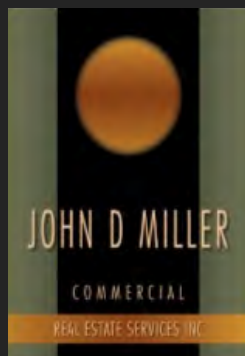




FOR LEASE UPTOWN RETAIL

390 SR 89A, SEDONA, AZ 86336
CLASS 'A' SUITES ON SR 89A



EXCLUSIVELY OFFERED BY:

Jack McMahan

928.224.2709

jack@johndmiller.com

www.johndmiller.com

John D. Miller Real Estate Services, Inc.



EXECUTIVE SUMMARY



PROPERTY LOCATION

SR 89A frontage in Uptown! In front of the Best Western Plus Hotel & Resort. Just north of Sinagua Plaza and steps from it all!

PROPERTY BRIEF:

Now only one class 'A' suite available for lease. Red rock views. Walking distance to all that Uptown has to offer. Suite details on following pages.

USES

All things retail - wine/beer tasting rooms, jeep/trolley/helicopter tours, boutique clothing, souvenirs, jewelry, gallery etc.

PRICING

SUITE 2:

Total Rent: \$6,500/month + electric and gas. Rent covers trash, water, and sewer.

AVAILABILITY

Immediate

ZONING

C-1

UTILITIES AVAILABLE

Sewer - City of Sedona

Water - Arizona Water Company

Electric - APS

Gas - Unisource

REFERENCE CONTACTS

City of Sedona

Audrey Juhlin - Community Planning Director
(928) 204-7106

Chamber of Commerce

Jennifer Wesselhoff - President & CEO
(928) 204-1123 ext. 111



SUITE 1 - LEASED

Leased - high-end Native
American gallery coming
soon

SUITE 2 (1,175 SF)



- Interior space: 1,175 SF
- Rear balcony: 125 SF
- Red rock views
- Stained concrete floor
- Single bathroom
- Front & rear entrance
- Tall ceilings
- \$6,500 + electric & gas

