



717 W. RIORDAN ROAD, FLAGSTAFF | ARIZONA

Highly Desirable Property Off Milton Road Corridor

Highlights:

- Prime Milton Road corridor location
- Highway Commercial (HC) zoning
- Redevelopment/value-add potential
- Signalized intersection exposure
- Proximity to NAU, I-17, Grand Canyon traffic, and major retailers
- Multiple use cases (owner-user, investor, redevelopment)



Kelly & Call Commercial
1600 W. University Ave. Suite 218
Flagstaff, Arizona 86001
Phone: 928 440 5450

For Sale:
\$2,000,000

Contact:

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Located in Flagstaff's Busiest Commercial District

Highway Commercial zoning on the Milton Road corridor is one of the scarcest designations in Flagstaff's commercial market — sites of this caliber, at this location, rarely come available. Positioned just west of Milton Road and Riordan Road, one of Northern Arizona's busiest intersections, this property sits in the path of traffic counts exceeding 41,000 vehicles per day north of Riordan and nearly 31,000 south of it.

This isn't simply an office building — it's a redevelopment play in one of the region's tightest commercial corridors. The site's Highway Commercial zoning supports full redevelopment, adaptive reuse of the existing structure, or continued operation as an income-producing asset with long-term upside. Its character dates to 1942, but its value lies ahead of it, in a corridor where comparable HC-zoned sites are increasingly hard to find.

The trade area's fundamentals back that up:

- Flagstaff population over 77,000, with metro-area growth of roughly 24% since 2000
- Average household income exceeding \$115,000 across the trade area

- 20,000+ NAU students on the Flagstaff campus, fueling daytime traffic well beyond the resident population
- 5 million+ annual visitors generating an estimated \$750 million in local economic impact

This combination of visibility, zoning, and demographics speaks directly to several buyer profiles:

- **Developers** seeking a rare HC-zoned redevelopment site on a high-traffic corridor
- **Retail investors** drawn to sustained consumer volume and tourism spending
- **Medical office users** who need visibility and accessibility for patients
- **Restaurant operators** positioned to capture commuter and NAU traffic
- **Professional office users** wanting a prominent, easily identifiable address
- **1031 exchange buyers** placing capital in a corridor with real appreciation potential
- **Owner-occupants** securing a foothold before availability tightens further





Features

Price	\$2,000,000
Building Size	4,186 SF free-standing, two-story office building. Fully renovated and in excellent condition.
Lot Size	.71 Acres
Zoning	Highway Commercial (HC) This zoning is the most attractive commercial zoning on Milton Road
Assessor Parcel	#103-03-015A
Property Taxes	\$12,528.90 (2024)
Age	Built 1942
Parking	Excellent oversized parking lot
Access	Excellent access from lighted Milton Road/Riordan Road intersection

Surrounding Uses

- Food Service (sit-down & fast food)
- Retail
- Hotel
- Student Housing
- Multi-Family Housing
- Shopping Center
- Various Small Industrial Users

Economic Drivers

- Northern Arizona University
- Frontage on Interstate 17/US Highway 180
- Principal Access to Grand Canyon National Park
- Main access to Arizona Snow Bowl
- Highly Visible
- Hard Stop Light Ingress/Egress



Market Overview: Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 76,586 and a metropolitan area population of 144,472.

The community is also a college town focused

on quality education, research and professional development with over 20,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.

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