



JOHN D MILLER

COMMERCIAL

REAL ESTATE SERVICES INC

TABLE OF CONTENTS

Property Description	2
Area Description	3
Pictures	4-5
Directory Map	6
Maps	7-8
Site Plan	11
Area Description	12-13
Company Bio	14



Jack McMahon, Commercial Specialist

The information contained herein has been obtained from sources deemed reliable, however, its accuracy is not guaranteed. Any prospective purchaser / tenant should independently verify any information upon which they would base a decision.

NOW LEASING

RETAIL & RESTAURANT DEVELOPMENT

SEDONA VISTA VILLAGE

6601 SR 179 - SEDONA, AZ

CALL FOR AVAILABILITY



Preliminary Concept Design

New destination for eating, shopping, live entertainment and all things Sedona. Retail & restaurant space fronting SR 179 (gateway to Sedona). First right turn when entering Sedona on SR 179 from I-17. Be seen by 20k+ cars per day. New Element Hotel coming winter of 2018. Plenty of parking. Rare opportunity. Secure a spot now!

EXCLUSIVELY OFFERED BY:

JACK MCMAHON - COMMERCIAL SPECIALIST
JOHN D. MILLER REAL ESTATE SERVICES, INC.
THE OLD MARKETPLACE
1370 W HWY 89A SUITE 17
SEDONA, ARIZONA 86336
JACK (928) 224-2709
JACK@JOHNDMILLER.COM
WWW.JOHNDMILLER.COM



# EXECUTIVE SUMMARY

PROPERTY LOCATION:	SR 179 frontage in the Village of Oak Creek (Sedona). Former Oak Creek Factory Outlet Mall.
PROPERTY BRIEF:	Brand new Element Hotel (Westin/Marriot Group) to be constructed on north end of parcel. 3 existing retail buildings south of proposed hotel available for lease immediately.
USES:	Restaurant, retail, specialty
PRICING:	\$20-\$40/SF PER YEAR NNN
AVAILABILITY:	See Directory Map (page 6)
ZONING:	C-2
UTILITIES AVAILABLE:	Sewer - Big Park Water - Big Park Electric - APS Gas - Unisource
REFERENCE CONTACTS:	
Yavapai County:	Main Office: 1120 Commerce Drive, Prescott, AZ <a href="http://www.yavapai.us/">http://www.yavapai.us/</a> (928) 771-3214 <a href="mailto:web.development.services@yavapai.us">web.development.services@yavapai.us</a> Director - Steven Mauk Customer Service & Permitting - Kathy Houchin Building Safety - Mark Rogers Land Use & Planning - David Williams Environmental Unit - Geoff Meek

JOHN D MILLER

COMMERCIAL

REAL ESTATE SERVICES INC

## CONTACT

Jack McMahon  
John D. Miller Real Estate  
1370 W Hwy 89A  
Suite 17  
Sedona, AZ 86336  
(928) 224-2709 talk/text  
(866) 880-7602 Fax  
[jack@johndmiller.com](mailto:jack@johndmiller.com)  
[www.johndmiller.com](http://www.johndmiller.com)



The information contained herein has been obtained from sources deemed reliable, however, its accuracy is not guaranteed.

Any prospective purchaser should independently verify any information upon which they would base a purchase decision.





**JOHN D MILLER**

COMMERCIAL

REAL ESTATE SERVICES INC

### CONTACT

Jack McMahon  
 John D. Miller Real Estate  
 1370 W Hwy 89A  
 Suite 17  
 Sedona, AZ 86336  
 (928) 224-2709 talk/text  
 (866) 880-7602 Fax  
 jack@johnmiller.com  
 www.johnmiller.com



The information contained herein has been obtained from sources deemed reliable, however, its accuracy is not guaranteed.

Any prospective purchaser should independently verify any information upon which they would base a purchase decision.

