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MCMAHON & MILLER
COMMERCIAL REAL ESTATE
SEDONA, AZ



FOR LEASE UPTOWN RETAIL

390 W SR 89A, Suite 3- Sedona, AZ

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Overview

OFFERED @ \$5.50/SF/MONTH NNN

650 SF tasting room or fast casual

SR 89A frontage

Fantastic visibility





Prime Retail

**390 W SR 89A, SUITE 3 - SEDONA,
AZ**

Exceptional uptown retail suite. Built out as a wine tasting room with outdoor patio space. Ideal for wine/beer/fast casual food concept. Adjacent to Best Western Plus and across from Matterhorn Inn. 150 space public parking lot 50 feet from property line. Join Savannah Bee Co. and Bearcloud Gallery.

Property Details

| | |
|------------------|---|
| Address | 390 W SR 89A, Ste 3- Sedona, AZ |
| Year Built | 2003 |
| Number of Floors | 2 (w/elevator & stairs) |
| Parking | 15 shared & 100+ space parking garage |
| County | Coconino |
| Zoning | Commercial |
| Accessibility | SR 89A & Arroyo Roble Rd. |
| Availability | Immediately |
| Size | 650 SF (street level) |
| Price | Base Rent: \$3,575 NNN: \$455 (includes water/sewer, trash) |
| Tenant Mix | Bearcloud Gallery (Ste 1) - link Savannah Bee Co. (Ste 2) - link |

Location, location, location

750+ hotel rooms within 1 mile

100+ parking spaces at public parking lot 50 feet from property line

Steps from Oak Creek

World class red rock views!





EXTERIOR

[360° Photos / Floor Plans - CLICK HERE](#)



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INTERIOR

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INTERIOR

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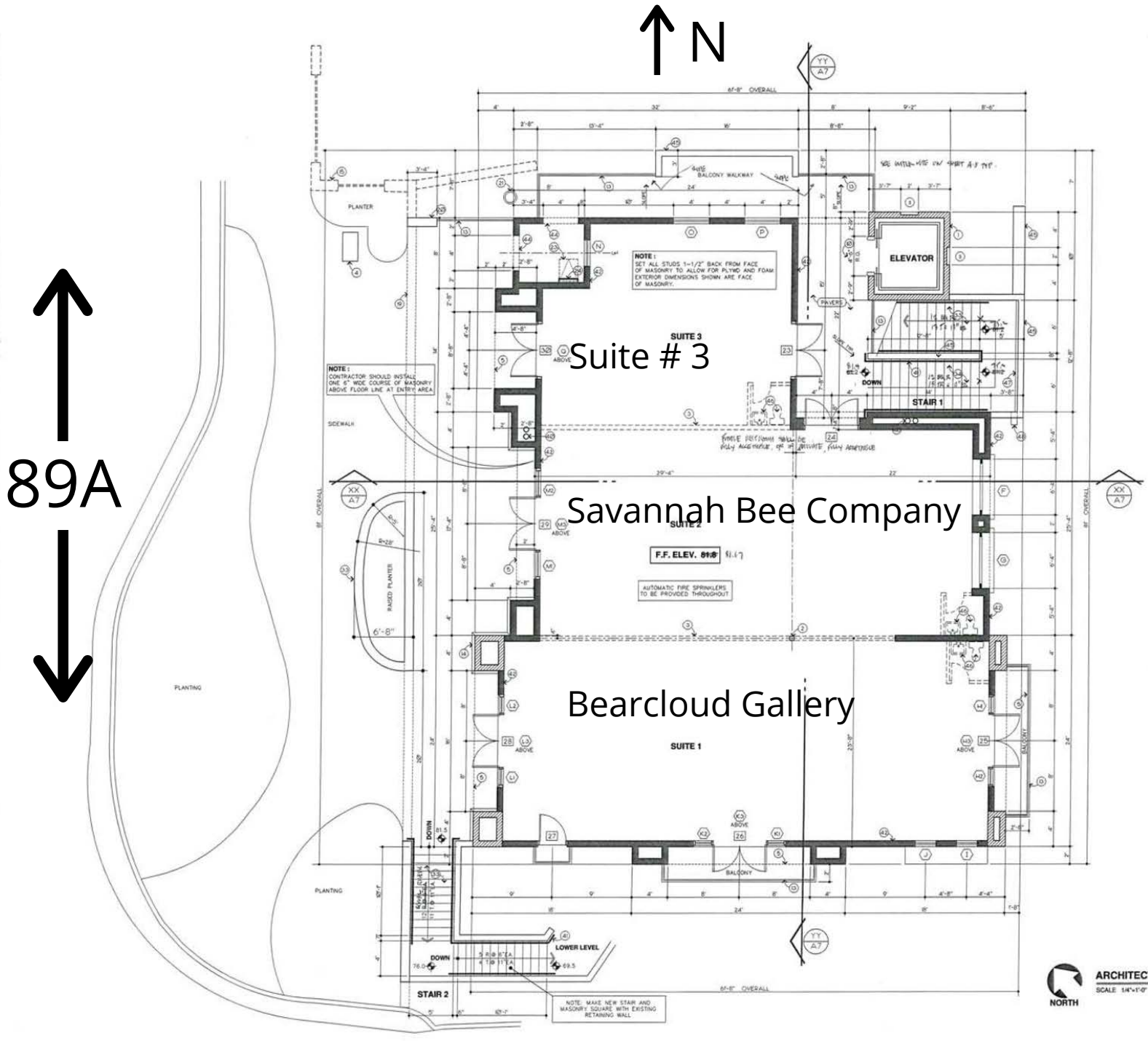




