

M&M COMMERCIAL - 89A COMMERCIAL LAND



**SITE**



# FOR SALE - LAND

**LODGING AND/OR COMMERCIAL  
DEVELOPMENT OPPORTUNITY IN  
PRIME LOCATION**

+/- 0.72 ACRES NEXT TO  
**WHOLE FOODS & BEHIND CHASE BANK**  
**OFFERED @ 739,000**

45 SOLDIERS PASS RD  
SEDONA, ARIZONA 86336

## LISTING TEAM

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**McMAHON  
&  
MILLER**

COMMERCIAL REAL ESTATE

Soldiers Pass Rd

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89A

89A

CHASE

WHOLE  
FOODS  
MARKET

Soldiers Pass Rd

McMahon & Miller  
COMMERCIAL REAL ESTATE

# BORDERS COMMERCIAL SITES ALLOWING FOR MAXIMIM DENSITY AND MINIMUM SETBACKS



McMAHON & MILLER  
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# ALLOWABLE USES



PRIMARY DEVELOPMENT OPPORTUNITY

## Lodging, Medium-Density



RESIDENTIAL & INSTITUTIONAL

- Dwelling, Multifamily
- Assisted Living Center
- Religious Assembly
- School, Public or Private
- School, Vocational or Trade



FOOD, BEVERAGE & HOSPITALITY

- Restaurant
- Restaurant with Drive-Through
- Bar, Tavern, Lounge, or Tasting Room
- Catering Establishment
- Microbrewery, Distillery, or Winery
- Mobile Food Vending



OFFICE, MEDICAL & COMMERCIAL

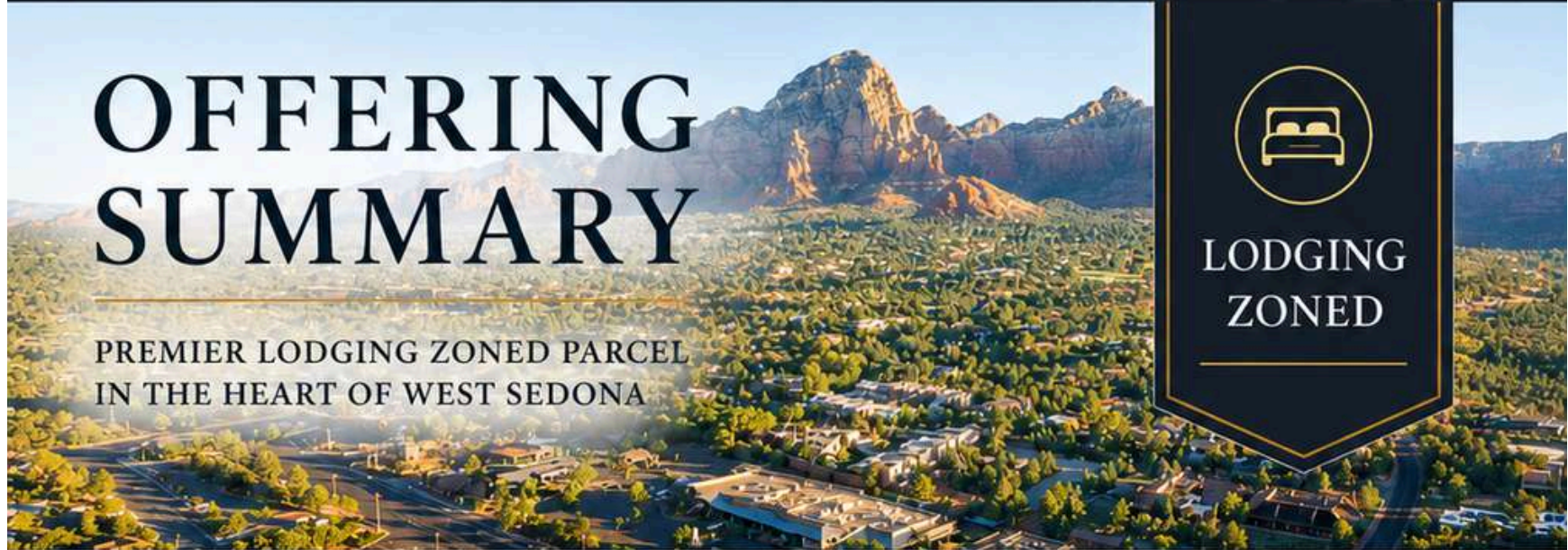
- Medical or Dental Clinic
- Administrative, Professional, or Government Office
- Financial Institution
- Personal Services
- General Retail



