



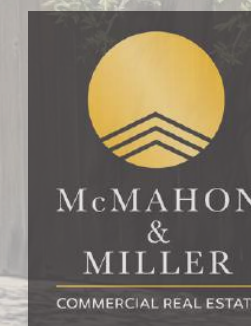
FOR LEASE

"THE STUDIO"

**IN THE CENTER OF SEDONA! A DELIGHT FOR AN
ARIST, CONTRACTOR, RETAIL, OR PERSONAL
SERVICES OPERATOR**

90 BREWER RD, SEDONA, AZ 86336

LIGHT/ARTISAN MANUFACTURING
FOOD PROCESSING
SMALL SCALE FOOD AND BEVERAGE
RETAIL OR SERVICES



LISTING TEAM
NICK SIVEK - LISTING AGENT
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OFFERING SUMMARY

ADDRESS 90 BREWER RD, SEDONA, AZ 86336

LEASE RATE \$2,000/MO + UTILITY/TAX

THE STUDIO...

OFFERS A RARE SEDONA COMMERCIAL OPPORTUNITY. DO YOU HAVE THE VISION?

THE PROPERTY FEATURES A RECENTLY REMODELED, CLIMATE-CONTROLLED OFFICE, IMPROVED ATTIC SPACE, FUNCTIONAL WORKSHOP AREA WITH VENTILATION, 220-240V POWER, A POWERED ROLL-UP GARAGE DOOR, AND IMPRESSIVE 11' 9" LOADING AND BAY DOORS FOR FLEXIBLE OPERATIONS. MASONRY CONSTRUCTION WITH 13+ FOOT CEILINGS ALLOW FOR AMPLE STORAGE OF WARES. WITH EASY ACCESS, STRONG SURROUNDING TRAFFIC EXPOSURE, AND A VERSATILE MIX OF OFFICE, SHOP, AND LOADING FUNCTIONALITY, 90 BREWER RD IS WELL POSITIONED FOR A WIDE RANGE OF COMMERCIAL USERS.

LOCATION, LOCATION, LOCATION...

LOCATED A BLOCK FROM THE "Y" WITH EXCELLENT ACCESSIBILITY BETWEEN STATE ROUTE 89A AND STATE ROUTE 179. BREWER ROAD SERVES AS A FREQUENTLY USED SHORTCUT BETWEEN THE TWO HIGHWAYS, CAPTURING 1,000+ VEHICLES PER DAY IN 2023 (PRIOR TO GOOGLE ADDING THE THOROUGHFARE TO ROUTES), WITH NEARBY TRAFFIC COUNTS OF APPROXIMATELY 19,000 VEHICLES AT SR 89A/BREWER AND 14,000 VEHICLES AT SR 179/BREWER.

736 sf

SUITE SIZE

5 + 3 OFF STREET

PARKING

COURTYARD

VIEWS

1,000+

VEHICLES/DAY

CO

ZONING

11' 9"

