

# Historic Sedona Property Available

—For Sale—



## Rainbows End

3235 AZ-89A, Sedona, Arizona 86336

**NAI**Horizon

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## Property & Location Highlights

- ±7,000 SF freestanding fully fixturized restaurant - currently closed
- Located at Rainbows End - a Sedona Historic Landmark attraction in the beautiful Red Rocks of Sedona
- Located on AZ-89A, a major thoroughfare for locals and tourists alike
- Current tenants include Sedona Real (see next page for more information)
- Original structure was built in the early 1900's by the Gibson family on the last homestead available in Sedona - now known as the Gibson Room. The Lounge and Lawson Room were added in the mid-to-late 1900's and can accommodate over 200 guests
- Ideally suited for:
  - brewery/brew pub
  - winery/tasting room
  - bed & breakfast
  - restaurant/steakhouse
  - wedding venue
  - nightclub
  - boutique hotel
  - food court
- Featured on The Travel Channel
- The restaurant's history includes serving many western movie stars when filming in Sedona including John Wayne, Glenn Ford and Henry Fonda
- Lot Size: ±1.09 Acres
- 89 onsite parking spaces
- Parcel ID: 408-11-086
- Zoning: C-2
- **Also Available for Sale: Antique Decor and Fixtures (\$100,000) & Series 6 Liquor License (\$90,000)**
- [Click Here to View More Information on Antiques & Kitchen Exclusions](#)



Sale Price: \$2,500,000

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## Additional Property Income / (Other Parts of Property)

Updated 03/30/2021

Tenant	Lease Term	Monthly Rent	APS Share
Shineshire <i>Commercial Space - Unit #1</i>	6/1/20 - Month-to-Month	\$900	19%
Available <i>Commercial Space - Unit #2</i>	TBD	\$800.00	9%
John Erickson <i>Commercial Space - Unit #3</i>	3/1/20 - Month-to-Month	\$350.00	6%
Michael Bailey <i>Apartment - Unit #4 RV &amp; Trailer Parking</i>	5/20/20 - Month-to-Month	\$1,000.00 \$135.00	10%
Jonathan & Sara <i>Commercial Space Gibson, Sunset, Kich</i>	3/1/21 - 2/28/22	\$3,600.00	56%
Sedona Real <i>Parking Spaces (7)</i>	1/28/05 - Perpetual	\$266.00*	
Cid Swermax <i>Parking Space</i>	9/10/18 - Month-to-Month	\$50.00	
Kit Summers <i>Parking Space</i>	9/1/19 - Month-to-Month	\$100.00	
Go Orange Moving <i>Mailing &amp; Physical Sedona Add.</i>	8/1/19 - Month-to-Month	\$50.00	
Phoenix Sedona Tours <i>Parking Spaces &amp; Both</i>	3/16/21 - 3/15/22	\$1,000.00	
<b>TOTAL OCCUPIED:</b>		<b>\$7,451.00</b>	
<b>AVAILABLE:</b>		<b>\$800.00</b>	
<b>TOTAL:</b>		<b>\$8,251.00</b>	<b>100%</b>

\*Also includes use of Sedona Real Trash Containers at no charge to DeSalvo's



Photos of Owner Apartment

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## 2003-2007 Property Remodel

Approximately \$1M - Each Room Including Basement Completely Restored & Upgraded to Code

### Lawson Room

- New Roof
- New Heat & Air Conditioning
- New Swamp Cooler
- New Electric & Track Spotighting System
- Wood Floor Refinished
- New Beamed Ceiling & Fully Insulated
- New Nightclub Quality Sound & State Lighting System
- Wheelchair Ramp from Parking Lot Added

### Bar Room

- New Roof & Raised 10 Feet
- New Tudor Style Wall & Ceilings
- 50's Style Paneling Removed from Wall to Expose Original Stone
- New Electric & Track Spotighting System
- New Plumbing
- Fully Insulated
- New Ceramic Tiled Floor

