

FOR LEASE

ARCHES IN SEDONA RETAIL CENTER

FRONTAGE RETAIL ON 179
ADJACENT ACE HARDWARE
WORLD CLASS VIEWS
NEW RESTAURANT COMING TO SITE

6101 AZ-179, SEDONA AZ



LISTING TEAM:
JACK MCMAHON - DESIGNATED BROKER
(928) 224-2709
JACK@MMPROPSAZ.COM
COMPANY WEBSITE

PADRAIC HAWLEY - ASSOCIATE BROKER
(928) 399-9141
PADRAIC@MMPROPSAZ.COM

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M&M COMMERCIAL – ARCHES SEDONA – RETAIL FRONTAGE



M&M COMMERCIAL - 834A RETAIL & OFFICE FRONTAGE

BASEMENT
(LEASED)

DOC'S BBQ &
WHISKEY

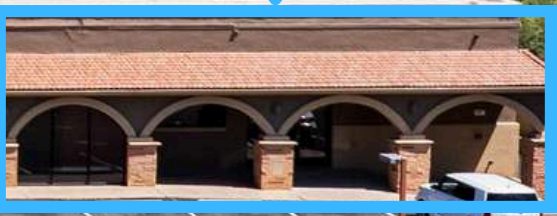
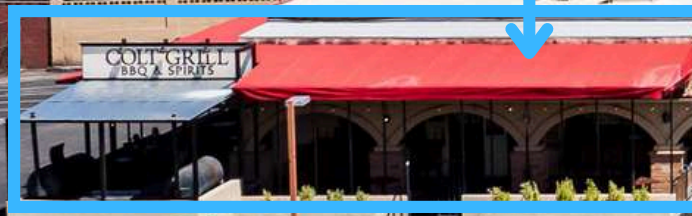
SUITE B
1,000 SF
AVAILABLE
6/1/26