AUTOMOTIVE & PARKING

- Parking Facility
- Vehicle Repair
- Vehicle Service Station
- Vehicle Wash





# OFFERING SUMMARY

PREMIER LODGING ZONED PARCEL  
 IN THE HEART OF WEST SEDONA

**LODGING  
 ZONED**

-  **OFFERED AT**  
\$739,000
-  **ZONING**  
Lodging
-  **LAND ACREAGE**  
.72 acres / 31,363 SF
-  **UTILITIES**  
Available, buyer to verify
-  **EASEMENTS**  
2
-  **EXISTING IMP.**  
None
-  **ACCESS POINTS**  
Soldiers Pass Road & Chase Bank

 **ADDRESS**  
45 Soldiers Pass, Sedona, AZ 86336

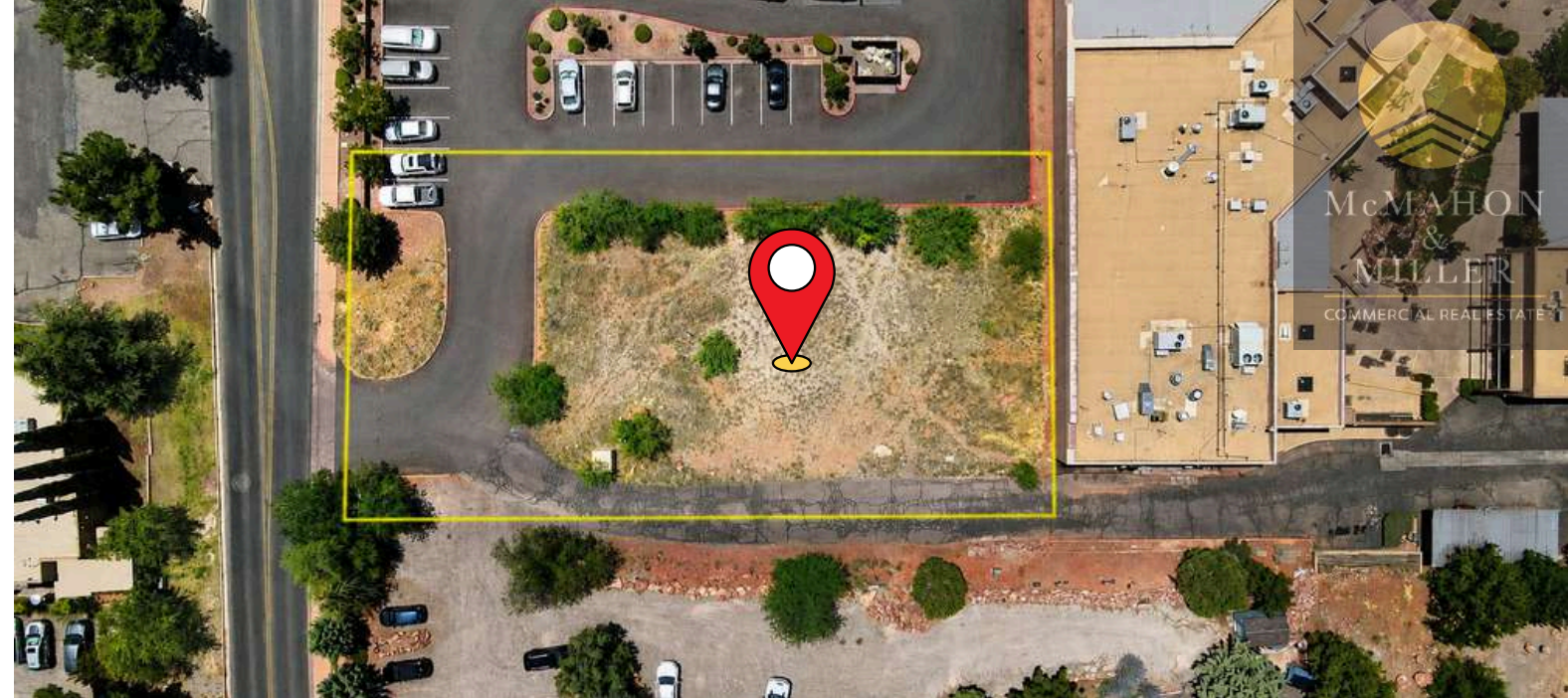
 **APN**  
408-25-366B

 **PROPERTY DESCRIPTION**  
**CFA**  
*Soldiers Pass Community Focus Area*

The parcel at 45 Soldiers Pass Road is located in the heart of West Sedona, just north of State Route 89A at the Soldiers Pass Road corridor. The property sits within one of Sedona's established mixed-use activity areas, surrounded by lodging, restaurants, retail, offices, community facilities, and nearby residential neighborhoods.