### Rainbow Room

- 100 Amp Service Entrance Removed
- New Room Created (not previously existing), with New Air Conditioning, Track Spotighting System, Roof & Fully Insulated

### General Store

- New Electric & Track Spotighting System
- New Wood Floor
- Original Pine Walls & Ceiling Exposed
- Walk-In Beer Cooler Compressor Moved to Roof

### Storage Building (12x15)

- Entirely New Building

### Patio & Courtyard

- Cinder Block Stucco Wall Enclosure Added
- Juniper Bar & New Draft Beer System Added
- New Wood Floor Decking & Metal Railings Installed
- Stone Fireplace Added
- New Plumbing
- New Electric & Track Spotighting System
- Landscaped with New Drip System

### Basement (4 Rentable, Commercial/Residential Rooms)

- Ceiling Raised 12" (Upper Floor Joists Removed & Smaller Dimension Rough Sawn Beams Added)
- New Electric with Separate Electric Meter Added
- New Plumbing
- New Tile Floor
- New Walls
- New Bathrooms (2)
- New Heat & Air Conditioning

### Building

- Front Totally Landscaped with Stone Walkway Pavers & New Drip System
- Added matching Stonework to Bar for 10' Height Increase
- New Sprinkler System Throughout
- Cedar Shakes Added to 50% of Roof Structures
- Totally Repainted
- Monument Sign Added
- Changeable Marquee Sign Added
- New 600 Amp Service Added & Relocated to Side of Building with Underground cable to the Street

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## Exterior Photos



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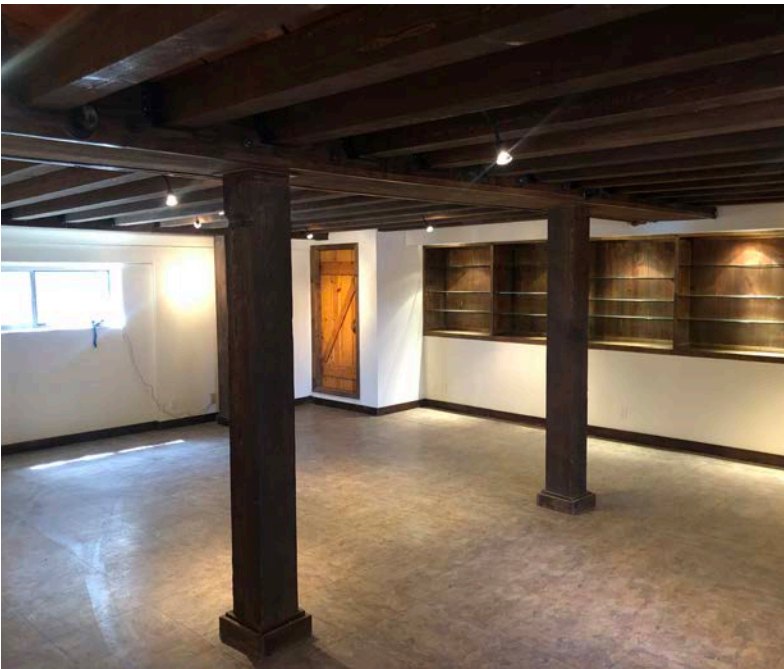
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# Historic Sedona Property Available