SUITE 3 - LEASED

Leased - wine tasting room
coming soon

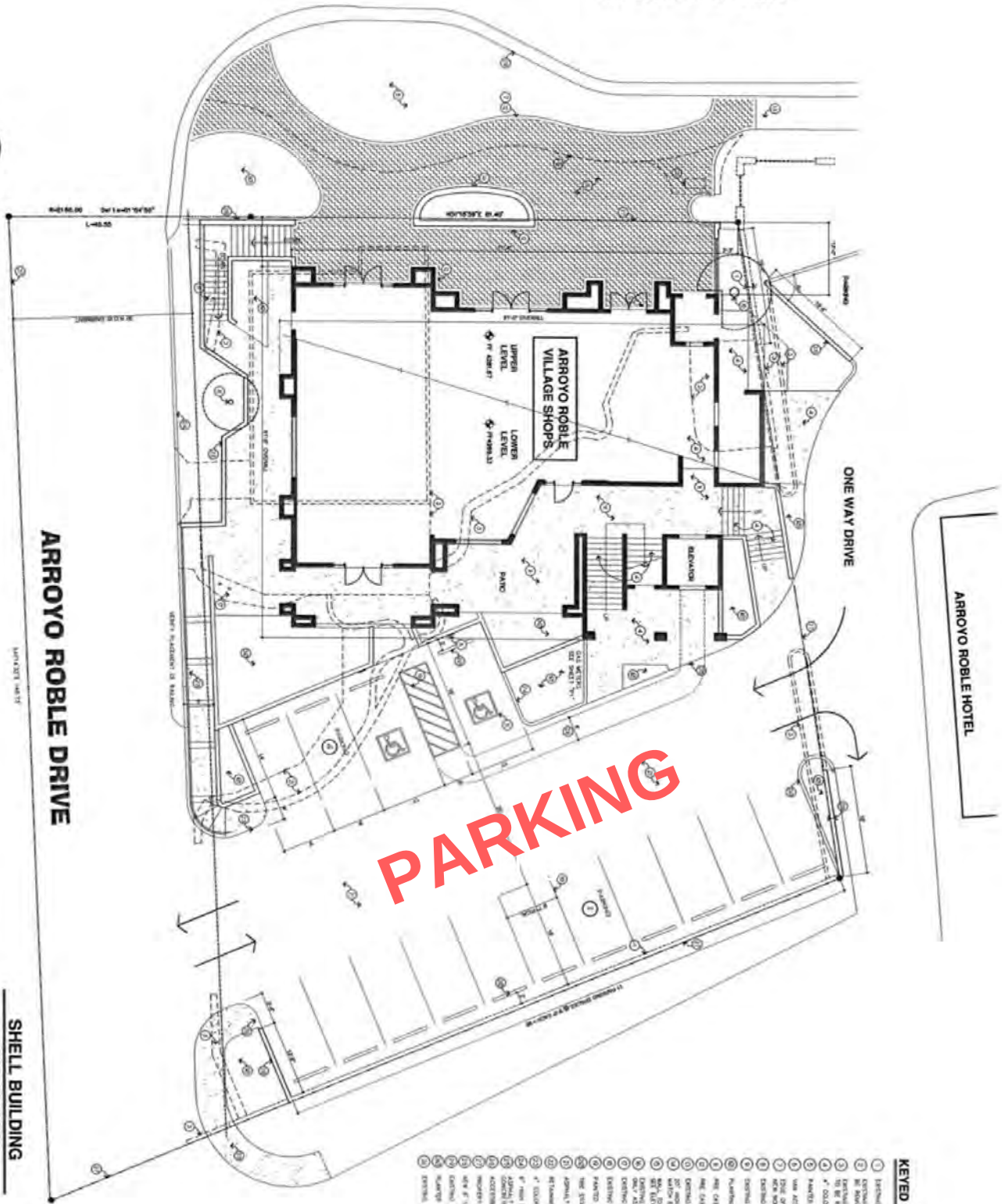
SITE PLAN

HIGHWAY 89A



NORTH

ARCHITECTURAL SITE PLAN
SCALE 1/8"=1'-0"



KEYED NOTES

- 1) EXISTING WALL TO REMAIN.
- 2) EXISTING BUILDING AND AREA TO BE REMOVED. WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 3) EXISTING EXTERIOR WALL TO REMAIN.
- 4) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 5) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 6) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 7) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 8) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 9) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 10) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 11) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 12) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 13) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 14) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 15) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 16) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 17) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 18) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 19) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 20) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 21) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 22) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 23) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 24) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 25) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 26) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 27) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 28) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 29) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 30) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 31) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 32) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 33) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 34) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 35) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 36) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 37) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 38) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 39) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 40) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 41) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 42) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 43) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 44) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 45) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 46) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 47) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 48) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 49) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.
- 50) EXISTING EXTERIOR WALL TO BE RECONSTRUCTED TO BE MATCHED TO EXISTING EXTERIOR WALL.