Its location offers convenient access to West Sedona's primary commercial corridor while also being positioned near major community and recreational amenities, including Posse Grounds Park, nearby trailheads, and the surrounding National Forest.

Zoned for lodging, the parcel benefits from visibility, accessibility, and proximity to both visitor-serving uses and neighborhood-serving amenities in one of Sedona's most recognizable commercial submarkets.



# AREA MAP



**SITE**



**110 ROOM HOTEL  
COMING**

# SOLDIERS PASS ROAD CFA

CITY OF SEDONA PLANNING GUIDANCE

**CITY OF SEDONA PLANNING FRAMEWORK**

## A dynamic, walkable center of activity.

Guiding future development and redevelopment around the Soldiers Pass Road / West SR 89A activity center.

**PLAN OVERVIEW**

- Guides future development.
- Addresses land use, circulation, environment, and community issues.
- Intended to shape future development and redevelopment in the area.

**CITY VISION**

- Dynamic and walkable center of activity.
- Serves neighbors, visitors, and businesses.
- Diverse land uses enhanced by compatible new development.

**KEY PRIORITIES**

- Improve connectivity, safety, and convenience.
- Encourage walking, biking, and transit use.
- Support coordinated mixed-use and pedestrian-oriented design.

**STATUS & USE**

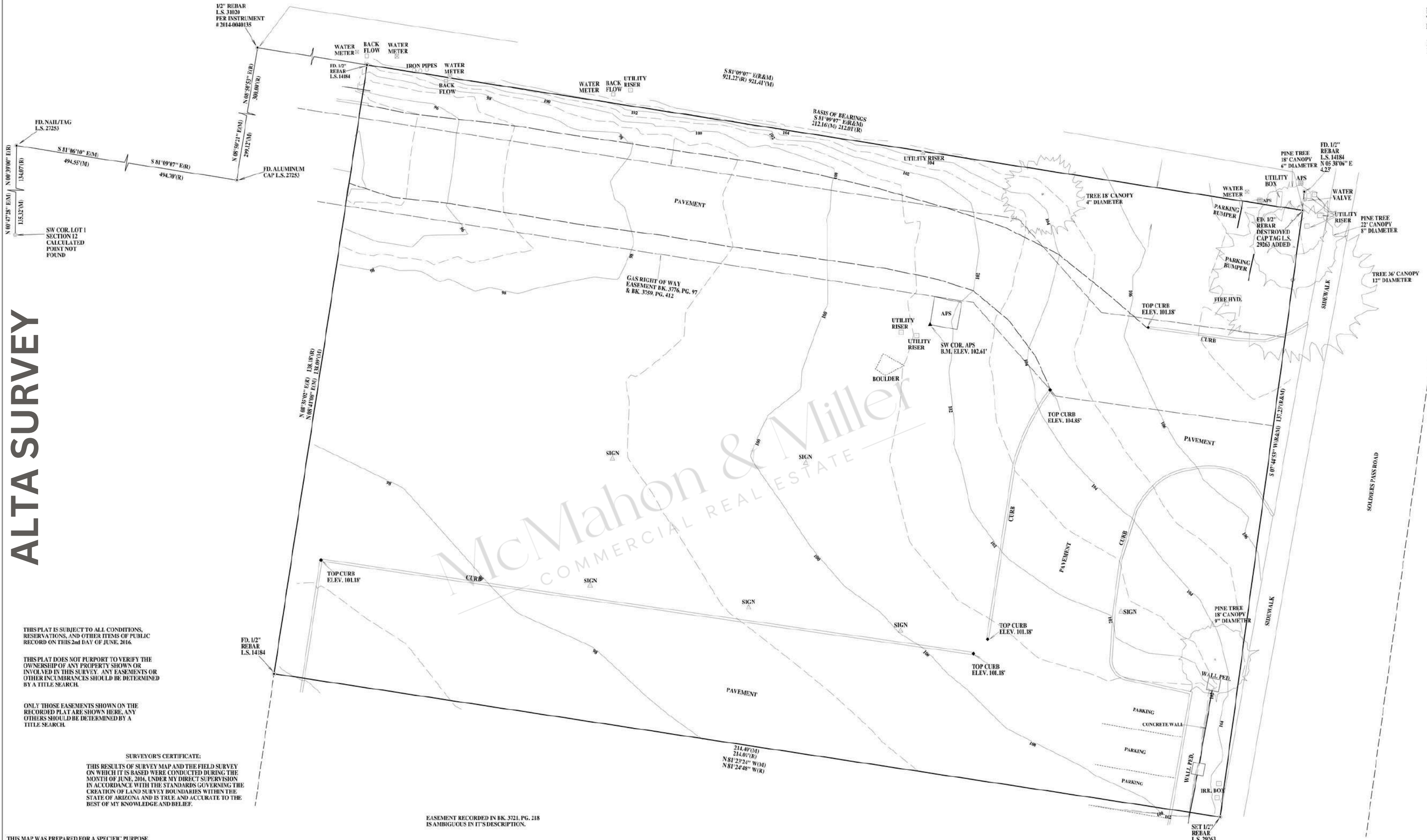
- Adopted April 12, 2016.
- Amended in 2022.
- Used as planning guidance by City staff, Planning & Zoning Commission, and City Council.
- Land Development Code and City approvals still govern projects.

