

SALE

ICONIC ROUTE 66 REAL ESTATE AND BUSINESS ASSET IN DOWNTOWN FLAGSTAFF
104 E Route 66 Flagstaff, AZ 86001



SALE PRICE

\$1,450,000

Darien Degher
(928) 607-3749

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COMMERCIAL**
NORTHLAND

SALE

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104 E Route 66 Flagstaff, AZ 86001



OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	2,348 SF
Available SF:	2,348 SF
Lot Size:	2,183 SF
Price / SF:	\$617.55
Year Built:	1954
Renovated:	2021
Zoning:	CB
Market:	Northern Arizona
Submarket:	Downtown Flagstaff

PROPERTY OVERVIEW

Own a "slice" of Downtown Flagstaff's Route 66 story. Positioned along iconic E. Route 66 in the heart of downtown Flagstaff, Lumberjack Pizza presents a rare opportunity to acquire both real estate and a ready-to-operate restaurant platform in one of Northern Arizona's most recognizable commercial corridors. Originally built in 1954 and filled with local character, the property offers the visibility, story, and operational infrastructure that today's restaurant user is seeking. Continue the same stable concept or begin anew, with the canvas in place to create a new culinary delight. The offering includes a fully equipped restaurant space with all FF&E included, an efficient galley kitchen, small mezzanine with a private bathroom and office, fenced exterior patio with a new awning, and a Series 7 liquor license, creating an inviting launch pad for an owner-user, chef-driven concept, specialty food operator, craft beverage venue, or investor seeking an authentic downtown asset with built-in curb appeal.

From its Route 66 frontage to its compact, functional layout, this property is designed for operators who value presence, personality, and immediate utility. The mezzanine and office provide valuable back-of-house flexibility, while the existing restaurant improvements (including new exterior awning and walk-in compressor), included furnishings, fixtures, and equipment, and updated outdoor patio area help reduce the friction of opening a new food-and-beverage concept in a high-identity location.

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PROPERTY DESCRIPTION

Positioned along iconic E. Route 66 in the heart of downtown Flagstaff, Lumberjack Pizza presents a rare opportunity to acquire both real estate and a ready-to-operate restaurant platform in one of Northern Arizona's most recognizable commercial corridors. Originally built in 1954 and filled with local character, the property offers the visibility, story, and operational infrastructure that today's restaurant user is seeking. Continue the same stable concept or begin anew, with the canvas in place to create a new culinary delight. The offering includes a fully equipped restaurant space with all FF&E included, an efficient galley kitchen, small mezzanine with a private bathroom and office, fenced exterior patio with a new awning, and a Series 7 liquor license, creating an inviting launch pad for an owner-user, chef-driven concept, specialty food operator, craft beverage venue, or investor seeking an authentic downtown asset with built-in curb appeal.

LOCATION DESCRIPTION

Situated in the heart of Flagstaff along the iconic Route 66, this bustling location is rich with retail and dining opportunities. The historic vibe of Route 66 creates a draw for both locals and tourists, ensuring constant vehicular and foot traffic and high visibility for businesses in the vicinity. The property benefits from the vibrant, vivacious atmosphere. With an array of shopping and entertainment options nearby, this location presents an exciting opportunity for real estate restaurant investors aiming to establish a presence in one of Flagstaff's most sought-after retail districts.

EXTERIOR DESCRIPTION

The property benefits from prominent E. Route 66 frontage and strong downtown Flagstaff visibility, supported by an exterior presence that reflects the building's authentic 1954 character. The fenced patio area creates additional outdoor seating potential, while the recently replaced front awning and signage enhance curb appeal, branding, and guest arrival experience.

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Building Name	Iconic Route 66 Restaurant Asset in Downtown Flagstaff
Property Type	Retail
Property Subtype	Street Retail
APN	10121011
Building Size	2,348 SF
Lot Size	2,183 SF
Building Class	C
Year Built	1954
Year Last Renovated	2021
Number of Floors	2
Average Floor Size	2,148 SF
Parking Spaces	0
Construction Status	Existing
Roof	Flat
Free Standing	No
Number of Buildings	1

Operationally, the property offers several advantages for a new operator, including a reduced startup timeline through existing restaurant infrastructure, the ability to leverage included FF&E from day one, and added revenue flexibility through the fenced patio seating area. The new awning enhances the usability and comfort of the exterior space, while the Series 7 liquor license supports beer and wine service that can complement dine-in, patio, and event-driven sales. The compact, manageable footprint may also support more efficient staffing, simplified service flow, and easier day-to-day management compared with larger restaurant spaces.



