

M&M COMMERCIAL - UPTOWN MALL



FOR LEASE

273 N. SR89A

UPTOWN SEDONA
RESTAURANT | RETAIL | OFFICE

WELCOME TO THE
UPTOWN MARKET!

CONTACT FOR RATES



LISTING TEAM
NICK SIVEK - LISTING AGENT
928.274.8628
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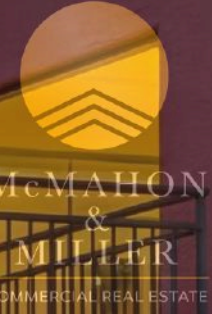


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Uptown Mall

An outstanding opportunity for tenants seeking visibility, momentum, and a chance to get into the market at a competitive rate.



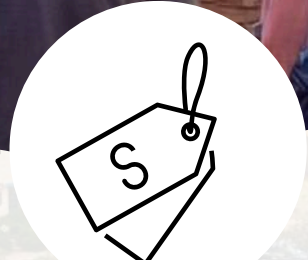
M&M COMMERCIAL - UPTOWN MALL 273 N SR 89A, SEDONA, AZ 86336

PROPERTY OVERVIEW



Tourist Cooridor

- 3 MILLION+ ANNUAL TOURISTS
- 12,000 VEHICLES DAY (AVERAGE)
- 1 BILLION+ DOLLAR TOURISM INDUSTRY (SEDONA)
- 430+ HOTEL ROOMS/100+ STR'S IN UPTOWN VICINITY (~1 MILE)



Competitive Rates

- INCREDIBLE VALUE FOR UPTOWN SEDONA
- OWNERSHIP OPEN TO TENANT IMPROVEMENTS
- ANCHOR TENANTS INCLUDE RESTAURANT, CAFE



Plaza Location

- OPEN COURTYARD - FOOT TRAFFIC FROM BOTH DIRECTIONS
- CENTER OF UPTOWN SEDONA
- STRATEGICALLY LOCATED ON NORTH SIDE OF 89A
- LOCATED AT CROSSWALK

Uptown Mall - Summary

ADDRESS 273 N. STATE ROUTE 89A, SEDONA, AZ

LEASE RATE CONTACT NICK SIVEK
NICK@MMPROPSAZ.COM || 928.274.8628

UPTOWN MALL...

POSITIONS YOUR BUSINESS IN THE CENTER OF ONE OF ARIZONA'S MOST ESTABLISHED RETAIL DISTRICTS. UPTOWN SEDONA IS THE CITY'S WALKABLE COMMERCIAL HEART, WHERE OFFICES, GALLERIES, GIFT SHOPS, CAFÉS, RESTAURANTS, TOUR OPERATORS, AND SPECIALTY RETAILERS CLUSTER AT THE INTERSECTION OF JORDAN RD AND STATE ROUTE 89A. UPTOWN MALL IS SITUATED JUST A BLOCK AWAY AND PROVIDES A WALKABLE COURTYARD WITH ACCESS FROM JORDAN RD AND STATE ROUTE 89A.

SEDONA'S TOURISM ECONOMY IS EXCEPTIONALLY STRONG. SEDONA WELCOMES ABOUT 3 MILLION VISITORS ANNUALLY AND VISITOR RESEARCH SHOWS UPTOWN IS THE MOST-VISITED PLACE IN SEDONA, VISITED BY 79% OF SURVEYED TRAVELERS. WITHIN HALF A MILE OF UPTOWN MALL ARE OVER 430 HOTEL ROOMS AND 100 SHORT TERM RENTALS, ENSURING ACCESS TO TOURISM.

THIS IS A RARE OPPORTUNITY TO ENTER THE UPTOWN SEDONA MARKET AT EXCEPTIONAL VALUE (PLEASE CALL/EMAIL/TEXT FOR PRICING). IN A TRADE AREA SUPPORTED BY STRONG TOURISM, ESTABLISHED LODGING DEMAND, AND A THRIVING MIX OF SUCCESSFUL RETAIL AND RESTAURANT OPERATORS, UPTOWN MALL IS A COMPELLING ENTRY POINT FOR BUSINESSES LOOKING TO ESTABLISH A PRESENCE IN ONE OF SEDONA'S MOST SOUGHT-AFTER COMMERCIAL DISTRICTS.

650 SF & UP
SUITE SIZES

OFF-STREET
PARKING

11,834
GLA

RESTAURANT
ANCHOR TENANT

RED ROCKS
VIEWS

11,985
VEHICLES/DAY

430+
HOTEL ROOMS

100+
STR IN VICINITY



Uptown Mall - Availabilities

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PROPERTY OVERVIEW

SUITE	SUITE	SUITE	SUITE	SUITE
A+B+D	C	M+N	S+T	1
<u>SIZE</u>	<u>SIZE</u>	<u>SIZE</u>	<u>SIZE</u>	<u>SIZE</u>
2,000 sf	650 sf	900 sf	1,075 sf	1,900 sf
<u>BASE RENT /MO</u>	<u>GROSS RENT</u>	<u>GROSS RENT</u>	<u>GROSS RENT</u>	<u>BASE RENT</u>
<u>CONTACT</u>	<u>CONTACT</u>	<u>CONTACT</u>	<u>CONTACT</u>	<u>CONTACT</u>
<u>FLOOR</u>	<u>FLOOR</u>	<u>FLOOR</u>	<u>FLOOR</u>	<u>FLOOR</u>
First	Second	Second	Second	First
<u>HIGHEST/BEST</u>	<u>HIGHEST/BEST</u>	<u>HIGHEST/BEST</u>	<u>HIGHEST/BEST</u>	<u>HIGHEST/BEST</u>
Retail	Retail/Office	Retail/Office	Retail/Office	Restaurant
<u>DESCRIPTION</u>	<u>DESCRIPTION</u>	<u>DESCRIPTION</u>	<u>DESCRIPTION</u>	<u>DESCRIPTION</u>
<ul style="list-style-type: none"> • Endcap • Street Frontage • Major Visibility • Rare 2000 sf opportunity • MAY BE DIVIDED 	<ul style="list-style-type: none"> • Incredible natural light • Excellent value • Perfect satellite office • In-suite restroom 	<ul style="list-style-type: none"> • In-line • In-suite restroom • MAY BE DIVIDED 	<ul style="list-style-type: none"> • In-line • Street Frontage • Visibility • MAY BE DIVIDED 	<ul style="list-style-type: none"> • Second Generation Kitchen Space • Patio • Walk-up window • Nearly TURN-KEY