## NEARBY ACCOMODATIONS

<b>HOTELS:</b>	Hilton, Holiday Inn Express, Las Posadas, Wildflower Inn, Desert Quail Inn, Bell Rock Inn, Days Inn, Sedona Village Lodge, Views Inn, Red Agave Resort, Sky Ranch Lodge, Best Wester, Adobe Hacienda B&B, Adobe Village Graham Inn.
<b>RESTAURANTS:</b>	Cucina Rustica, Redstone Dining, Schoolhouse, Miley's Café, Full Moon Saloon, Famous Pizza, The Village Grind, Grille At Shadowrock, Red Chopstick, Blue Moon Café, J Wine Bistro, Pago's Pizzeria & Italian Cuisine, Maria's, PJ's Village Pub, Historic Brewing, Minami.
<b>FAST FOOD:</b>	Subway, Wendy's, Los Betos
<b>GAS STATIONS:</b>	Chevron, Shell, Circle K
<b>BANKS:</b>	Chase, Am Trust.
<b>GROCERY STORES:</b>	Weber's IGA Food & Drug
<b>GOLF:</b>	Sedona Golf Resort Oak Creek Country Club Canyon Mesa Country Club
<b>CURRENT TENANTS:</b>	Current tenants: Famous Footwear, Tuesday Morning, Verizon Wireless, L'eggs Hanes Bali Playtex, Kitchen Collective, Speakeasy Restaurant.