- N. San Francisco St and E. Route 66 frontage with prime visibility and walkability
- Ideal owner-user or hospitality repositioning opportunity.
- Real estate plus business opportunity
- Fully equipped restaurant space with all FF&E included
- Series 7 liquor license included
- Efficient, spacious galley kitchen
- Fenced exterior patio with enhanced outdoor seating potential with recently replaced front awning and signage
- Recently replaced compressor in walk-in cooler
- NDA for business financials

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LOCATION INFORMATION

Building Name	Iconic Route 66 Real Estate and Business Asset in Downtown Flagstaff
Street Address	104 E Route 66
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Northern Arizona
Sub-market	Downtown Flagstaff
Cross-Streets	N. San Francisco St
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	66
Nearest Airport	Pulliam

BUILDING INFORMATION

Building Size	2,348 SF
Building Class	C
Number of Floors	1
Average Floor Size	2,148 SF
Year Built	1954
Year Last Renovated	2021
Gross Leasable Area	2,348 SF
Construction Status	Existing
Framing	Wood
Condition	Good
Roof	Flat
Free Standing	No
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	CB
Lot Size	2,183 SF
APN #	10121011
Traffic Count Street	E. Route 66

Amenities

The offering includes a fully equipped restaurant space with all FF&E included, an efficient galley kitchen, small mezzanine with a private bathroom and office, fenced exterior patio with a new awning, and a Series 7 liquor license,.

Power	Yes
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PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Other
Number of Parking Spaces	0

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	N/A
Central HVAC	Yes
HVAC	Yes
Broadband	Cable
Restrooms	2 public
Landscaping	N/A
Gas / Propane	Yes

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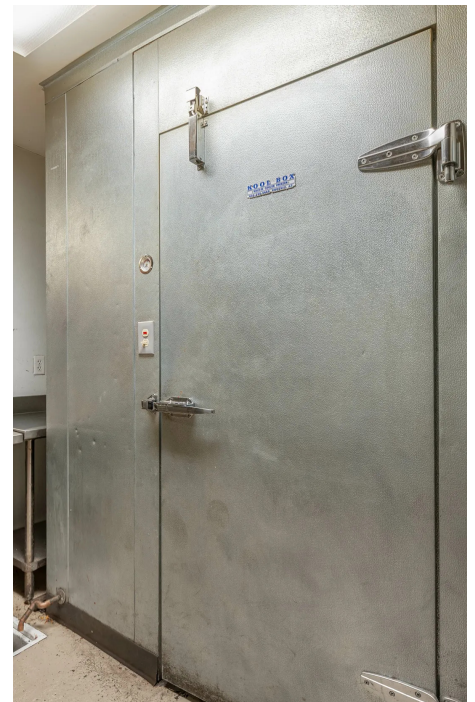
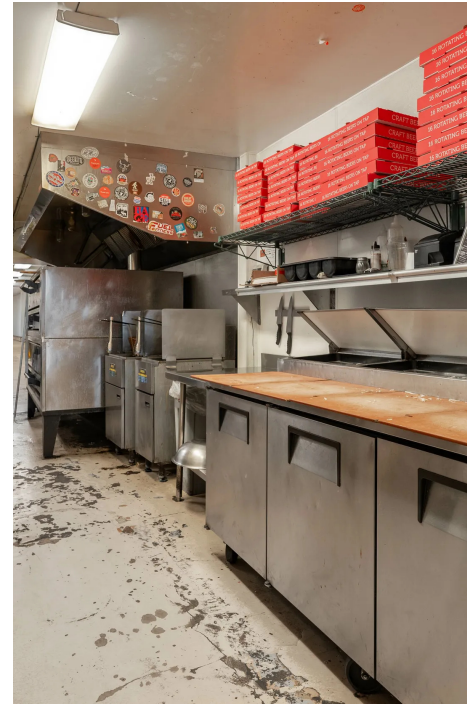


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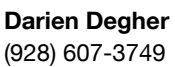


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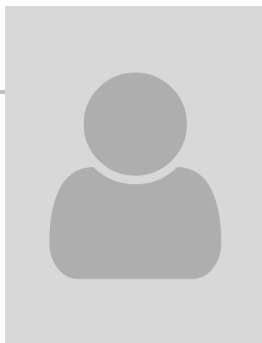
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DARIEN DEGHER

Commercial Sales and Leasing Specialist

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PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming a licensed agent in 2011. He brings extensive expertise across a wide spectrum of asset types, including multi million dollar retail, office, and industrial sales; commercial and industrial leasing for both Landlord and Tenant representation; mixed use investment opportunities; land acquisitions and dispositions; business sales; and full service commercial property management for both office and retail portfolios.

With a deep understanding of the continually evolving demands of the commercial real estate industry, Darien leverages his lifelong local ties and comprehensive knowledge of the Northern Arizona market to deliver exceptional value to his clients. His long standing presence in the community has enabled him to cultivate a strong network of professional relationships, benefiting clients ranging from small business owners to institutional investors.

Whether securing a lease for a single executive suite or representing the seller of an executive office complex, Darien approaches every transaction with the same level of diligence, integrity, and respect. A proud Flagstaff native, he graduated Summa Cum Laude from Northern Arizona University and brings a blend of academic excellence, community engagement, interpersonal acumen, and seasoned professional experience to every client engagement. His commitment to understanding and fulfilling the unique needs of each client makes him a trusted advisor in all areas of commercial real estate.

EDUCATION

Northern Arizona University

Bachelor of Arts, Summa Cum Laude – International Affairs

Minor in Spanish

MEMBERSHIPS

Northern Arizona Association of Realtors

Northland

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