PROPERTY OVERVIEW

Uptown Mall - Availabilities Site Map



Uptown Mall - Availabilities Site Map

M&M COMMERCIAL - UPTOWN MALL 273 N SR 89A, SEDONA, AZ 86336

PROPERTY OVERVIEW



Suite	Use	Sq. ft.	Total Monthly
A+B+D	Retail	2,000	CONTACT
C	Retail / Office	650	CONTACT
M+N	Retail / Office	900	CONTACT
S+T	Retail / Office	1,075	CONTACT
1	Restaurant	2,534	CONTACT

Suite 1 - Second Generation Restaurant

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VACANCY DETAIL



FF&E not included; Hood, grease trap, electrical, gas and plumbing infrastructure remains

Suite A+B+D - Retail - FRONTAGE ON 89A

SIZE

2,000 sf

BASE RENT /MO

CONTACT

FLOOR

First

HIGHEST/BEST

Retail

DESCRIPTION

- **Endcap**
- **Street Frontage**
- **Major Visibility**
- **Rare 2000 sf opportunity**
- **MAY BE DIVIDED**
- **89A FRONTAGE**

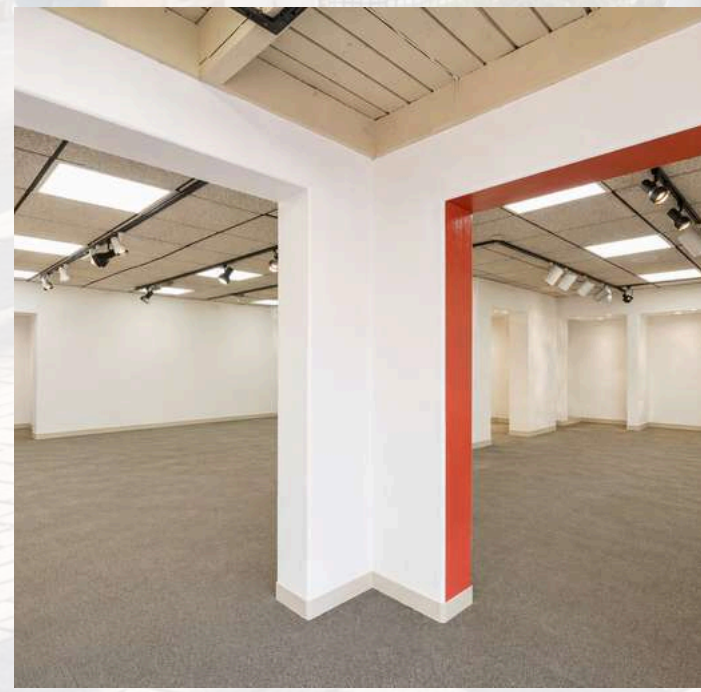


VACANCY DETAILS

Suite A+B+D - Retail

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VACANCY DETAILS



VACANCY DETAILS

Suite C - Office/Retail



SIZE

650 sf

GROSS RENT

CONTACT

FLOOR

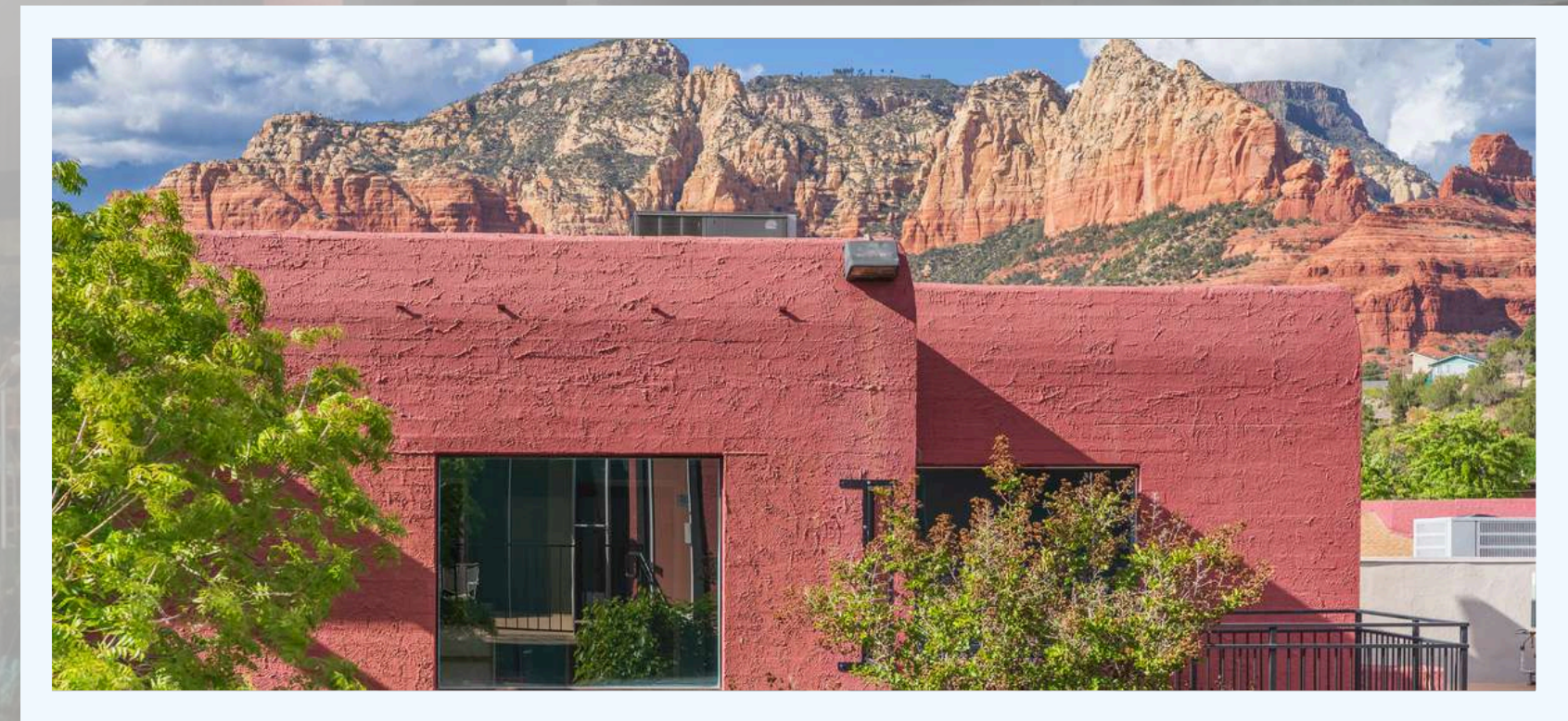
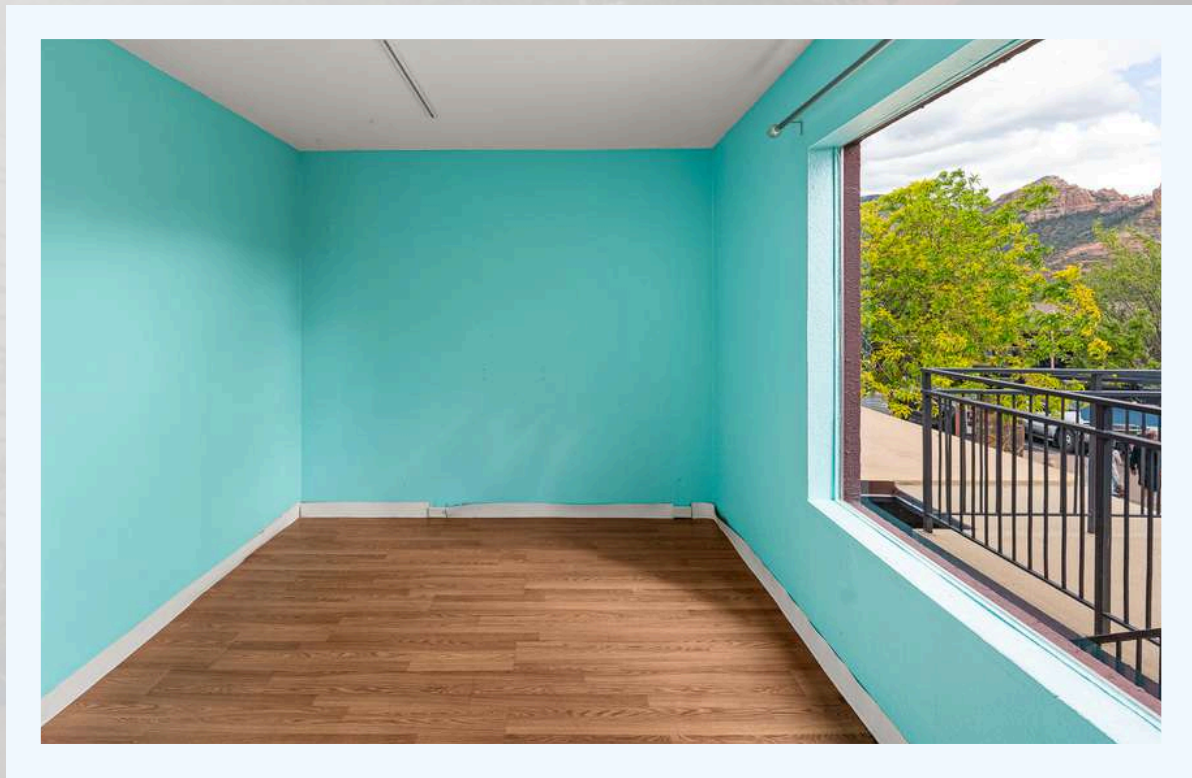
Second

HIGHEST-BEST

Retail/Office

DESCRIPTION

- Incredible natural light
- Excellent value
- Perfect satellite office
- In-suite restroom
- Balcony