SHELL BUILDING

TERRACE APPROVED BY SEP 2011 PERMIT

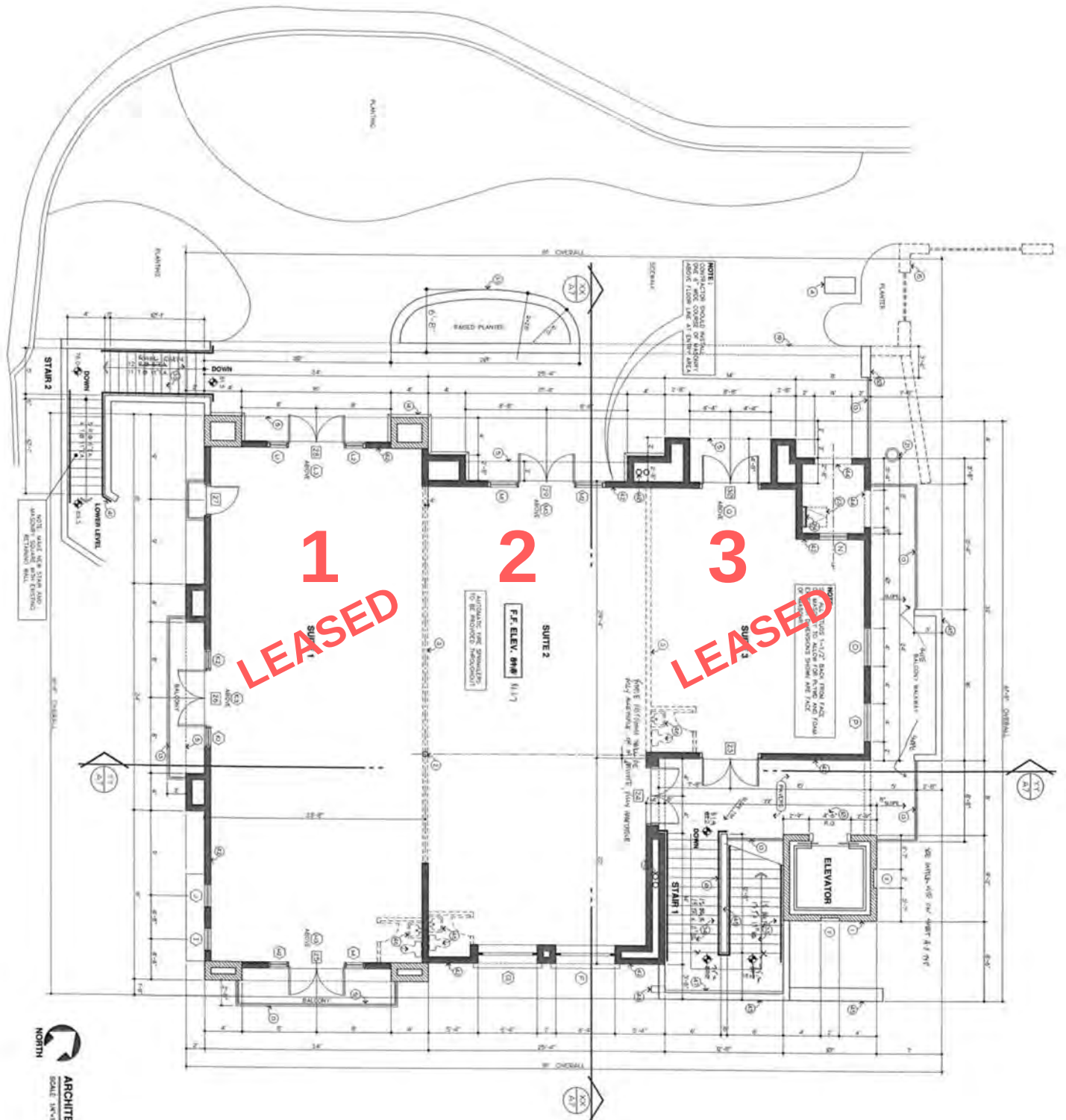
PROJECT DATA

LOCATION: HIGHWAY 89A
 PARCEL NUMBER: 401-13-009
 PARCEL AREA: 13,548 SF.
 ZONING: C

PARKING ANALYSIS

2200 S.F. NET AREA @ 250 = 11
 GUEST ROOMS @ 100 = 11
 RESTRICTED TO HOTEL GUESTS = 0
 BASEMENT / STORAGE = 0

FLOOR PLAN



1
SUITE 1
LEASED

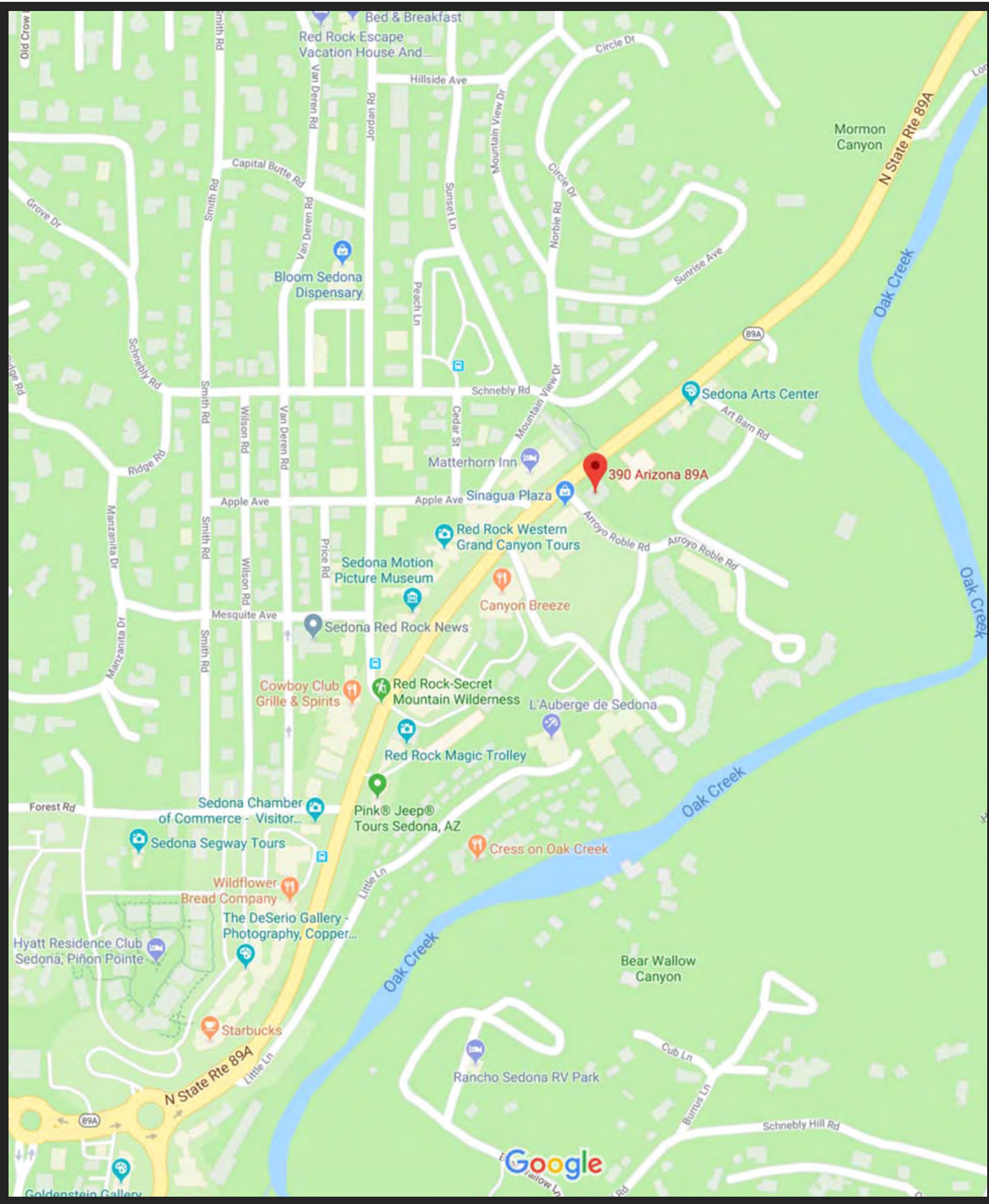
2
SUITE 2
FF. ELEV. 8'4" (11.7)
LEASED

3
SUITE 3
LEASED

KEYED NOTES

- 1 UNFACED WALL, SOCKET
- 2 FLOOR FINISH
- 3 FLOOR FINISH
- 4 EXTERIOR WALLS TO REMAIN
- 5 LINE OF GIRT
- 6 BALCONY WITH 4" HIGH METAL SUBSTRATE
- 7 BALCONY ASBEST
- 8 4" THICK CONCRETE SLAB
- 9 EDGE OF SLAB
- 10 GYPSUM BOARD DOOR WITH AND LOCATION WITH ARCHITECT
- 11 4" GYPSUM BOARD
- 12 EXTERIOR WALL AND STEEL DOORFRAME - SEE ELEVATIONS
- 13 4" HIGH SUBSTRATE
- 14 LINE OF 12" CMW & WALL FINISH ELEVATIONS
- 15 EXTERIOR HOTEL WALL AND ROOF FINISH LOCATION - SEE ELEVATIONS
- 16 12" CMW & HOTEL FINISH
- 17 STEEL COLUMN 1200 DIA
- 18 EXTERIOR RETAINING WALL
- 19 EDGE OF RETAINING WALL FINISH ELEVATION - PROJECT FROM SHARED SEE SITE PLAN FOR SCHEDULE NOTES
- 20 EXTERIOR SCAFFOLD
- 21 EXTERIOR HOTEL WALL AND EXTERIOR CHIMNEY AIR INTAKE LINE OF AIRCRAFT ASBEST