## Interior Photos



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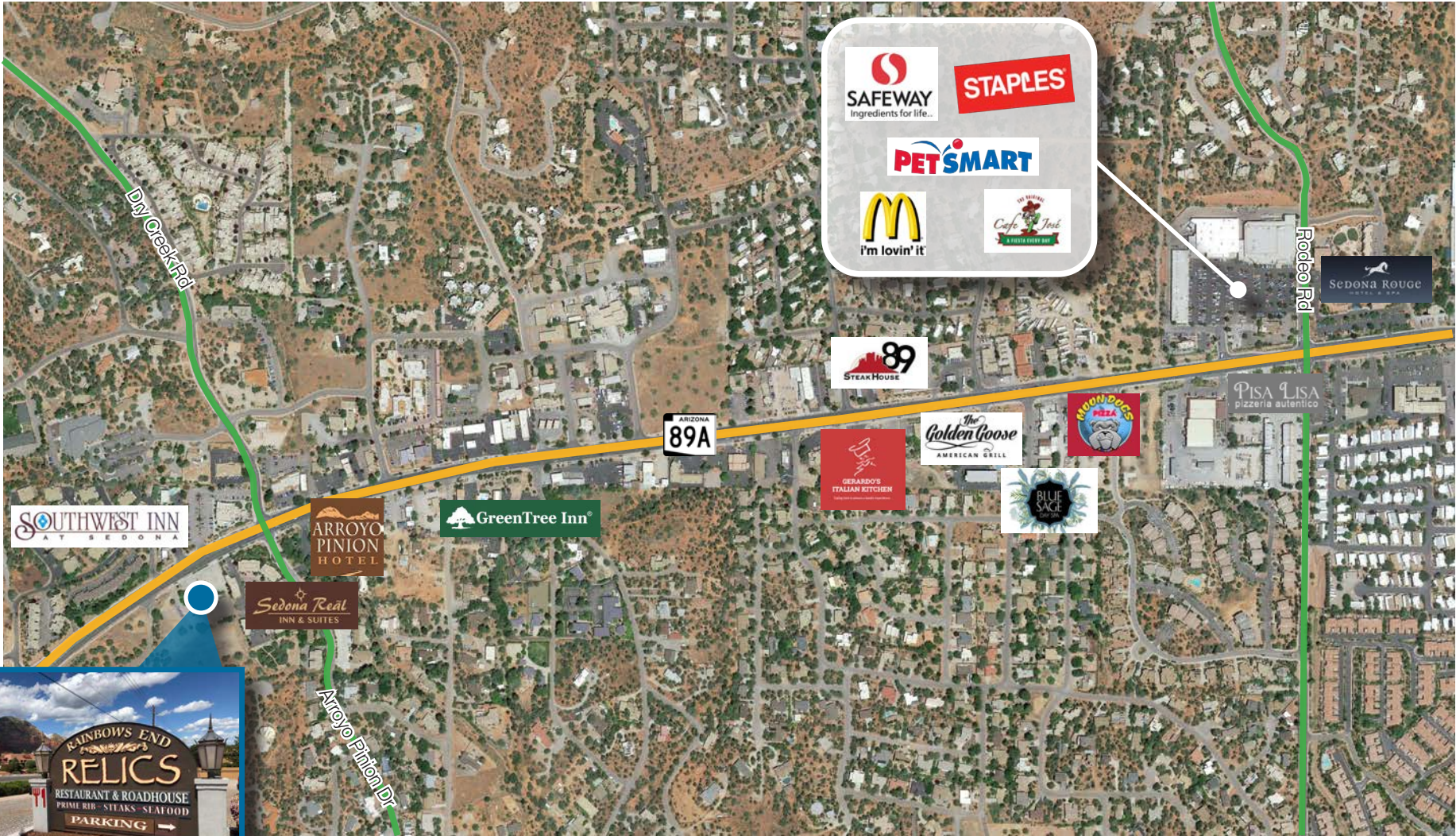
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## Property Aerial



