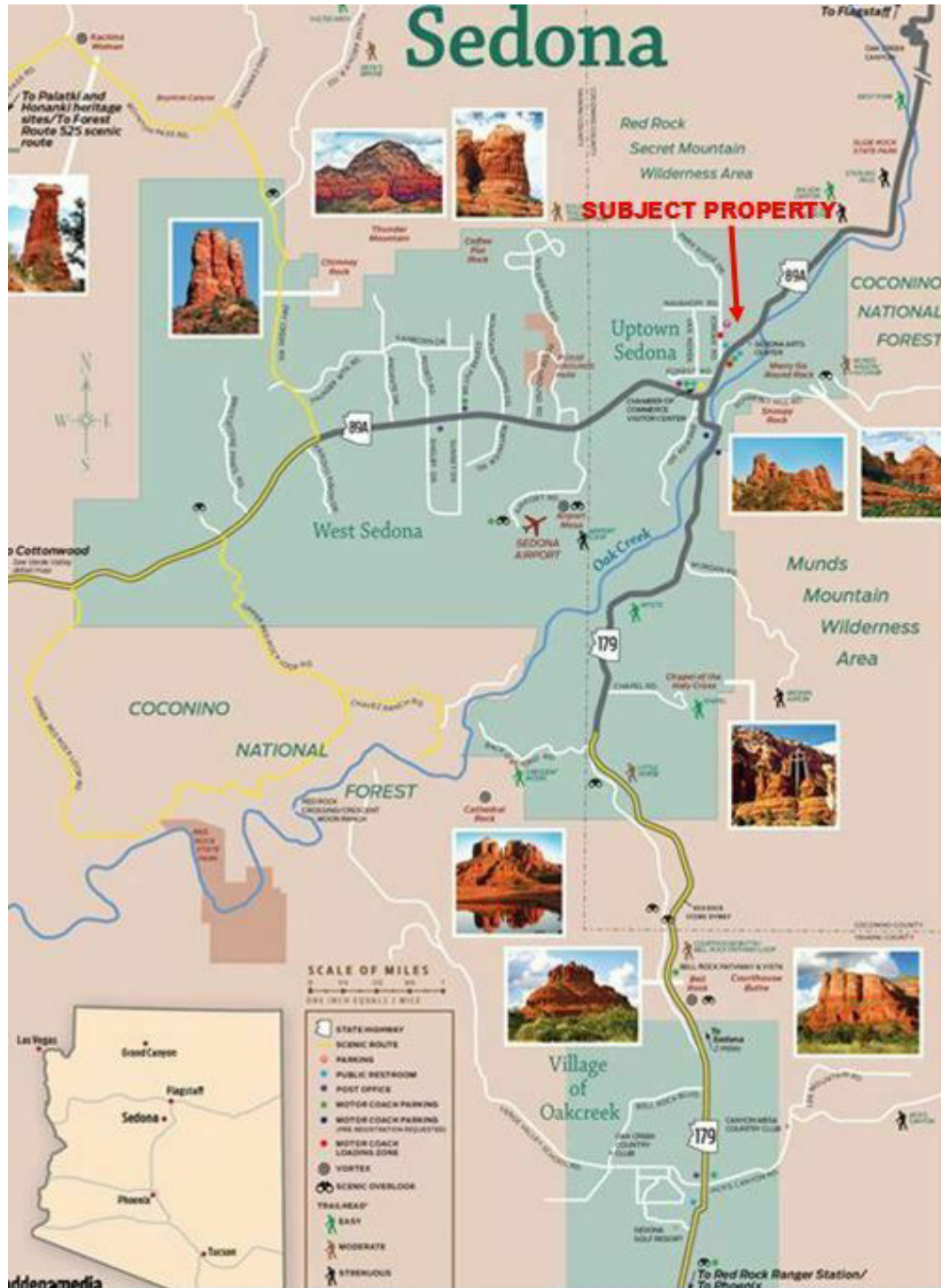
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AREA MAP



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