**CORE THEMES**  
A holistic framework for a stronger Sedona community.

Land Use | 
 Circulation | 
 Environment | 
 Community Issues | 
 Connectivity | 
 Safety | 
 Convenience



# ALTA SURVEY



THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 2nd DAY OF JUNE, 2016.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

ONLY THOSE EASEMENTS SHOWN ON THE RECORDED PLAT ARE SHOWN HERE, ANY OTHERS SHOULD BE DETERMINED BY A TITLE SEARCH.

**SURVEYOR'S CERTIFICATE:**

THIS RESULTS OF SURVEY MAP AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED DURING THE MONTH OF JUNE, 2016, UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS GOVERNING THE CREATION OF LAND SURVEY BOUNDARIES WITHIN THE STATE OF ARIZONA AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS PROVIDED BY THE CLIENT ARE INDICATED ON THIS PLAT. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC, TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THEREFORE, A TITLE SEARCH WOULD BE NECESSARY TO DETERMINE IF ADDITIONAL EASEMENTS AND ENCUMBRANCES, IF ANY, MAY AFFECT

**SURVEYOR'S NOTES:**  
 1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.  
 2. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES

EASEMENT RECORDED IN BK. 3721, PG. 218 IS AMBIGUOUS IN IT'S DESCRIPTION.

**SCOPE OF SERVICES**

THE SERVICE PROVIDED IN THIS BOUNDARY SURVEY INCLUDES THE FOLLOWING:  
 1. LOCATING EXISTING BOUNDARY MONUMENTS AND REPLACING MISSING MONUMENTS ON SUBJECT PROPERTY.  
 2. SHOWING EXISTING MONUMENTS USED TO DETERMINE