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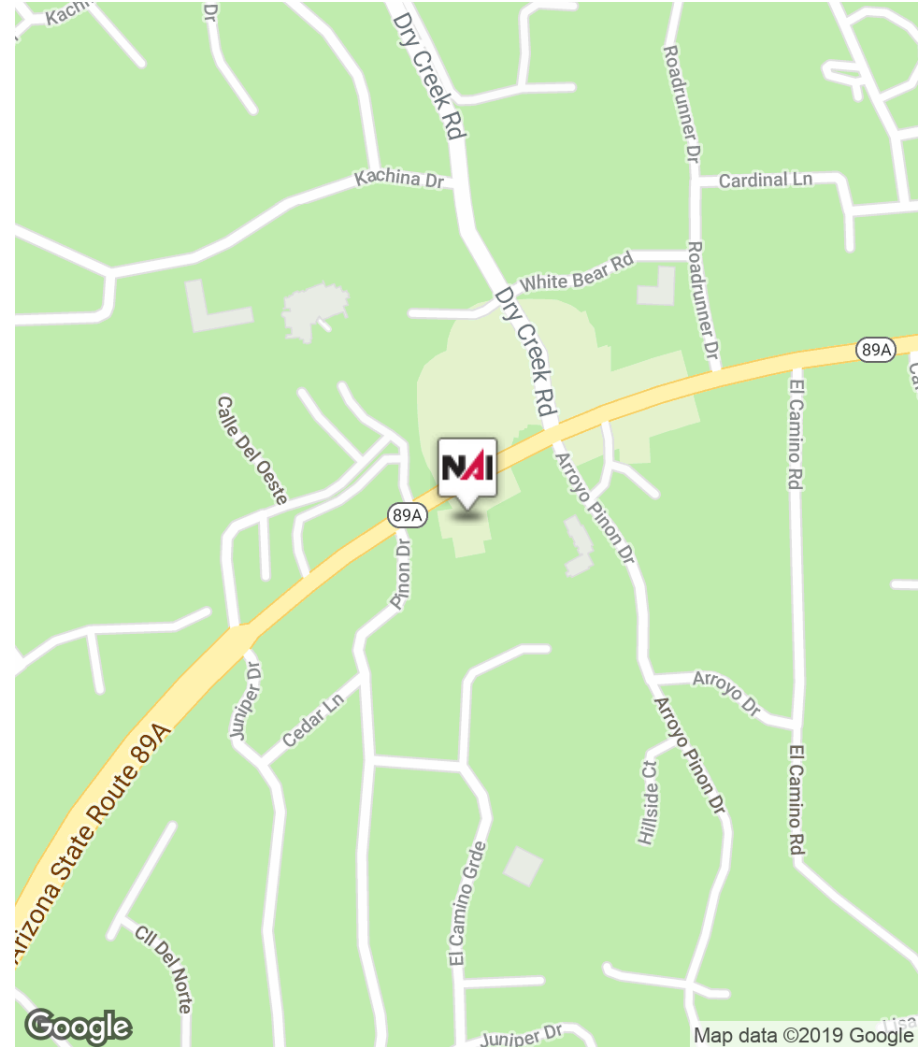
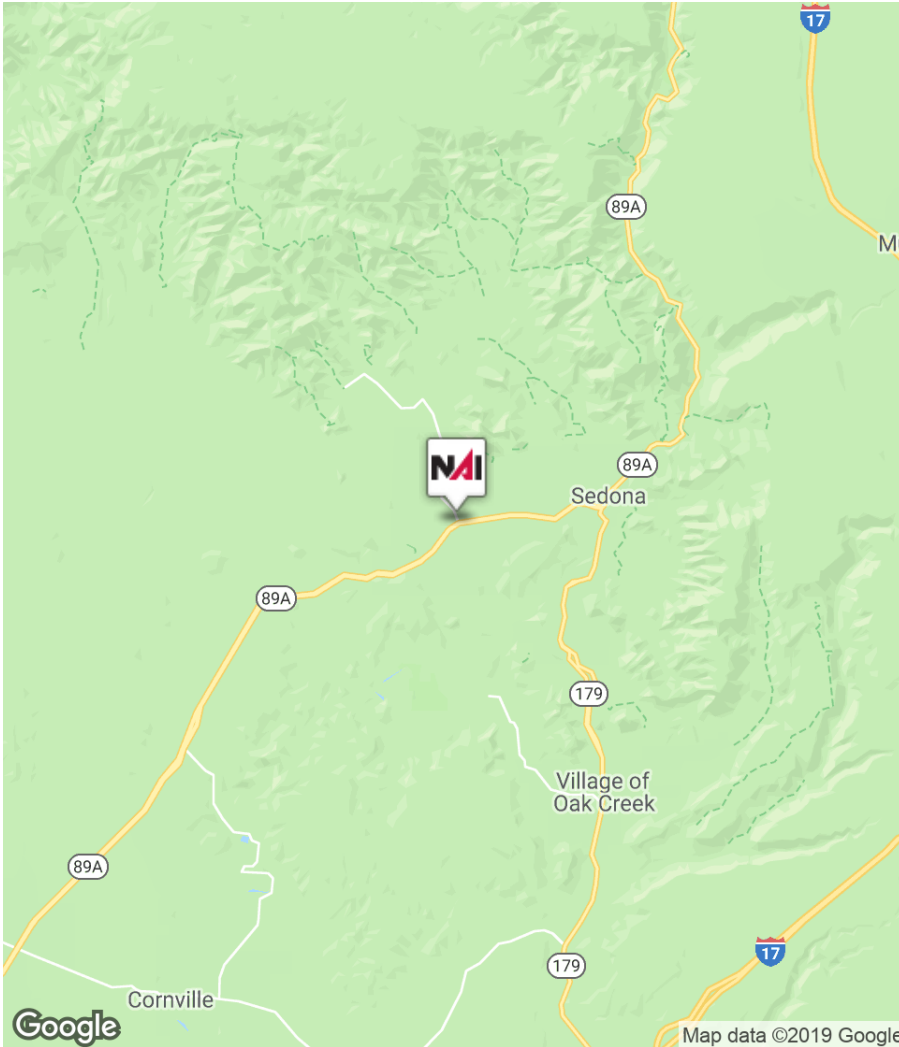
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## Property Location