BAY DOORS

220-240V

ELECTRIC PANEL

530+

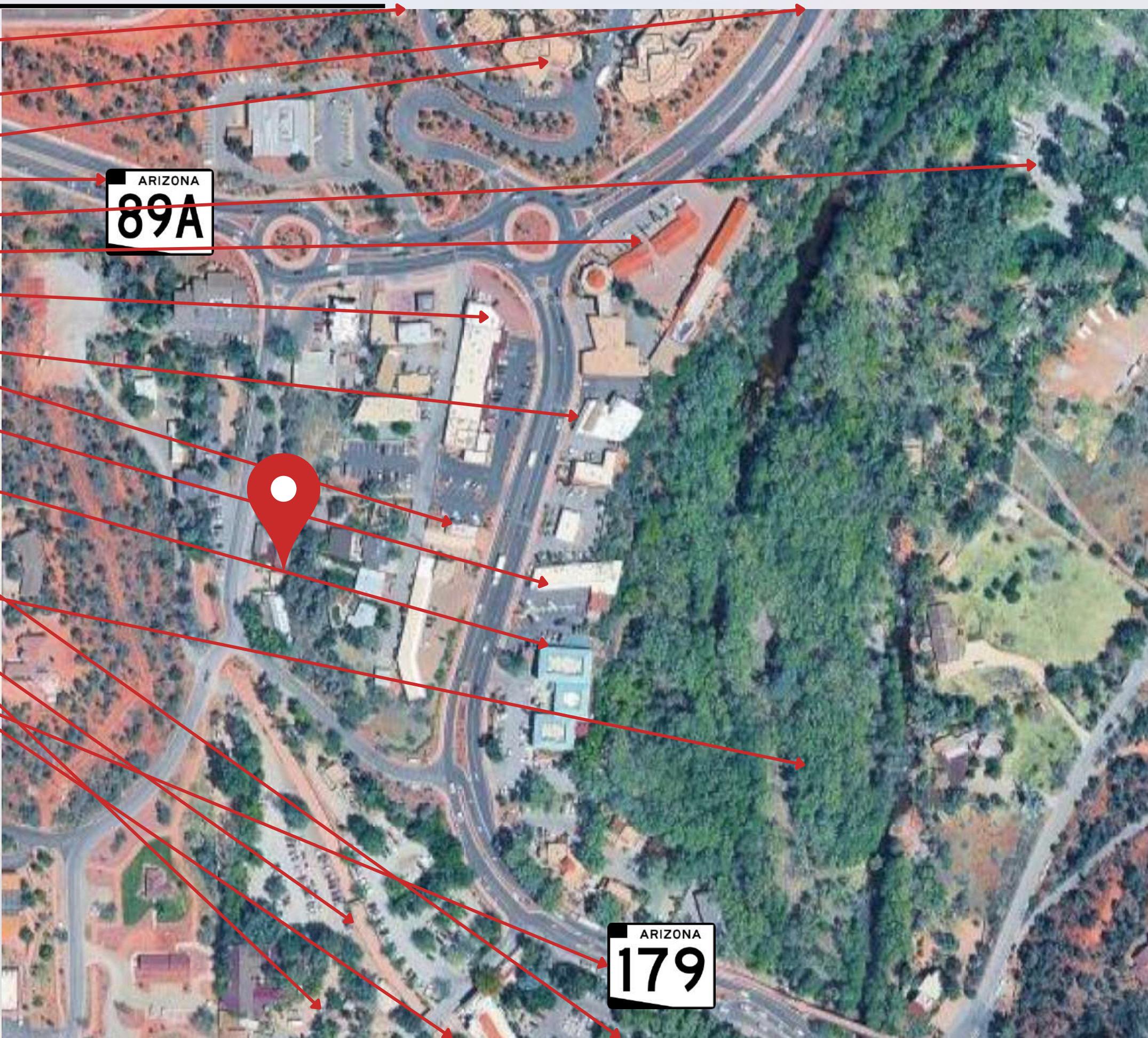
LODGING UNITS IN VICINITY





The Studio - Location

- PARKING GARAGE
- UPTOWN SEDONA - 2.4 MIL VISITORS
- HYATT PINON POINTE - 100+ ROOMS
- 89A - ~19,000 VEHICLE/DAY
- L'AUBERGE DE SEDONA - 158 ROOMS
- CEDARS RESORT - 30 ROOMS
- RED STONE CENTER - RETAIL/REST
- COMMERCIAL COORIDOR
- SEDONA HILLTOP INN - 20 ROOMS
- HIDEAWAY HOUSE RESTAURANT
- CREEK SIDE RESTAURANT
- EL PORTAL HOTEL
- LOS ABRIGADOS HOTEL
- TLAQUEPAQUE SHOPPING CENTER
- FUTURE OAK CREEK HERITAGE LODGE
- HILLSIDE SHOPPING CENTER
- SR 179 - ~14,000 VEHICLE/DAY