SUITE C
2,300 SF
AVAILABLE
6/1/26

SUITE D
2,500 SF
AVAILABLE
NOW

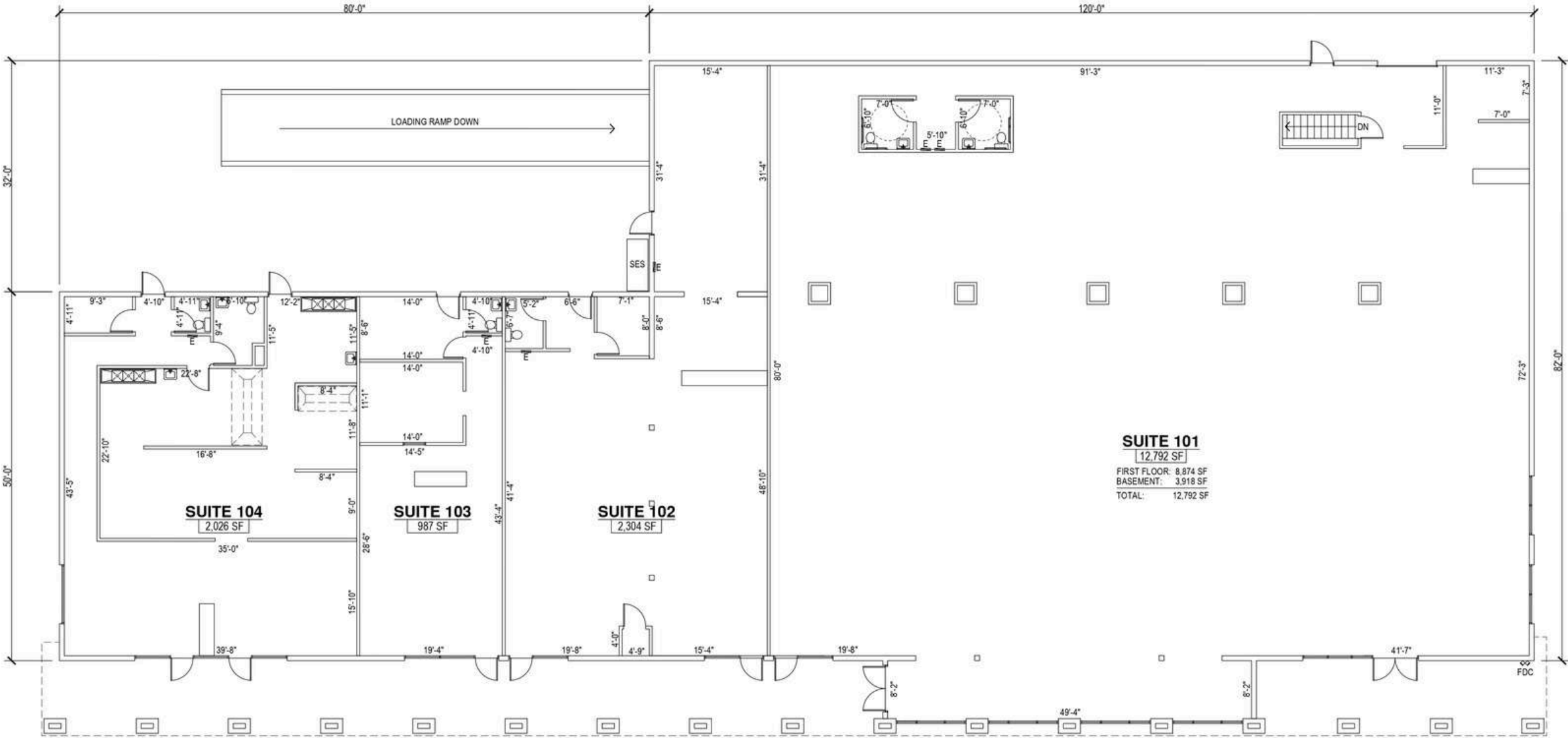
SUITE E
2,500 SF
AVAILABLE
NOW

ABSOLUTE BIKES RELOCATE
HERE STARTING 6/1/26

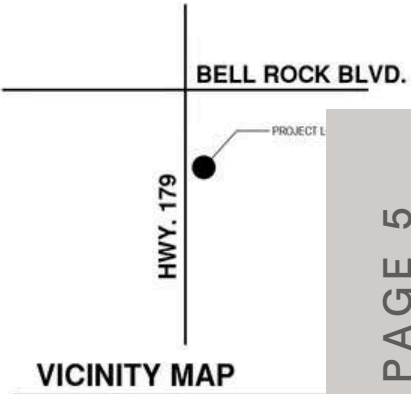


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FLOOR PLAN



 **EXISTING FLOOR PLAN**
1/8" = 1'-0"



BELL ROCK BLVD.

HWY. 179

VICINITY MAP

PROJECT L

OFFERING SUMMARY

ADDRESS 6101 AZ-179, SEDONA AZ 86351

LEASE RATE \$9 NNN FOR LOWER LEVEL
STARTING @ \$21 NNN

1,200 SF - 9,000

DETAILS:

SUITE SIZES

ON-SITE

PARKING

C-1

ZONING

SR 179

FRONTAGE

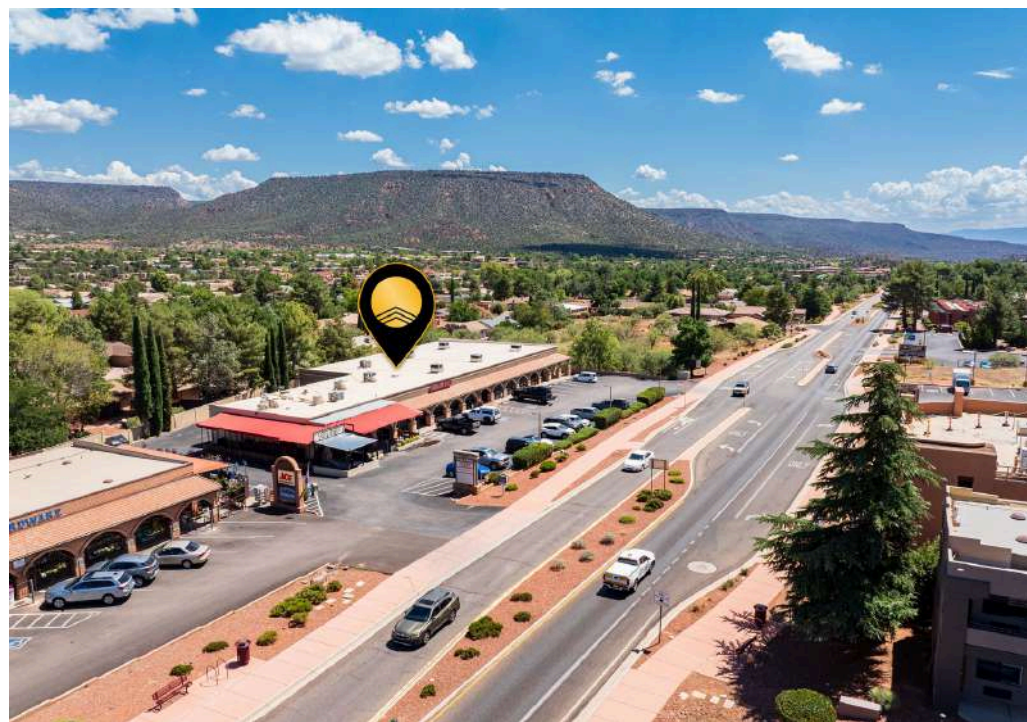
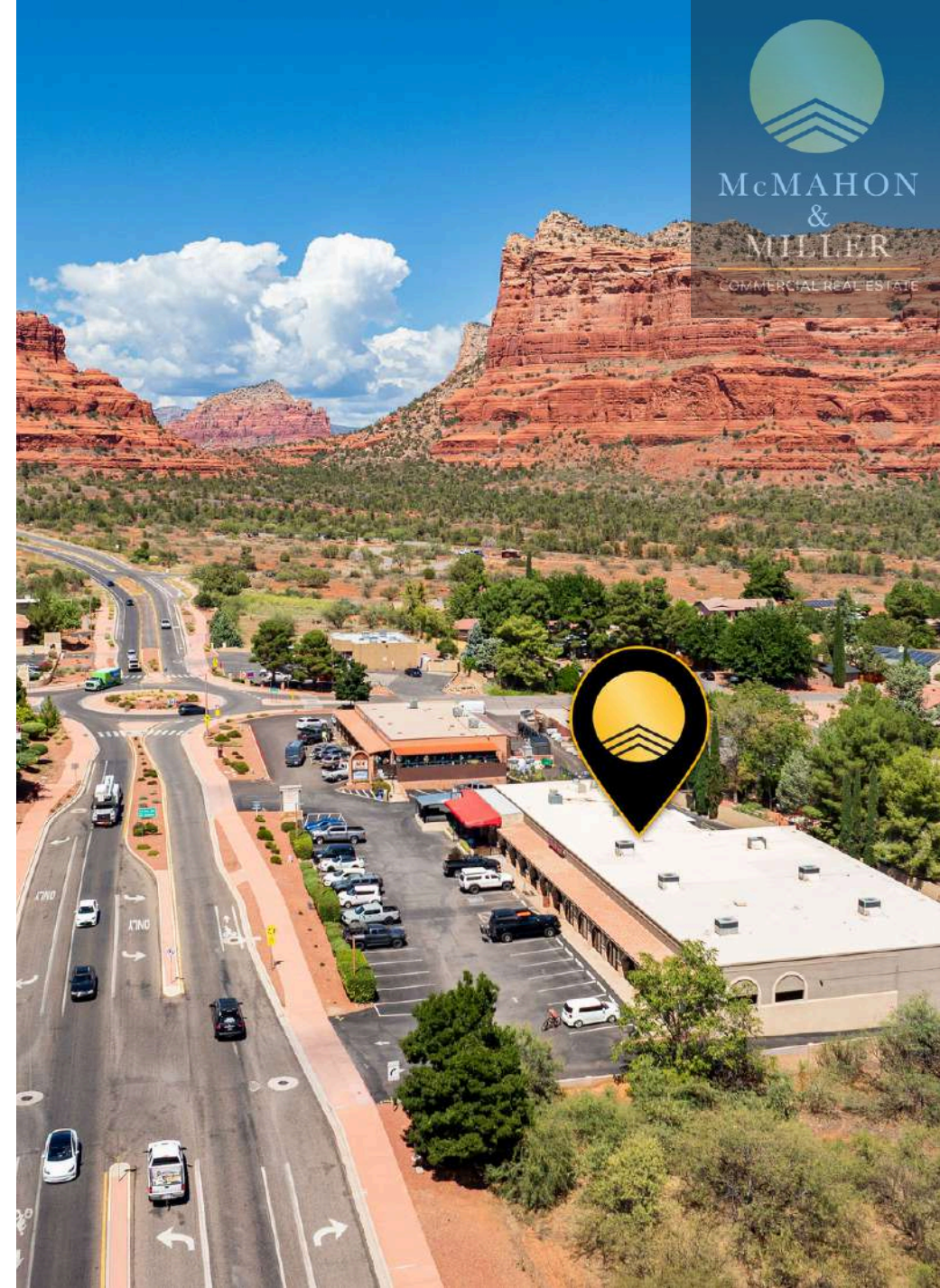
RED ROCKS