Suite C - Office/Retail



Suite M+N - Office/Retail

SIZE

900 sf

GROSS RENT

CONTACT

FLOOR

Second

HIGHEST/BEST

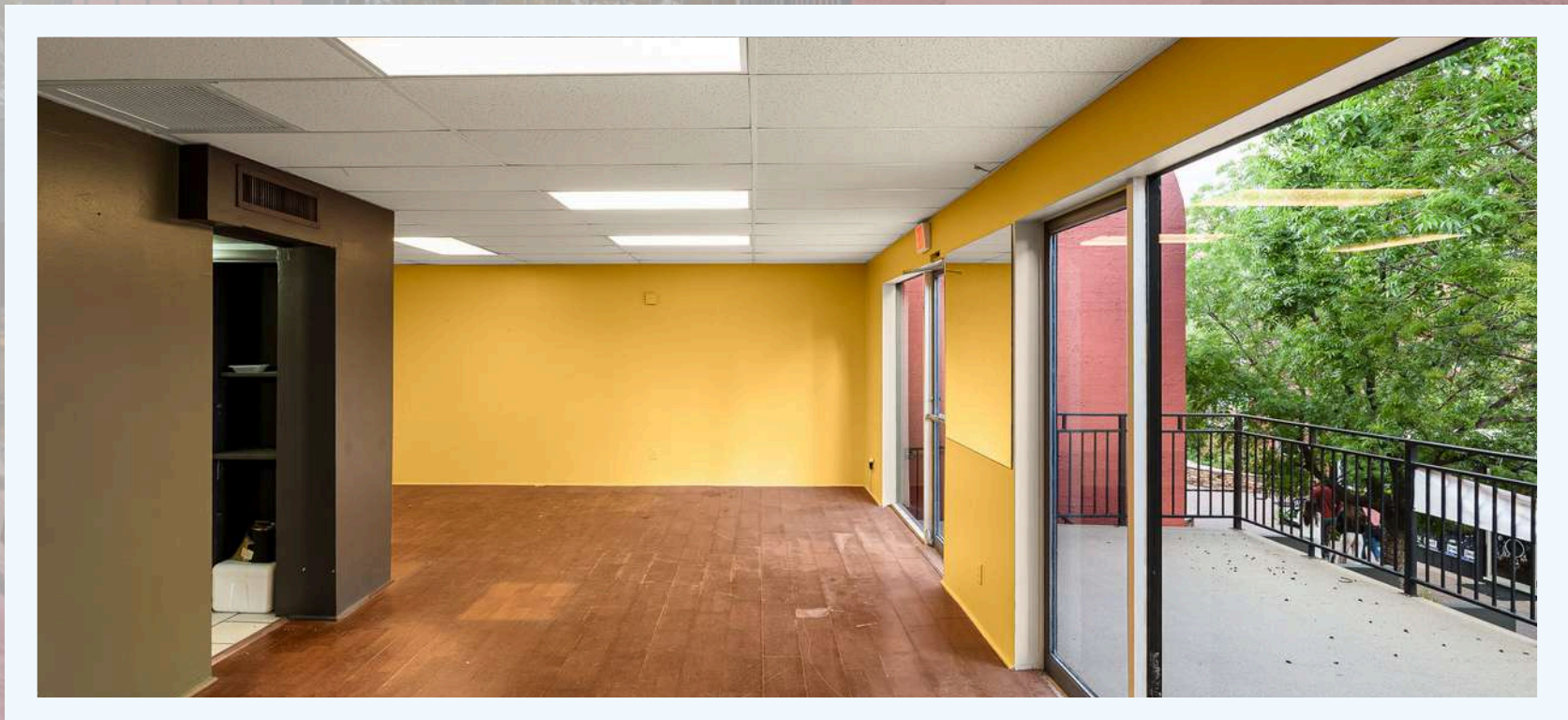
Retail/Office

DESCRIPTION

- In-line
- In-suite restroom
- Balcony
- **MAY BE DIVIDED**

YOUR SIGN

Space For Lease

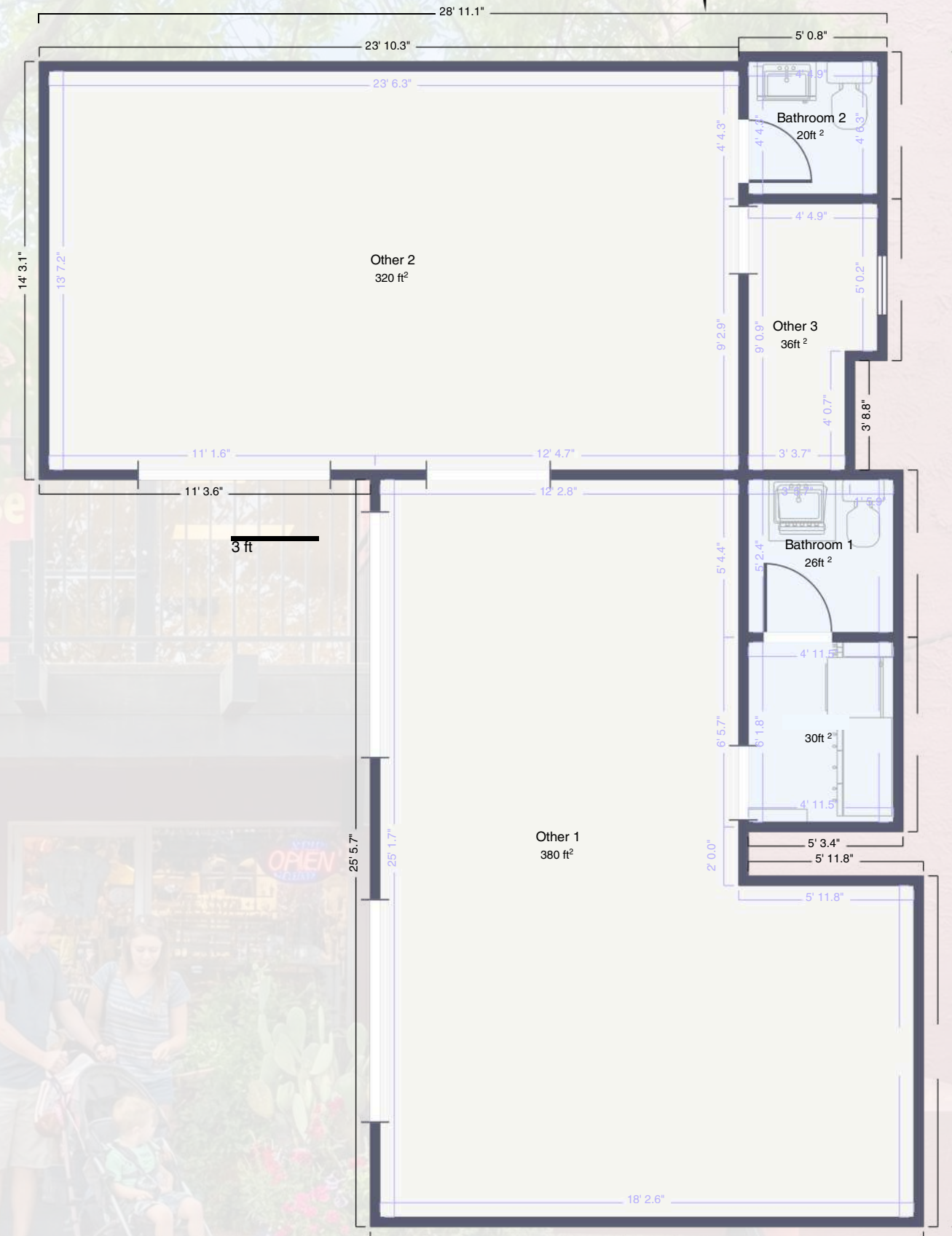


VACANCY DETAILS

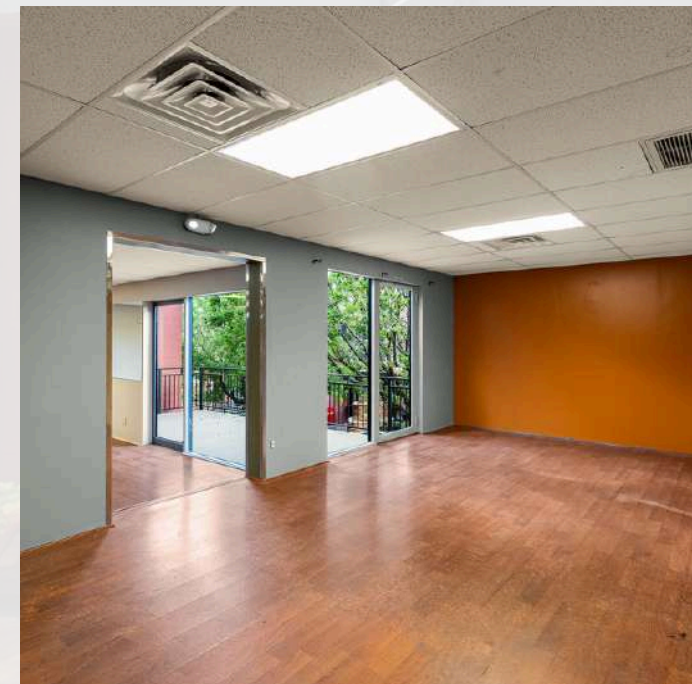
Suite M+N - Office/Retail

Floorplan