# ELEMENT HOTEL & SITE CONFIGURATION

JOHN D. MILLER REAL ESTATE



*Preliminary Concept Design*



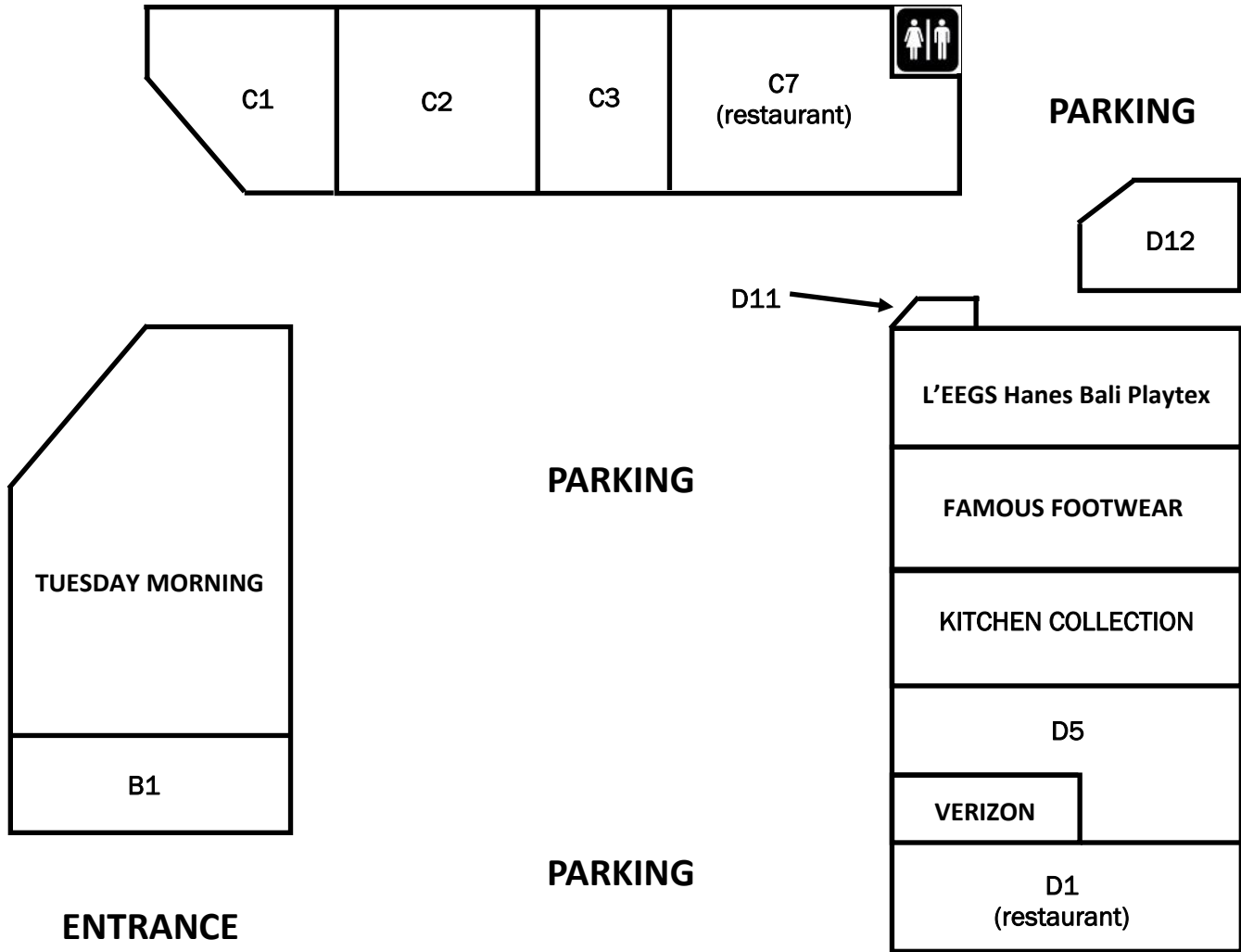
# AERIAL PICTURES

JOHN D. MILLER REAL ESTATE



# SEDONA VILLAGE DIRECTORY

JOHN D. MILLER REAL ESTATE



## SR 179

Suite	Tenant	Size (SF)	Rent (Yearly)	Suite	Tenant	Size (SF)	Rent (Yearly)
B1	VACANT	3,450	\$40/SF	D5	VACANT	4,080	\$36/SF
B2	TUESDAY MORNING	11,700	N/A	D7	KITCHEN COLLECTION	3,300	N/A
C1	VACANT	2,850	\$20/SF	D8	FAMOUS FOOTWEAR	4,720	N/A
C2	VACANT	2,950	\$24/SF	D9	L'EGGS HANES BALI	4,000	N/A
C3	VACANT	1,000	\$24/SF	D11	VACANT	178	CALL FOR RATE
C7	VACANT (restaurant)	2,850	\$24/SF	D12	VACANT	878	\$24/SF
D1	VACANT (restaurant)	3,567	\$40/SF	E1 (Not shown)	SPEAKEASY RESTAURANT	6,500	N/A
D3	VERIZON WIRELESS	1,200	N/A				

