

PRIME INFILL COMMERCIAL DEVELOPMENT-READY OPPORTUNITY

2.5 ACRES AVAILABLE **FOR SALE, GL OR BTS**

1683 W Route 66 | Flagstaff, AZ



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DIVERSIFIED PARTNERS
Nationwide Real Estate Services

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PROPERTY HIGHLIGHTS

- Available for Sale, Ground Lease, or Build-to-Suit
- Rare infill commercial development opportunity in one of Flagstaff's most supply-constrained corridors
- Flexible LI-O Zoning allows a broad range of commercial and industrial uses
- Potential uses include hospitality, retail/service commercial, automotive, flex industrial/showroom, contractor suites, and specialty industrial concepts
- Prominent corner location along major east/west corridor through Flagstaff with $\pm 325'$ frontage on West Route 66
- Development-ready site with significant existing grading completed
- Adjacent to new $\pm 50,000$ SF federal courthouse campus
- Approximately 1.5 miles to Northern Arizona University
- Approximately 1.6 miles to Downtown Flagstaff
- Convenient access to Interstate 40 and regional northern Arizona corridors



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PROPERTY DESCRIPTION

APN: 112-27-033

ZONING: LI-O (LIGHT INDUSTRIAL OPEN)

GROSS ACRES: 2.5 ACRES

NET ACRES: ± 2.09 ACRES

INGRESS/EGRESS OFF THOMPSON ST

CITY OF FLAGSTAFF

TRAFFIC COUNTS:

W ROUTE 66 (15,951 VPD)

S THOMPSON ST (2,272 VPD)

OWNERSHIP WILLINGNESS FOR GL/BTS/SALE
(CONTACT BROKER FOR PRICING!)



One of the few remaining commercially developable corner sites along the West Route 66 corridor, 1683 West Route 66 offers a rare opportunity to acquire or lease a highly visible, development-ready commercial site strategically positioned at the southeast corner of West Route 66 and South Thompson Street along one of Flagstaff's primary east/west corridors. The ± 2.5 -acre site provides exceptional frontage, flexible development potential, and strategic proximity to major regional demand drivers, including the new federal courthouse campus currently under construction adjacent to the property.

The parcel features approximately ± 325 feet of frontage along West Route 66, providing strong visibility, access, and signage opportunities. The property benefits from exposure along a heavily traveled Route 66 corridor serving local commuters, university traffic, tourism, and regional connectivity throughout

Northern Arizona. The site has already been substantially graded, helping reduce future development timelines and upfront site work costs.

Located adjacent to a newly developed three-story, $\pm 50,000$ -square-foot federal courthouse campus expected to be completed later this year, the property is uniquely positioned to benefit from long-term governmental employment activity, professional services demand, and increased daily traffic generation within the immediate area.