273 N State Route 89A, Sedona, AZ

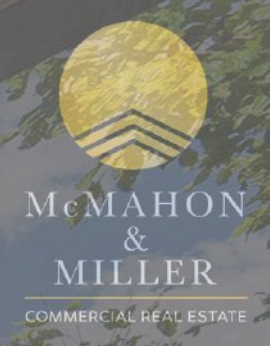


VACANCY DETAILS



VACANCY DETAILS

Suite S+T - Office/Retail



SIZE

1,075 sf

GROSS RENT

CONTACT

FLOOR

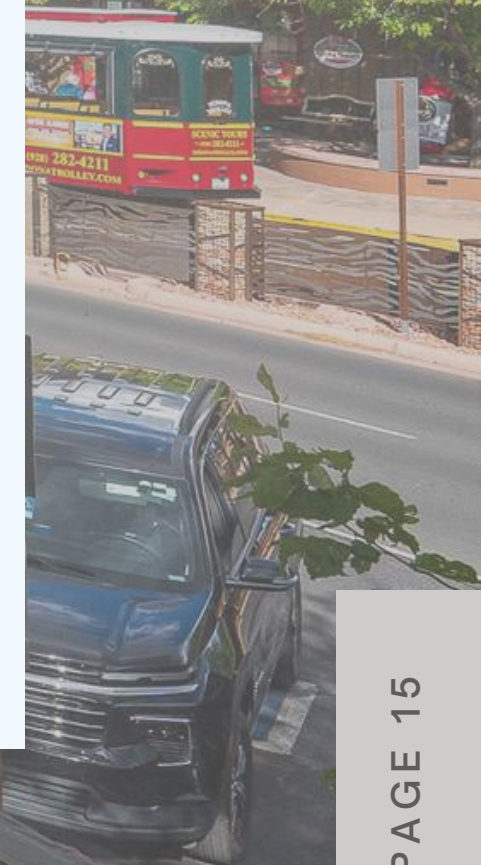
Second

HIGHEST/BEST

Retail/Office

DESCRIPTION

- **In-line**
- **Street Frontage**
- **Visibility**
- **Access to common tenant restroom**
- **MAY BE DIVIDED**



Floorplans

(AVAILABLE UPON REQUEST; NON-ARCHITECTURAL)