# AREA MAP

JOHN D. MILLER REAL ESTATE



# AERIAL

JOHN D. MILLER REAL ESTATE



*Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.*



# PROPOSED EXTERIOR & ENTRANCE

JOHN D. MILLER REAL ESTATE



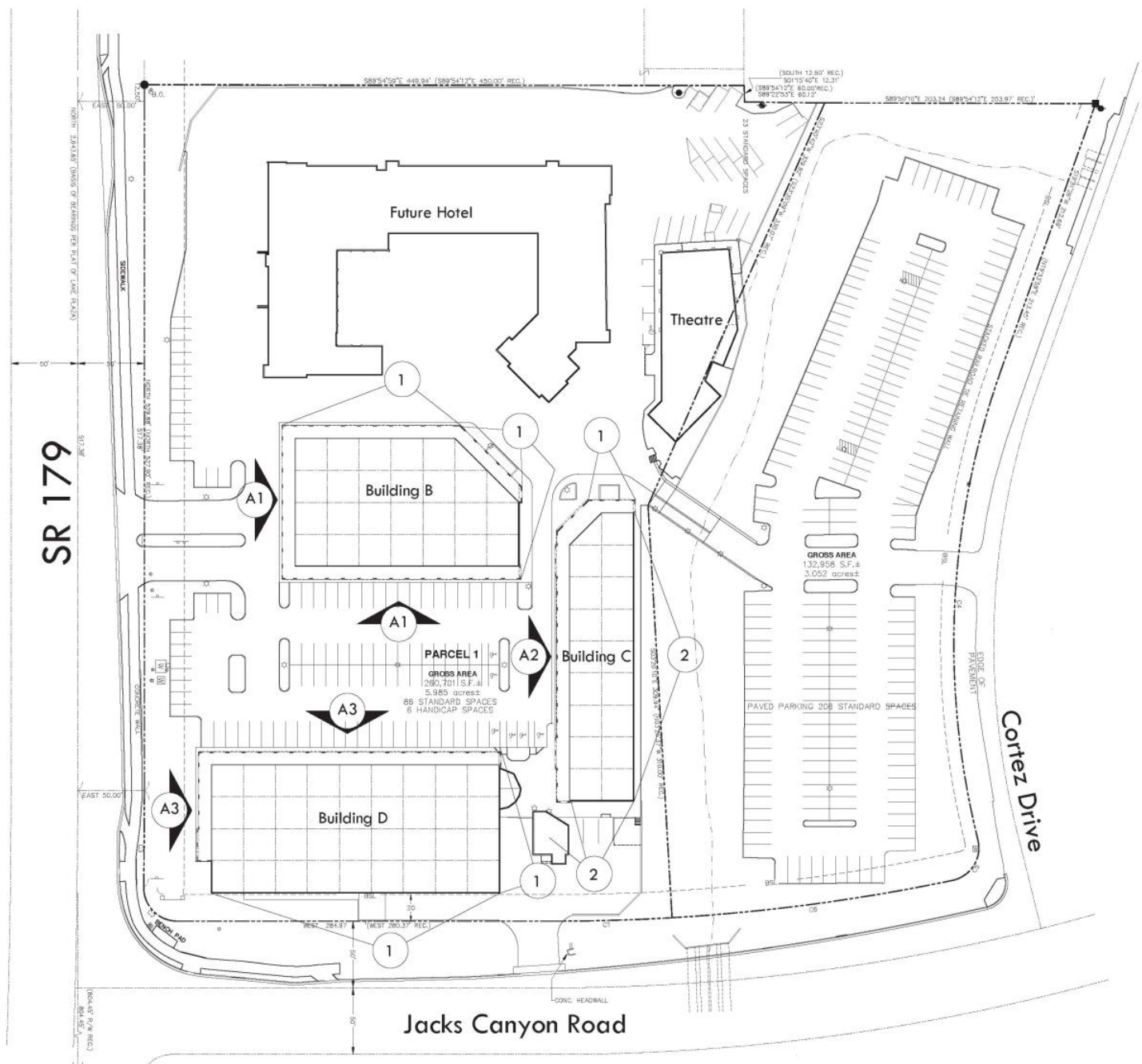
Sedona Village Outlets - Proposed Patio



Entry Option A

# SITE PLAN (HOTEL ON NORTH END)

JOHN D. MILLER REAL ESTATE



Master Site Plan

(x)  
Key Notes for Other Elevations

1. Remove stucco bands, parapet extensions and quatrefoil elements, new smooth stucco finish, paint to match adjacent elevations.
2. Paint over existing stucco finish

(XX)  
Sheet Key-Elevations

SEDONA AREA PHOTOS



Coffee Pot Rock, Sedona



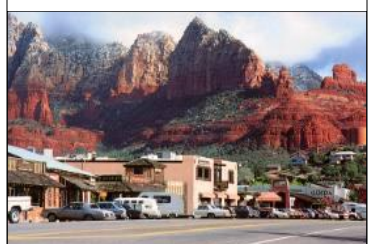
Snoopy Rock, Sedona



Red Rock Crossing, Sedona



Cathedral Rock, Sedona



Uptown Sedona



Sedona Sunset

AREA DESCRIPTION

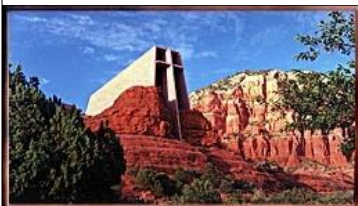
Sedona is located in the breathtaking Red Rock country of Northern Arizona, at the base of the Coconino National Forest (the largest forest of Ponderosa Pines in the World).



Thousands of years ago, the Sedona area was submerged below an inland sea channel. The erosion of the water channel caused a canyon to form out of the red colored sandstone, which was at the seabed. As the sea recessed, the Sedona area emerged at the base of what is now called the Oak Creek Canyon, and is surrounded by the remains of the red sandstone mountains which originally held the inland sea channel. The result is a magnificently scenic wooded area, which attracts **over 4,000,000 tourists per year** (1.5 times the population of the largest city in Arizona, Phoenix/Scottsdale).

Situated at an elevation of approximately 4,500 feet, it enjoys four relatively mild seasons that accommodate the many activities this area offers. While it benefits from its proximity to the wonder of the Grand Canyon (100 miles to the North), the winter recreation in nearby Flagstaff (approximately 35 miles to the North) and the shopping and cultural activities in Scottsdale (120 miles to the South), Sedona has become a vacation destination in its own right.

## SEDONA AREA PHOTOS



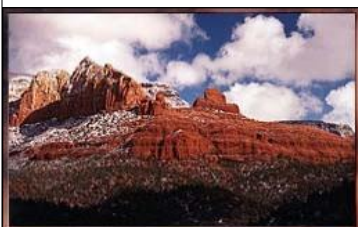
Chapel Rock, Sedona



Sedona Sunset



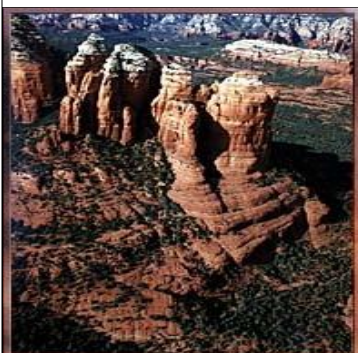
Sedona Rainbow



Steamboat Rock, Sedona



Sedona Winter



Coffee Pot Rock, Sedona

## AREA DESCRIPTION (CONT'D)

The influx of an affluent population from other parts of the United States has given Sedona a nationally known image as a year-round tourist area, second home and affluent retirement area. Recent years have provided Sedona with a level of visibility that is rapidly spreading worldwide. Sedona's dramatic red rock setting has been written about in the New York Times, Los Angeles Times, Wall Street Journal, USA Weekend, Forbes, Lifestyles of the Rich and Famous, Good Morning America and Life Magazine, just to name a few.