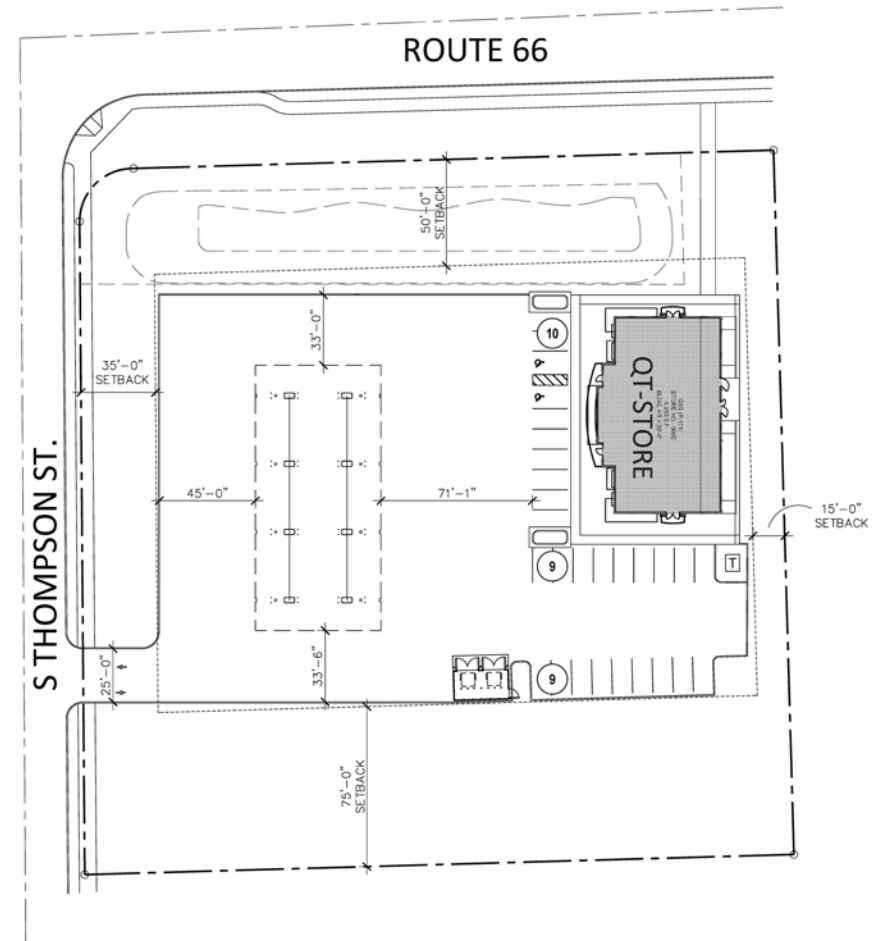
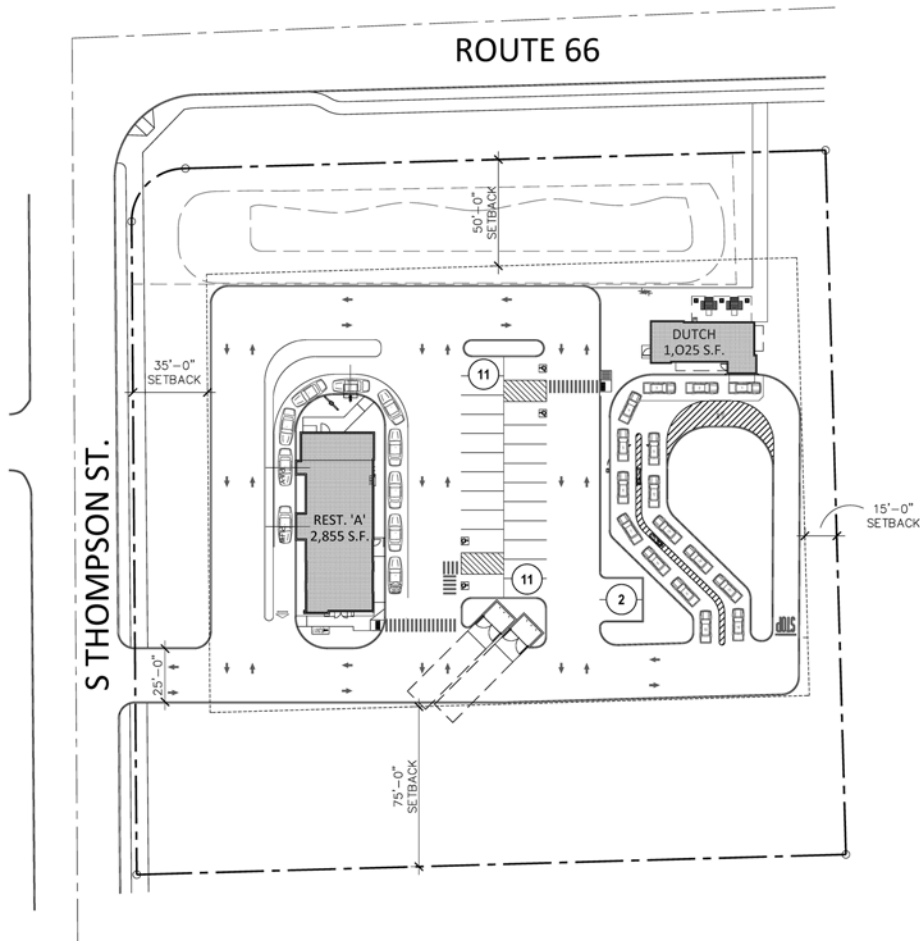
The site is zoned LI-O (Light Industrial Open), allowing for a broad range of commercial and industrial-flex development opportunities. Ownership will consider ground lease, build-to-suit, or sale structures, providing flexibility for both users and developers.

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SITE PLAN OPTIONS



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AREA OVERVIEW

1683 West Route 66 benefits from a strategic in-fill Flagstaff location with immediate access to Route 66, Interstate 40 connectivity, downtown Flagstaff, Northern Arizona University, and surrounding residential growth corridors. The immediate trade area continues to evolve through public and private investment, with the neighboring federal courthouse expected to become a major long-term employment and activity anchor for the corridor.

Flagstaff is widely known as the gateway to Grand Canyon National Park and Sedona, supported by strong year-round demand from leisure travelers, the university community, outdoor recreation, skiing, and business travel. Located at the intersection of major interstate corridors, the city is a convenient overnight destination for drive-to travelers across the Southwest, with easy access to Phoenix (about 2 hours), Las Vegas (about 4 hours), Albuquerque (about 4.5 hours), and Grand Canyon (about 1.5 hours).

DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



MEDIAN HOME VALUE



DAYTIME POPULATION



TOTAL BUSINESSES

1 MILE	11,711	4,308	\$89,141	\$450,917	9,946	605
3 MILE	46,627	15,102	\$104,146	\$594,759	35,033	1,964
5 MILE	65,671	22,223	\$109,001	\$573,405	51,536	3,063

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ZONING SUMMARY

The **LI-O (Light Industrial Open)** zoning designation allows for a broad range of commercial, industrial-flex, showroom, service, and transitional development uses. The zoning provides flexibility for hospitality, automotive, retail, office, warehouse/distribution, contractor-oriented operations, specialty storage, and a variety of owner-user or investment development concepts within one of Flagstaff's most supply-constrained infill corridors.

LI-O Zoning Allows:

- ✓ Hospitality (CUP)
- ✓ Automotive Repair Uses
- ✓ Contractor Suites
- ✓ Specialty Storage
- ✓ Retail / Service Retail
- ✓ Flex Industrial / Showroom
- ✓ Office / Research & Development
- ✓ Manufacturing / Warehouse



POTENTIAL DEVELOPMENT CONCEPTS

- Boutique / Lifestyle Hotel
- QSR Pad Development
- Flex Industrial / Contractor Suites
- Multi-Tenant Retail / Service Retail
- Luxury Garage Suites
- Variety of Owner-User Concepts

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Coconino County Forest
Supervisor's Office

S THOMPSON ST

W ROUTE 66

15,951 VPD

MAVERIK

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