- 22 WALL & ELEVATION MATCHING FROM EXISTING EXTERIOR WALL
- 23 1/2" GYPSUM BOARD PER EXISTING WALL TO MATCH EXISTING HOTEL
- 24 1/2" GYPSUM BOARD WITH 5/8" METAL STUD WALL
- 25 1/2" STEEL STUD WALL
- 26 4" STEEL STUD PARTITION
- 27 4" STEEL STUD PARTITION WITH EXTERIOR CONCRETE CURB
- 28 4" CONCRETE CONCRETE SLAB
- 29 HANGY TRIM, BRONZE
- 30 TRIM PANEL DISPATCH
- 31 CHAIR RAIL
- 32 WOOD FINISH ASH
- 33 CHAIR RAIL
- 34 FLOOR FINISH FUTURE TRIM ROOM FINISH FROM CHIMNEY IN LANDING
- 35 SCOFFERS

AREA MAP



ABOUT JACK MCMAHON



Jack grew up in Chicago and relocated to Sedona in 2013. Not long after arriving, Jack began working for John D. Miller Real Estate Services, Inc. as an outside marketing consultant.

With a degree in Business Marketing and a sales and finance work background, he blends those skills in his role as Commercial Specialist for the John D. Miller team.

Jack dedicates his time to cultivating long lasting professional and personal relationships in and outside the Sedona area. He is a reliable, honest and straight forward professional that keeps your best interest in mind at all times.

John D. Miller Real Estate Services, Inc.

Jack McMahon

928.224.2709

jack@johndmiller.com

www.johndmiller.com

1370 W SR 89 - Suite # 17

Sedona, AZ 86336