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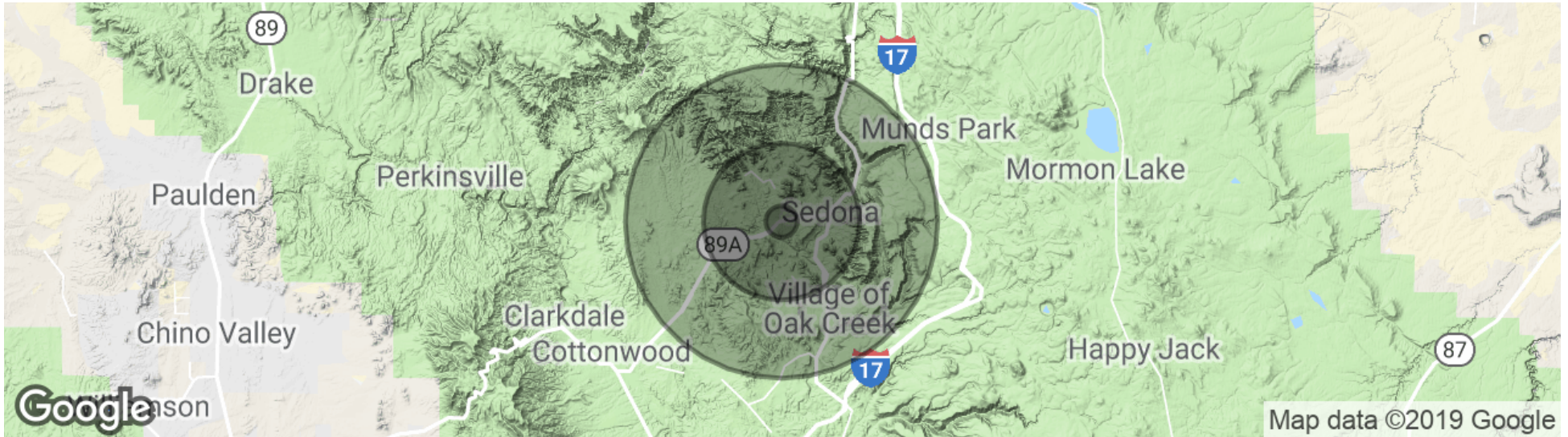
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## Property Demographics