SUITE

A+B+D

SIZE

2,000 sf

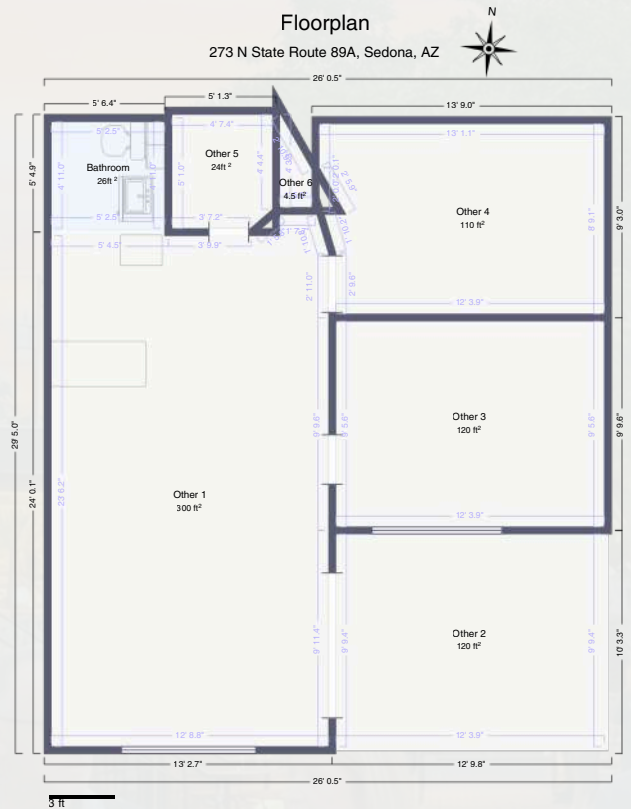


SUITE

C

SIZE

650 sf

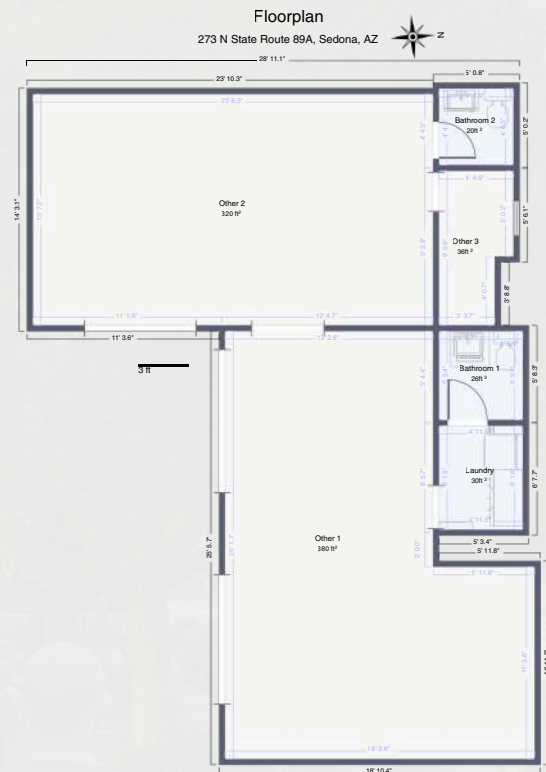


SUITE

M+N

SIZE

900 sf



SUITE

S+T

SIZE

1,075 sf