The Studio - Interior Photos - Loading Bay

M&M COMMERCIAL - THE STUDIO

PHOTOS



The Studio - Interior Photos - Work Shop

M&M COMMERCIAL - THE STUDIO
PHOTOS



The Studio - Interior Photos - Office

M&M COMMERCIAL - THE STUDIO

PHOTOS



The Studio - Courtyard/Exterior

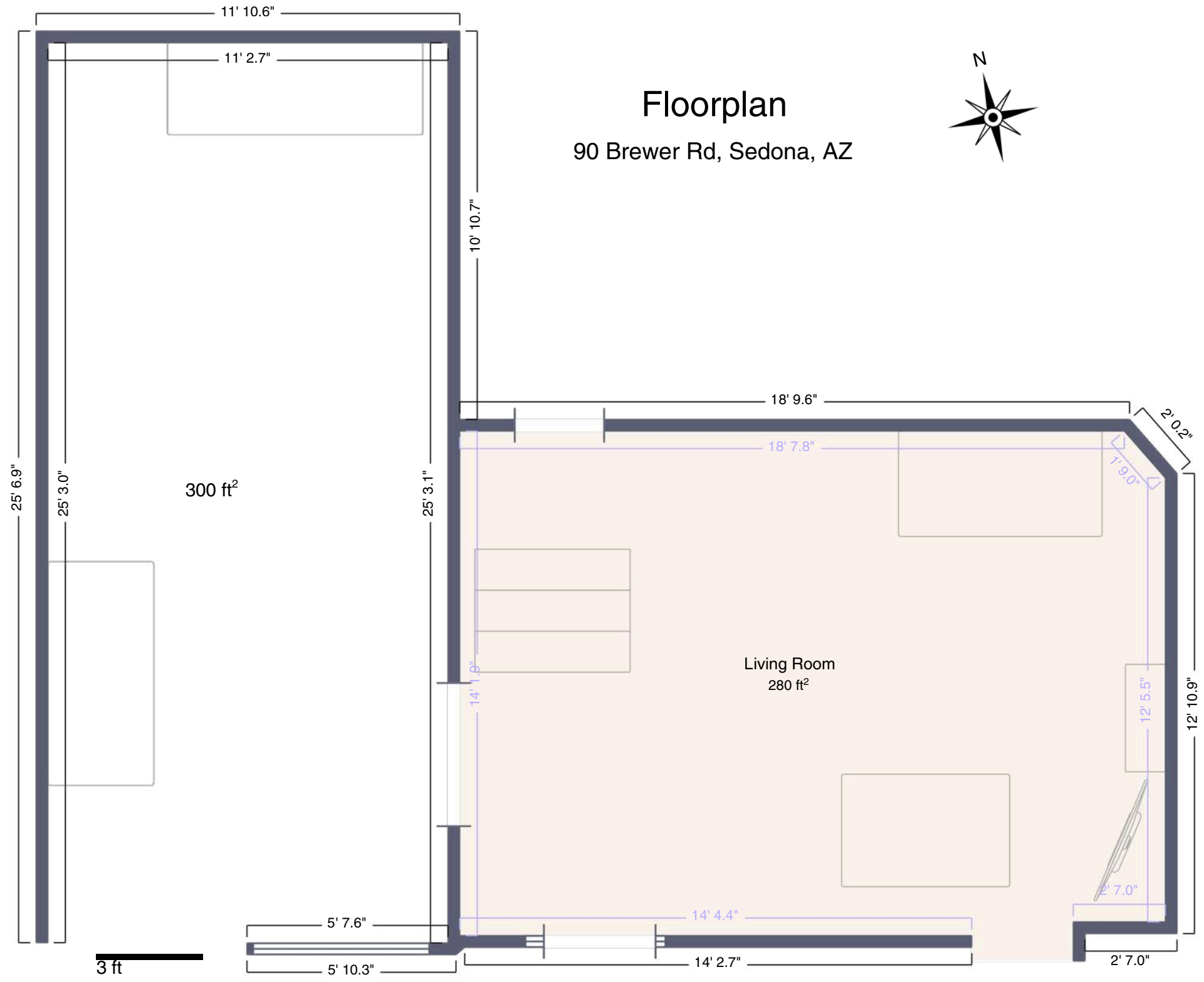
M&M COMMERCIAL - THE STUDIO

PHOTOS

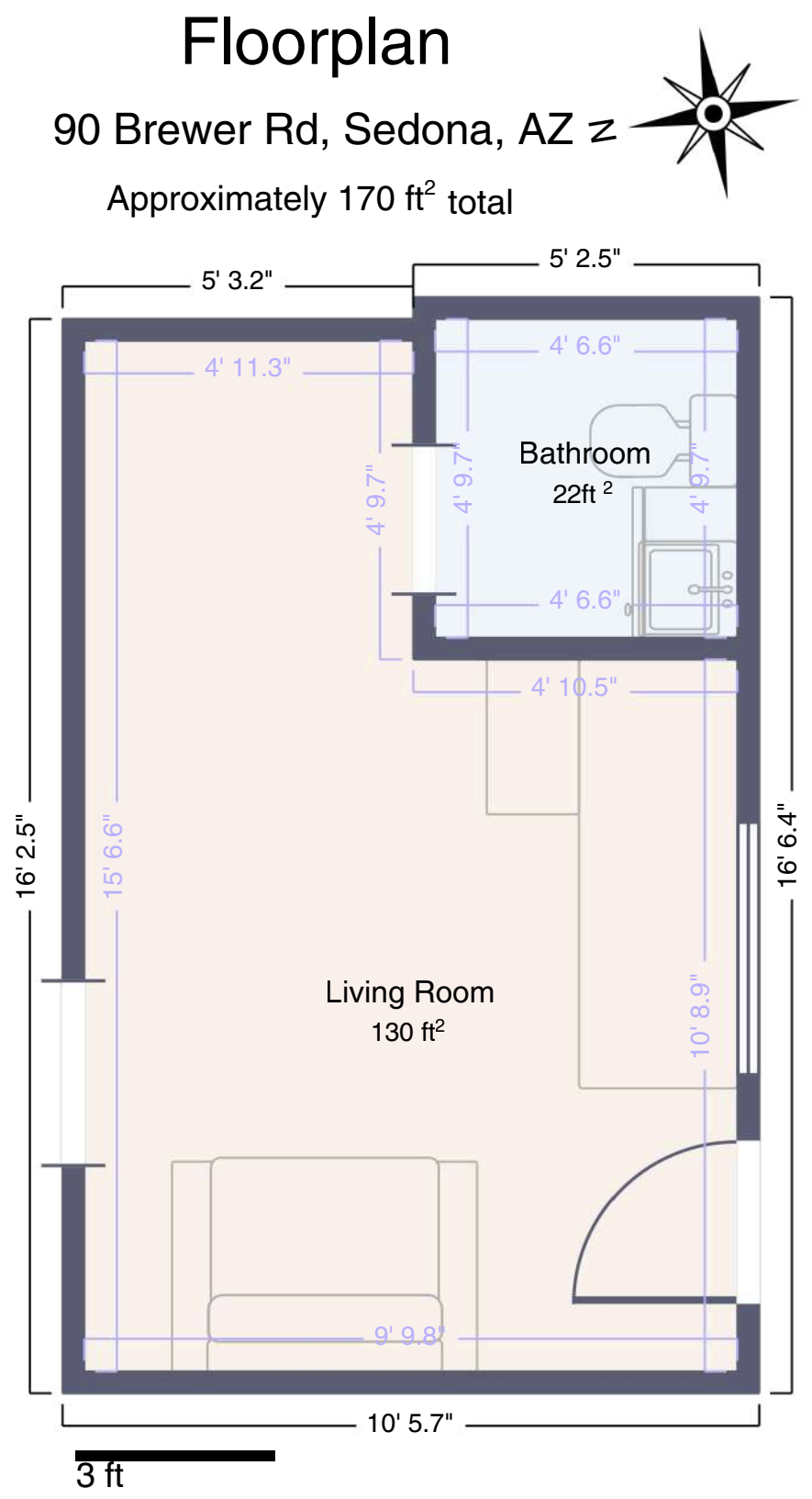


The Studio - Floorplans

M&M COMMERCIAL - THE STUDIO
FLOORPLANS



WAREHOUSE / WORKSHOP



OFFICE

SEDONA

Location

- 45 min south of Flagstaff
- 2 hours north of Phoenix
- 2 hours south of Grand Canyon
- 4.5 hours southeast of Las Vegas
- 7 hours east of Los Angeles

Airports

- Phoenix Sky Harbor (100 miles)
- Flagstaff Pulliam (26 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

Activities

- 300+ recreational trails /250+ mi
- Sits in the middle of 1.8 million acres of national forest
- Oak Creek, golf, restaurants, and shopping

Major Employers

- Enchantment Resorts: 570+
- L'Auberge De Sedona: 250+
- Hilton Resort: 200+
- Pink Jeep Tours: 170+

E. Table of Allowed Uses

See Table 3.1, below.