### POPULATION

Total population  
Average age

### 1 MILE

2,399  
52.5

### 5 MILES

11,670  
53.6

### 10 MILES

21,346  
54.0

### HOUSEHOLDS & INCOME

Total households  
# of persons per HH  
Average HH income  
Average house value

### 1 MILE

1,123  
2.1  
\$96,269  
\$461,269

### 5 MILES

5,819  
2.0  
\$86,314  
\$458,794

### 10 MILES

10,625  
2.0  
\$84,628  
\$481,800

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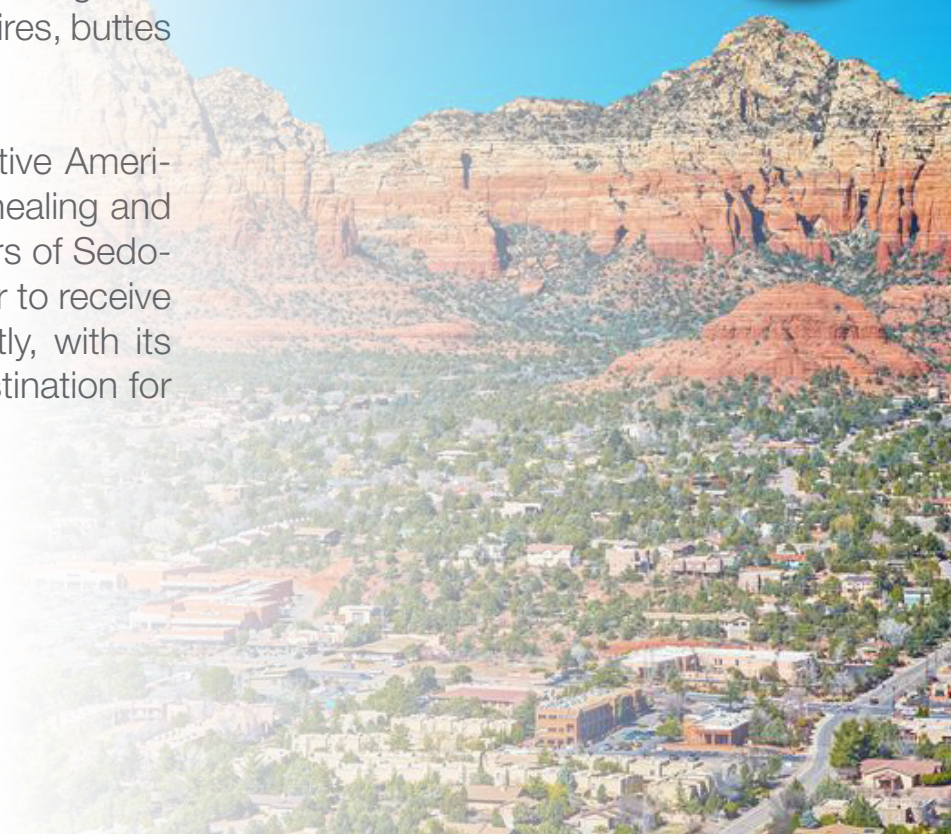
## Sedona, AZ Overview

Multi-hued stone formations jut upwards from the high desert floor creating a vivid, mesmerizing setting that changes hourly with the light. When USA Weekend compiled their Most Beautiful Places in America list, Sedona claimed the top spot. Surrounded by 1.8 million acres of national forest land, visitors have instant access to recreational activities. Trails for hiking and biking, along with bouncy jeep tracks, weave among the bristling forest of pinnacles, spires, buttes and domes. Yet, you're never far from the indulgences of town.

Sedona is equal parts rugged, equal parts resort. Regarded by Native Americans as sacred, Sedona continues to be recognized as a place of healing and spiritual renewal. Many come to experience the vortex energy centers of Sedona. Others want to prowl the 40-plus art galleries lining the streets, or to receive soothing treatments from the dozens of spa facilities. Most recently, with its nearby vineyards and tasting rooms, Sedona has emerged as a destination for wine enthusiasts.

### QUICK FACTS

- Population: 11,000
- Elevation: 4,500'
- Counties: Yavapai & Coconino
- 300+ Miles of Trails
- \$1 Billion Tourism Industry
- 3 Million Annual Visitors



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