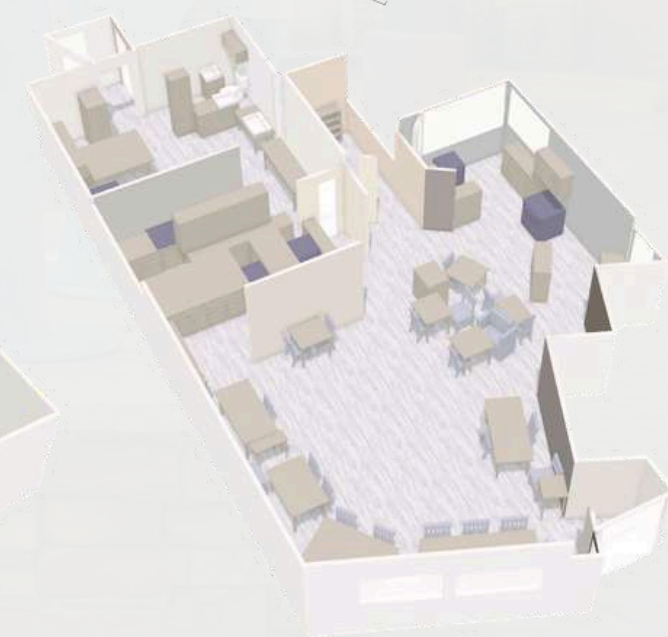
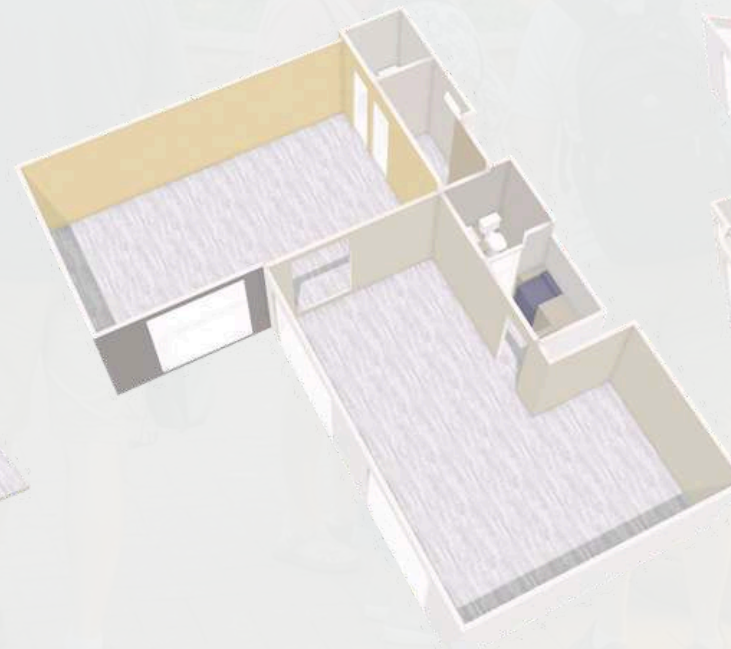
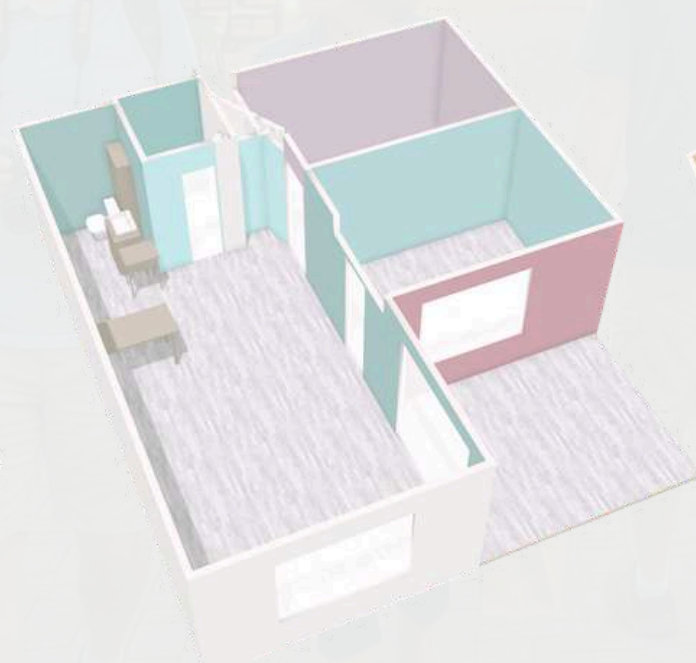
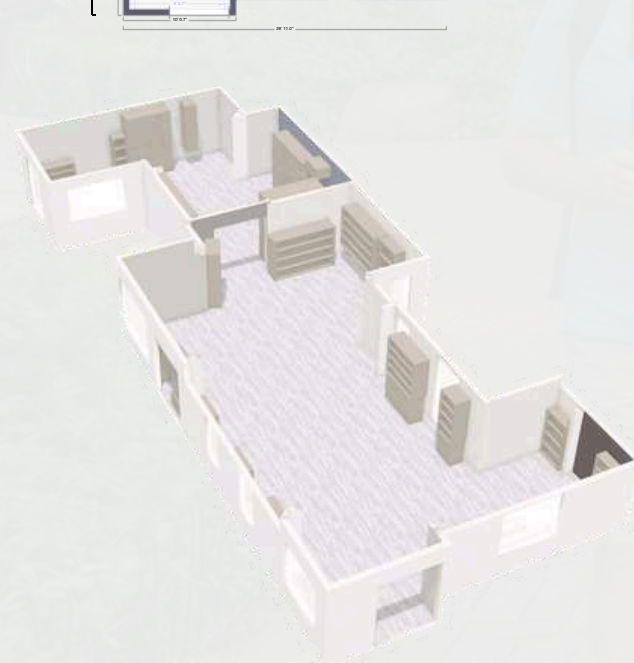
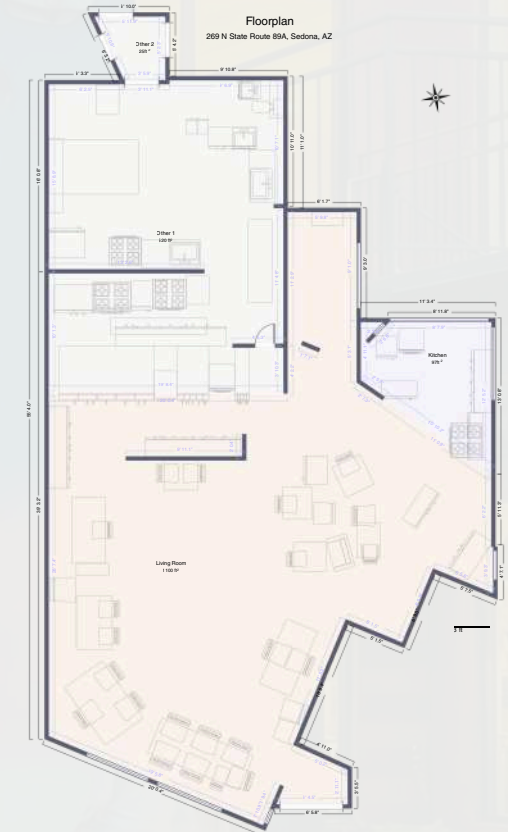