According to a recent study by a local survey firm, Arizona residents account for only 30 percent of Sedona area visitors. California is the second most significant source of visitors, accounting for approximately 20 percent, while the Midwest, Northeast and Southern regions of the U.S., along with other Western states, each account for an additional 10 percent of visitors. Foreign countries account for the balance of Sedona's visitors.

Approximately 60 percent of visitors arrive in Sedona by car, while an additional 25 percent arrive in Arizona, first by plane, and then travel to Sedona by car. Overall, tourists named sightseeing and art galleries as the primary reasons for visiting the Sedona area and approximately 40 percent of the visitors travel to Sedona more than once per year. Next to scenery, the weather is a major factor for Sedona's popularity as the average daily maximum temperature is 74.7 degrees (F) and only 17.15 inches of precipitation annually. It should be noted that the average snow, sleet and hail equates to 8.8 inches.

The appeal of Sedona and the surrounding area has resulted in significant population growth. From 1990 to 2000, the year-round population base increased more than 43%. Not only has the population base of Sedona and the Village of Oak Creek expanded rapidly, it has done so while maintaining an affluent retirement orientation. Moreover, Sedona maintains a per capita income approximately 50% above the Arizona average. The retirement orientation is also evident, as the median age of Sedona and the Village of Oak Creek residents is 54.9 and 50.0 years respectively, substantially above the state average of 32.2 years.

You may visit the following web addresses for detailed information on Sedona:

The City of Sedona

<http://www.city.sedona.net/>

The Sedona Chamber of Commerce

<http://www.sedonachamber.com/>

<http://www.visitsedona.com/>

Sedona On-Line

<http://www.sedona.net/>

# COMPANY BIO

## JOHN D. MILLER

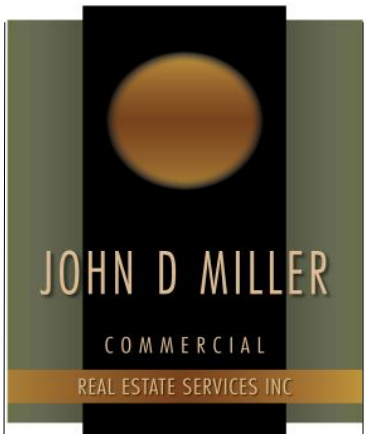
After graduating from the University of Texas at Austin with a degree in Finance and Business Administration, John was selected from 500 applicants to participate in the CB Richard Ellis 2-year national training program.

The program was a pilot effort to intensively train new commercial real estate brokers in property management and leasing, mortgage brokerage, equity brokerage, development, appraisal services, construction, and institutional liaison services.

After graduating from the program and during his first year in commercial brokerage, he received national recognition as the highest first year producer for the southern United States. John later participated in opening CB Commercial's San Antonio and Austin offices.

After nine years in the Texas market and over \$90,000,000 in sales, he relocated to Sedona in June of 1988.

Since moving to Sedona, he has transacted over \$120,000,000 in commercial brokerage business and has been involved in the development of commercial projects with an aggregate value of over \$45,000,000. John also is responsible for the legal, financial, and political aspects of our development activities.



**John D. Miller, Broker**



**Jack McMahon, Commercial Specialist**



**Marn Davis, Business Manager & Agent**

## JACK McMAHON

Jack grew up in Chicago and relocated to Sedona in 2013. Not long after arriving, Jack began work for John D. Miller Real Estate Services, Inc. as an outside marketing consultant.

With a degree in Business Marketing from Eastern Illinois University and his sales and finance work background, he blends those skills in his role as Commercial Specialist for the John D Miller team.

Jack dedicates his time to cultivating long lasting professional and personal relationships in and outside the Sedona area. He is a reliable, honest and straight forward professional that keeps your best interest in mind at all times.

## MARN DAVIS

Marn has lived in the Sedona area since 2005. She graduated with a BA from Bates College in, Lewiston, Maine, and has worked in business and accounting for over 25 years.

She was previously CEO of a manufacturing business in Hawaii and General Manager of a yoga supply business. Currently she is the President of RH2HM.

Marn expertly oversees the movement of millions of dollars handling details of real estate transactions for our clients and our business. She is the property manager for the Old Marketplace shopping center in Sedona and the General Manager and a Sales Agent for John D Miller Real Estate Services, Inc.