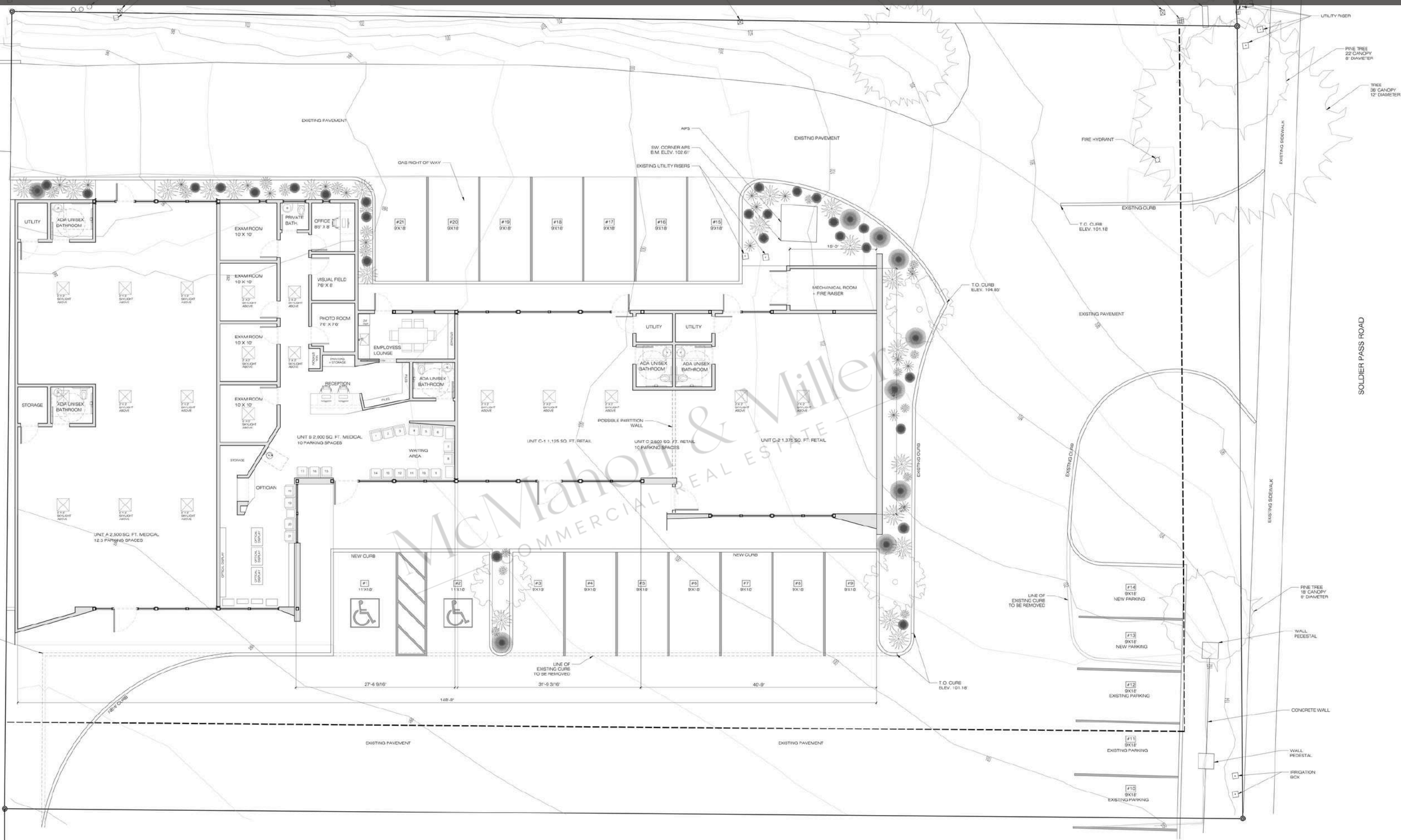
**SCOPE OF SERVICES**

THE SERVICE PROVIDED IN THIS TOPOGRAPHIC SURVEY INCLUDES THE FOLLOWING:  
 1. LOCATING EXISTING BOUNDARY MONUMENTS



# ORIGINAL PLANS FOR ALLOWABLE 5,000 SF 1-STORY 3-UNIT MEDICAL/OFFICE & RETAIL USE

## M&M COMMERCIAL - LODGING LAND OFFICE/RETAIL/MEDICAL PLANS



1 | OVERVIEW FLOOR PLAN  
SCALE 3/16" = 1'-0"

**45 soldier pass**

45 soldier pass road, sedona, az 86336

MUSA + ASSOCIATES  
40 soldier pass road  
sedona, az  
928.271.1111  
COMMERCIAL REAL ESTATE

**McMAHON & MILLER**  
COMMERCIAL REAL ESTATE



# LODGING (L) ALLOWS FOR: 5 UNITS ON-SITE + ACCESSORY COMMERCIAL USE OR MIXED-USE CONCEPT W/COMMERCIAL MAIN LEVEL AND RESIDENTIAL/LODGING UPPER LEVEL VISIT CITY WEBSITE FOR CFA INFO

## M&M COMMERCIAL - LODGING LAND LODGING POTENTIAL



SITE METRICS	
TOTAL LOT AREA:	0.72 AC (31,363 SF)
BUILDING FOOTPRINT:	± 2,700 SF
LANDSCAPE / OPEN SPACE:	± 28,663 SF
GROSS FLOOR AREA:	± 4,500 SF (5 X 900 SF)
LOT COVERAGE:	8.6% (2,700 SF)
PARKING SPACES:	6 (1 VAN)
LANDSCAPED AREA:	± 75% OF SITE (± 23,512 SF)
DENSITY:	5 UNITS (1 UNITS/AC MAX)



\*Not to scale - for illustration purposes only\*

### BUILDING METRICS

- Project Type: 5-Unit Luxury Boutique Inn / Pure Lodging
- Number of Units: 5 lodging units
- Unit Size: Approximately 900 square feet per unit
- Total Gross Building Area: Approximately 4,500 square feet
- Approximate Ground-Floor Area per Unit: 550 square feet
- Approximate Upper-Loft Area per Unit: 350 square feet
- Approximate Building Footprint: 2,750 square feet
- Approximate Building Dimensions: 85 feet wide by 32 feet deep.

