

FOR LEASE – 1,407 SF OFFICE SPACE – SEDONA

271 VAN DEREN RD | SEDONA, AZ 86336



FOR LEASE

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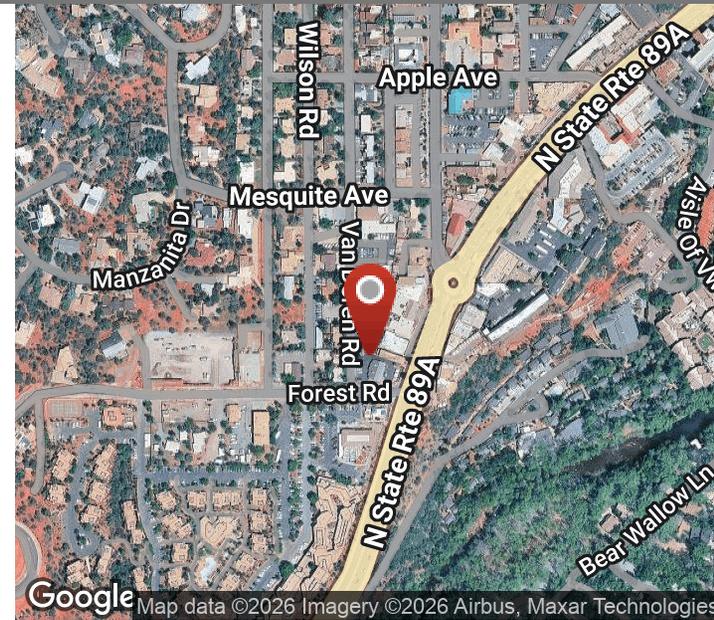
R.O.I. Properties
3333 E Cameback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



1,407 SF SEDONA OFFICE SPACE – CENTRALLY LOCATED

271 VAN DEREN RD, SEDONA, AZ 86336

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$19.00/SF (NNN)
Zoning:	M2 (Mixed Use Office)
Year Built:	1959/2005
Space Size:	1,407 SF
Offices:	Four

PROPERTY OVERVIEW

This 1,407 SF office building sits on a 0.171-acre parcel along Van Deren Road and Wilson Road, just south of Mesquite Avenue and approximately 400 feet west of State Route 89. The property benefits from strong visibility and easy access within a well-established mix of office, residential, and commercial uses. Built in 1959 and renovated in 2005 with a roof replacement, the building offers a highly functional layout featuring four private offices, a conference room, open work areas, two restrooms, storage, and a breakroom, supported by eight on-site parking spaces.

PROPERTY HIGHLIGHTS

- M2 Mixed Use Office zoning with flexible use potential
- Efficient layout featuring four private offices, conference room, and open workspace
- Eight on site parking spaces and strong proximity to State Route 89

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SMARTLY DESIGNED OFFICE SUITE WITH PRIVATE OFFICES, COLLABORATIVE SPACE, AND ON SITE PARKING

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STRONG PROXIMITY TO STATE ROUTE 89 & LOCAL RETAILERS

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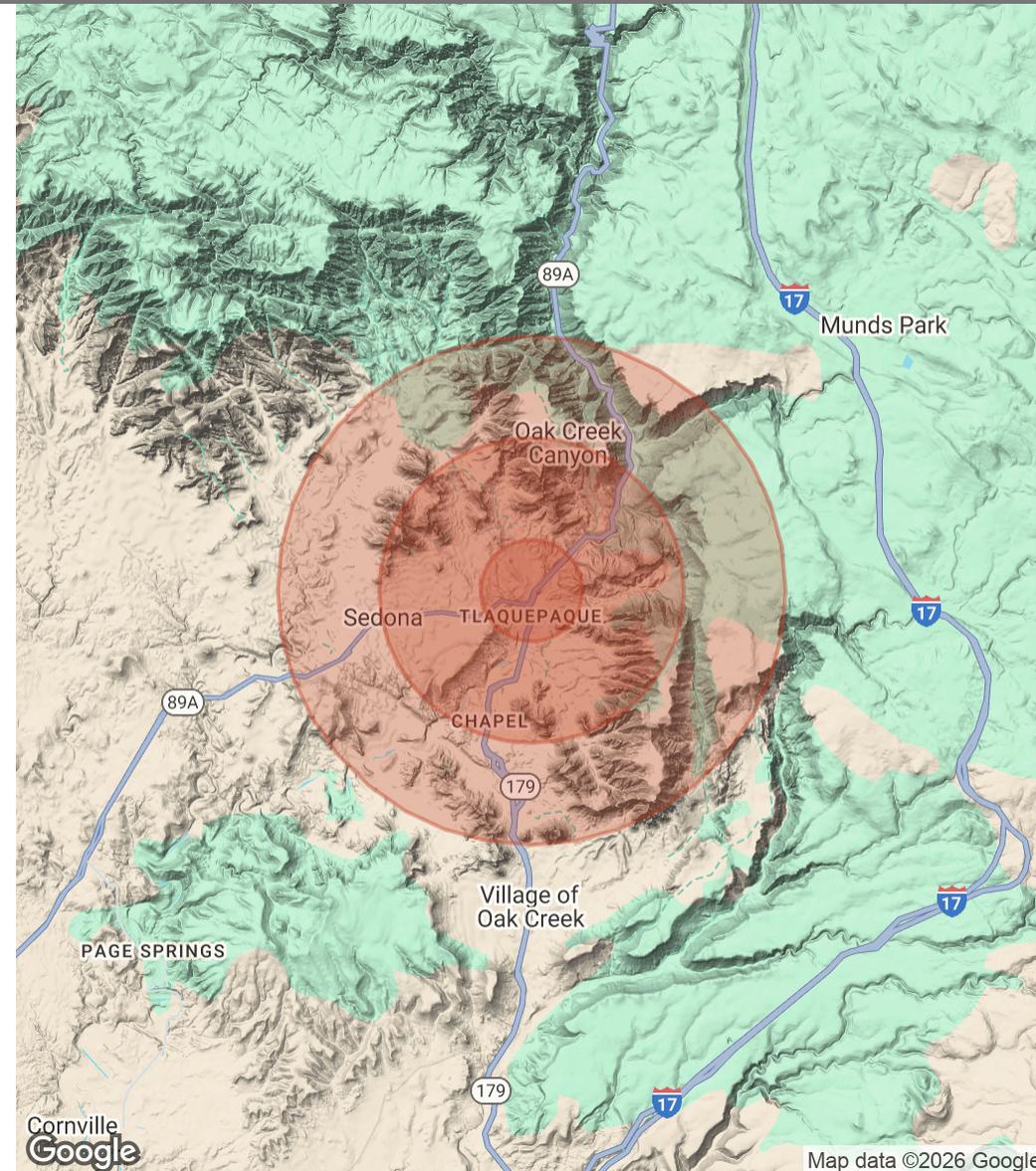
DEMOGRAPHIC SUMMARY

271 VAN DEREN RD, SEDONA, AZ 86336

FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,251	8,213	10,940
Average Age	60	58	58
Average Age (Male)	60	58	58
Average Age (Female)	61	59	59

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	686	4,292	5,630
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$122,051	\$101,524	\$99,423
Average House Value	\$843,930	\$791,586	\$811,966



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