← site

KEYED NOTES

- 1 HATCHED WALL INDICATES 8" REINFORCED CMU WALL
- 2 STEEL COLUMN
- 3 STEEL STUD DIMENSION WALL - VERIFY WITH ARCHITECT PRIOR TO INSTALLATION
- 4 EXISTING MAILBOXES TO REMAIN
- 5 LINE OF SOFFIT
- 6 BALCONY WITH 42" HIGH METAL GUARDRAILING
- 7 BALCONY ABOVE
- 8 4" COLORED CONCRETE SLAB
- 9 EDGE OF SLAB
- 10 VERIFY ELEVATOR DOOR WIDTH AND LOCATION WITH ARCHITECT
- 11 4" CMU @ RECESS - SEE ELEVATIONS
- 12 RETAINING WALL AND STEEL GUARDRAIL - SEE ELEVATIONS
- 13 42" HIGH GUARDRAIL
- 14 LINE OF 12" CMU @ WALL BASE SEE ELEVATIONS
- 15 EXISTING HOTEL WALL AND RAILING
- 16 ROOF DRAIN LOCATION - SEE PLUMBING PLANS
- 17 NEW WALL @ HOTEL PARKING TO MATCH EXISTING
- 18 STEEL COLUMN LOCATION
- 19 EXISTING RETAINING WALL
- 20 EDGE OF RETAINING WALL FTG
- 21 EXISTING TREE - PROTECT FROM DAMAGE
- 22 SEE SITE PLAN FOR SIDEWALK NOTES
- 23 ROOF SCUTTLE ABOVE
- 24 STEEL ROOF ACCESS LADDER MOUNTED ON WOOD FRAME WALL
- 25 EXISTING CURB AND GUTTER
- 26 LINE OF MASONRY ABOVE
- 27 WALL @ ELEVATOR MACHINE ROOM
- 28 20" H C.M.U. PLANTER WALL SEE ELEVATIONS
- 29 2 1/2" ROUND PAINTED PIPE RAILING 34" ABOVE STAIR NOSING & SIDEWALK
- 30 WALL TO MATCH EXIST HOTEL WALL - SEE ELEVATIONS
- 31 DBL. 4" STEEL STUD SOUND WALL
- 32 4" STEEL STUD PARTITION
- 33 STEEL PAN STAIR WITH COLORED CONCRETE TREADS
- 34 C.I.P. COLORED CONCRETE STAIR
- 35 CONCRETE CURB
- 36 PAPER TOWEL DISPENSER
- 37 TOILET PAPER DISPENSER
- 38 GRAB BAR
- 39 MIRROR
- 40 ROOF DRAIN LOCATION
- 41 STAIR HANDRAIL 34"-36" ABOVE TREAD (NONSTANDARD)
- 42 2X6 WOOD FRAME STUDS @ 16" O.C. TYPICAL AT UPPER LEVEL
- 43 -
- 44 WOOD FRAME ARCH
- 45 CMU WALL
- 46 PLUMB FOR FUTURE TOILET ROOM FIXTURES
- 47 DRAIN CHANNEL IN LANDING
- 48 SCUPPER



Sedona

Location

- 1 hour 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+

Tourism

Sedona, AZ

Tourists

- 3 million visitors per year w/day tripper spending \$293/day and overnighter spending \$618/day
- \$1 billion annual economic impact
- Average age of visitor: 47
- 4,200+ hotel, resort, b&b, and timeshare rooms
- 1,000+ vacation rentals

Top Visitor Activities

- Sightseeing: 68%
- Dining: 66%
- Shopping: 68%
- Outdoors: 81%
- Art: 25%
- Land Tour: 20%
- Wellness: 32%

Where Visitors Stayed

- Resort: 20%
- Hotel: 33%
- Timeshare: 10%
- Friends & Family Home: 7%
- Vacation Rental: 15%
- B&B: 8%
- Campground: 9%

Links to additional info



google map link



blue prints link



website link

COMMERCIAL REAL ESTATE

Contact Information

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Sedona, AZ



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