# EXPERIENCE SEDONA

## TOP 10 TOURISM HIGHLIGHTS

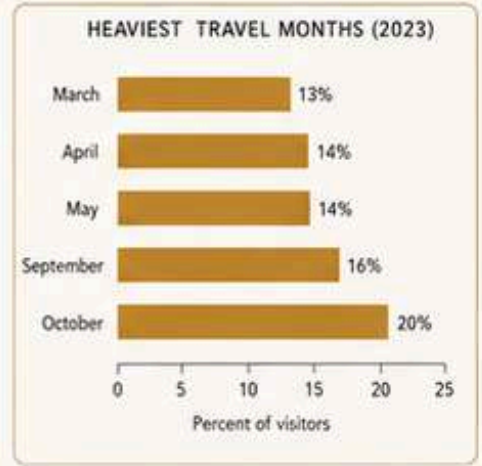
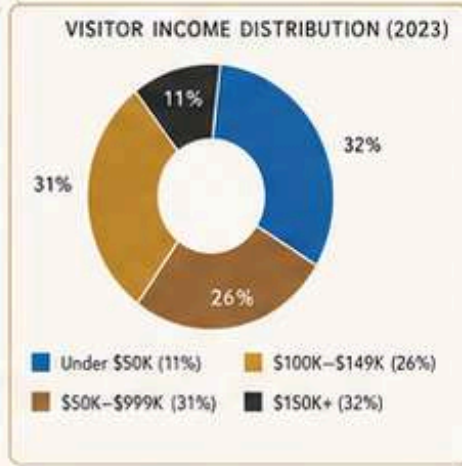
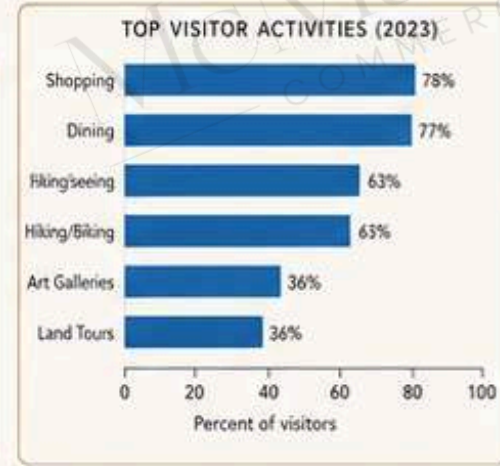
*Sedona tourism overview grounded in verified visitor and economic data.*



### TOP 10 SEDONA HIGHLIGHTS

- 1. Red Rock Scenery & Sightseeing**  
 Iconic views and unforgettable beauty.
- 2. Hiking & Outdoor Adventure**  
 Trails, canyons, and year-round exploration.
- 3. Dining & Culinary Experiences**  
 Diverse flavors in a stunning setting.
- 4. Shopping & Boutiques**  
 Unique finds in local shops and boutiques.
- 5. Arts, Galleries & Culture**  
 Vibrant art scene and local creativity.
- 6. Spiritual & Wellness Experiences**  
 Renew, recharge, and find your balance.
- 7. Jeep Tours & Guided Adventures**  
 Scenic tours and thrilling off-road experiences.
- 8. Wineries, Tastings & Day Trips**  
 Local wines and nearby wine country escapes.
- 9. Resorts, Spas & Lodging**  
 Restful stays and luxurious wellness experiences.
- 10. Dark Sky, Sunset & Photography Experiences**  
 Breathtaking sunsets and star-filled skies.

### SEDONA BY THE NUMBERS



**WHY IT MATTERS**

- Visitor demand significantly exceeds the resident base.
- Sedona attracts affluent, experience-driven travelers.
- Tourism supports retail, dining, lodging, wellness, and service businesses.
- Strong spending and long average stays reinforce local business performance.
- Sedona's brand strength supports long-term destination appeal.

Sources: Greater Sedona Chamber of Commerce & Tourism Bureau; Sedona Visitor Survey – Annual Report 2023; Visit Sedona / City of Sedona tourism materials.

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# Contact Information

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