SUITE

1

SIZE

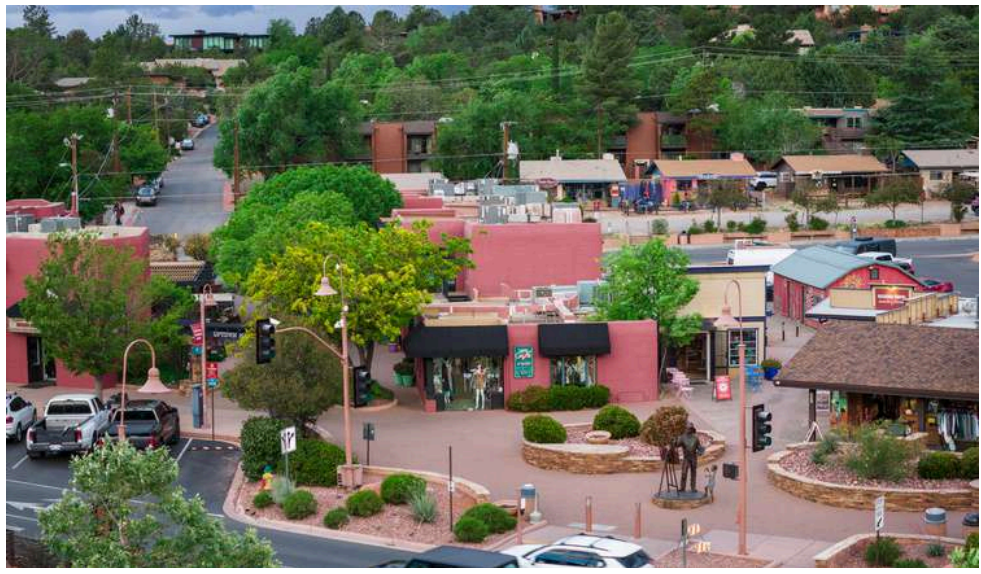
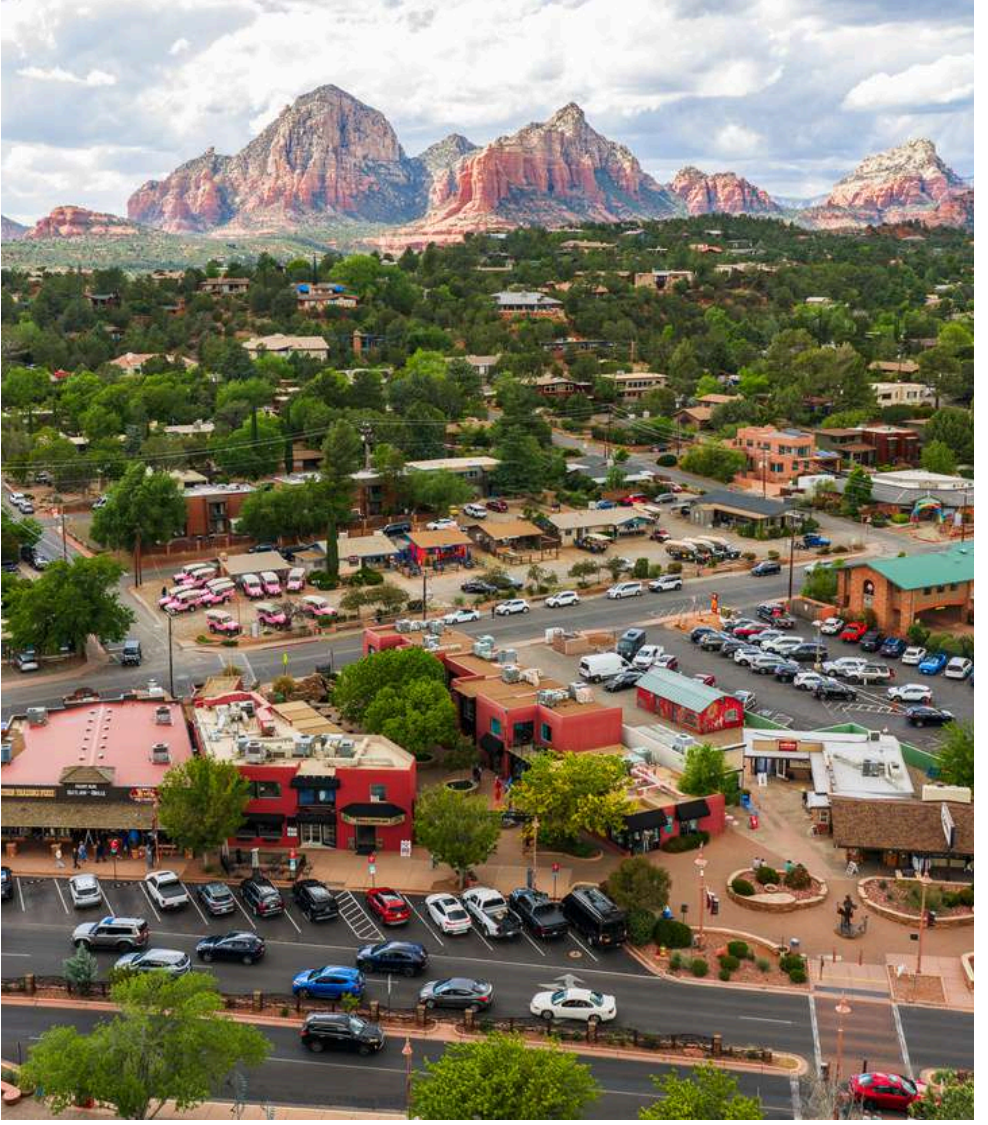
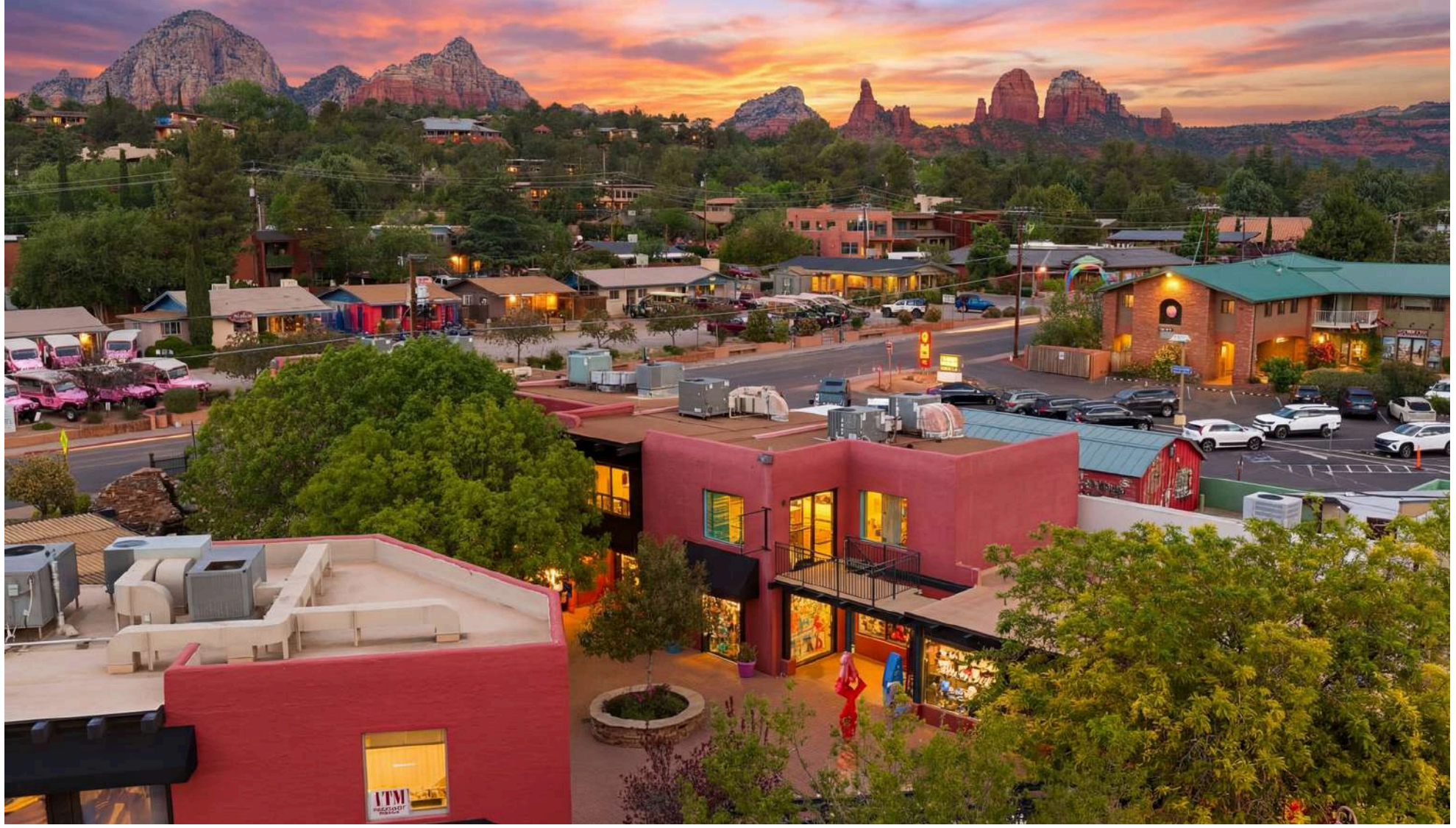
1,900 sf