VIEWS

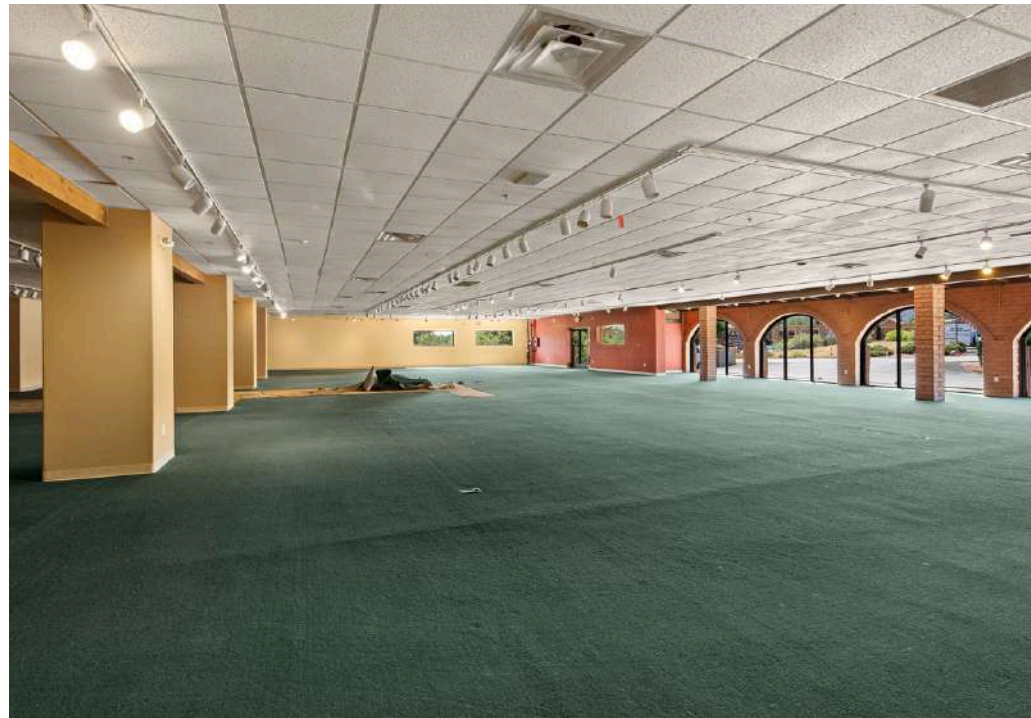
- One (1) large 9,840 sf street level space facing main road/parking lot. **Can be subdivided.** Plans available for restaurant concept spanning 7,100+ sf. Rear loading dock and rollup door w/two (2) restrooms.
- Food use, retail, office, personal services etc. all allowable here.
- One (1) large 3,840 sf lower level space with roll up door and drive up loading bay.
- New full service restaurant just signed 10 year lease at former Colt Grill space.
- Absolute Bikes operates adjacent (sales and rentals for the VOC area).



AERIAL



STREET & LOWER LEVEL



PHOTOS OF SITE



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 (26 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

Activities

- 300+ recreational trails /250+ mi
- 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: 250+
- Hilton Resort: 200+
- Pink Jeep Tours: 170+

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McMAHON
&
MILLER

COMMERCIAL REAL ESTATE