Table 3.1 Table of Allowed Uses P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited																			
	Residential					Non-Residential					Other			Use-Specific Standards					
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO		IN	L	CF	OS	OC
Residential																			
Household Living																			
Dwelling, Co-Housing							P	P	C	P								P	3.3.A(1)
Dwelling, Duplex							P	P	C	P	P							P	
Dwelling, Live/Work										P	C	P	C	C	C	A		P	3.3.A(2)
Dwelling, Multifamily							P	P	P	P	P	P	P	P	A			P	3.3.A(3)
Dwelling, Single-Family Attached							P	P	C	P	P		C		C			P	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	3.3.A(5)
Manufactured Home					P	P	C	C	C										3.3.A(6)
Group Living																			
Assisted Living Center										P	P	P	P		P	P			
Dormitory							C	C	C	C	P	P	C						
Public, Institutional, and Civic Uses																			
Community and Cultural Facilities																			
Cemetery or Interment Facility																C			
Club or Lodge	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(1)
Conference/Meeting Facility											A	A	P	P	P	P		A	
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P			A			

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Foodbanks																			
	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
Funeral Facility																			
												P	P	P	P	P			
Library																			
										C	C	P	P	P	P	C			
Museum																			
										C	C	P	P	P	P	C		P	
Park, Active																			
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Park and Open Space, Passive																			
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly																			
	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	
Shelters (e.g., homeless shelter)																			
	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
Educational Facilities																			
School, Public or Private																			
	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(2)
School, Vocational or Trade																			
											P	P	P	P	P				
Healthcare Facilities																			
Hospital																			
											P	P	P		P				
Medical or Dental Clinic																			
										C	P	P	P		P				
Commercial Uses																			
Animal-Related Uses																			
Kennel, Commercial																			
												C	P						3.3.C(1)
Stable, Commercial																			
	P	P																	3.3.C(2)
Veterinary Hospital or Clinic																			
										C	P	P	P	P					3.3.C(3)

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	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO		IN	L	CF	OS	OC
Recreation and Entertainment																			
RV Park																			
																		P	3.3.C(4)
Indoor Recreation Facility																			
										A	A	P	P	P	P	P	P		3.3.C(5)
Outdoor Recreation Facility																			
	CA	CA	CA	CA	A	A	A	A	A			C	C	C	C	C	C	P	3.3.C(6)
Food and Beverage Services																			
Bar, Tavern, Lounge, or Tasting Room																			
														C	P	P	P	P	3.3.C(7)
Catering Establishment																			
														P	P	P	P		
Microbrewery, Distillery, or Winery																			
														C	P	P	P	P	3.3.C(8)
Mobile Food Vending																			
														P	P	P	P	C	3.3.C(9)
Restaurant																			
														P	P	P	P	P	3.3.C(10)
Restaurant with Drive-Through																			
														C	P	P	P		3.3.C(11)
Office, Business, and Professional Services																			
Administrative, Professional, or Government Office																			
														P	P	P	P	P	3.3.C(12)
Financial Institution																			
														P	P	P	P		3.3.C(13)
Lodging																			
Lodging, Medium-Density																			
																	P	P	3.3.C(14)b
Lodging, High-Density																			
																	See 3.3	3.3.C(14)c	
Personal Services																			
Personal Services, General																			
														P	P	P	P	P	3.3.C(15)

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SUMMARY OF ALLOWED USE - ZONED CO



**Table 3.1
Table of Allowed Uses**
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential									Non-Residential						Other			Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC		
Automat, Self-service							A	A	A	P	P	P	P	P	P					3.3.C(16)
Retail Sales																				
Auction House										P	P	P	P	P	P					3.3.C(17)
Building Materials and Supply Store													P	P						
General Retail, Less than 0,000 Square Feet										P	P	P	P	P	P				P	3.3.C(18)
General Retail, 10,000 square Feet to 25,000 square Feet													P		P					
General Retail, More than 25,000 Square Feet													C		C					
Medical Marijuana Dispensary													P	P						3.3.C(19)
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee													P	P						3.3.C(19)
Nursery or Garden Supply Store										C	P	P	P	P	P				P	3.3.C(20)
Transportation, Vehicles, and Equipment																				
Equipment Sales and Rental													C	P						3.3.C(21)
Fleet Services													P	P	C	C				3.3.C(22)
Off-Highway Vehicle Sales and Rentals													C	C	C					3.3.C(29)
Parking Facility										P	P	P	P	P	C					