Aerials

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PROPERTY SPOTLIGHT



PROPERTY SPOTLIGHT

Grounds



Tenant Mix



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PROPERTY SPOTLIGHT

Suite	Business	Use	Total Monthly Rent
1	HP Cafe - FOR LEASE	RESTAURANT/RETAIL	<u>CONTACT</u>
2	Dream Catcher	Gifts/Jewelry	LEASED
A+B+D	Gifts Galore - FOR LEASE	RETAIL	<u>CONTACT</u>
C	Vacant - FOR LEASE	OFFICE/RETAIL	<u>CONTACT</u>
E	Gold Standard Apparel	Boutique and T-Shirts	LEASED
F	Sedona Green	Gifts	LEASED
G+H	Bonanza	Gifts	LEASED
I	Blackbird Vintage	Boutique	LEASED
M+N	Vacant - FOR LEASE	OFFICE/RETAIL	<u>CONTACT</u>
O+P	Merry Christmas Sedona	Specialty	LEASED
Q+R	Tourist Information Center	Services/Sales	LEASED
S+T	Vacant - FOR LEASE	OFFICE/RETAIL	<u>CONTACT</u>

Sedona Tourism Statistics

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PROPERTY SPOTLIGHT

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 (30 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

Activities

- 300+ recreational trails
- 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: 240+
- Hilton Resort: 197+
- Pink Jeep Tours: 170+

Contact Information

LISTING TEAM

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[COMPANY WEBSITE](#)



McMAHON
&
MILLER

COMMERCIAL REAL ESTATE