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	Residential									Non-Residential						Other			Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC		
Transit Terminal or Station																			C	
Vehicle Fuel Sales													C	P	P					3.3.C(23)
Vehicle Repair, Major														P	P					3.3.C(24)
Vehicle Repair, Minor													C	C	P	P	P		3.3.C(25)	
Vehicle Sales and Leasing														P	P	C			3.3.C(26)	
Vehicle Service Station													C	C	P	P	P		3.3.C(27)	
Vehicle Wash													C	P	P	P	P			
Adult Entertainment Establishments																				
Adult Entertainment													C	C						3.3.C(28)
Industrial Uses																				
Manufacturing and Processing																				
Food Processing										C	C	P	P	P	P					3.3.D(1)
Manufacturing, Artisan										C	C	P	P	P	P			P		3.3.D(2)
Manufacturing, Light														P	P					3.3.D(3)
Storage and Warehousing																				
Contractor Office or Equipment Storage Yard														C	P					
Outdoor Storage														C	P					3.3.D(4)
Self-Storage Facility														P	P					3.3.D(5)
Warehousing and Wholesale Facility														P	P					3.3.D(6)
Public and Semi-Public Utility Uses																				
Food Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P		
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	

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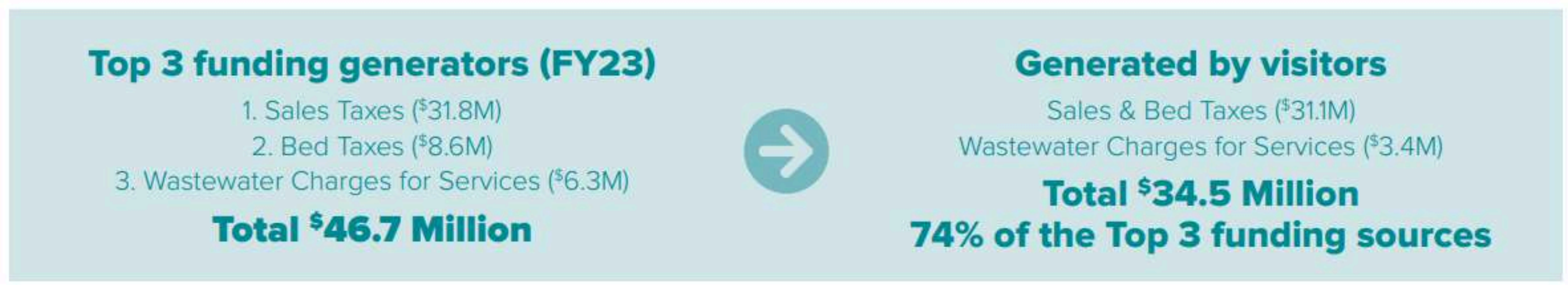
	Residential									Non-Residential						Other			Use-Specific Standards		
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC			
Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C			
Wireless Telecommunications Facility	<i>See Article 4: Wireless Communication Facilities</i>																				
Accessory Uses																					
Agriculture, General	A	A																	CA	A	3.4.D(1)
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(2)
Guest Quarters	A	A	A	A	A	A	A	A	A	A									A		3.4.D(3)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A							A		3.4.D(4)
Outside Sales and Display																CA	CA	CA	CA	CA	3.4.C(3)
Outdoor Dining																A	A	A	A	A	
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(5)
Parking Facilities	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA											3.4.D(7)
Temporary Uses																					
Christmas Tree and Pumpkin Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(1)
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(2)
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(3)
Model Home	P	P	P	P	P	P	P	P	P	P	P	P								P	
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P	P										P	3.5.E(5)

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Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding



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COMPANY WEBSITE

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&
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