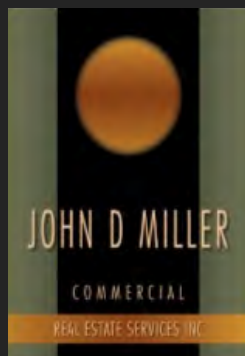




# FOR LEASE UPTOWN RETAIL

390 SR 89A, SEDONA, AZ 86336  
SUITES FROM \$3,500/MONTH NNN



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:

3 Class A suites 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:

From \$3,500/month NNN. Rent and NNN's covers trash, water/sewer. Electric is additional.

## 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 (1,150 SF)



- Interior space: 1,150 SF
- Rear balcony: 125 SF
- Side balcony 1: 125 SF
- Side balcony 2: 10 SF
- \$6,000/month NNN
- Single bathroom
- Break room
- Storage
- Red rock views
- Street level

# 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 w/track lighting
- \$5,500/month NNN

# SUITE 3 (650 SF)



- Interior space: 650 SF
- Stained concrete floor
- Elevator and stair access
- Tall ceilings w/track lighting
- Front & rear access
- Ideal for tour use and/or souvenir shop
- \$3,500/month NNN

# SITE PLAN

HIGHWAY 89A

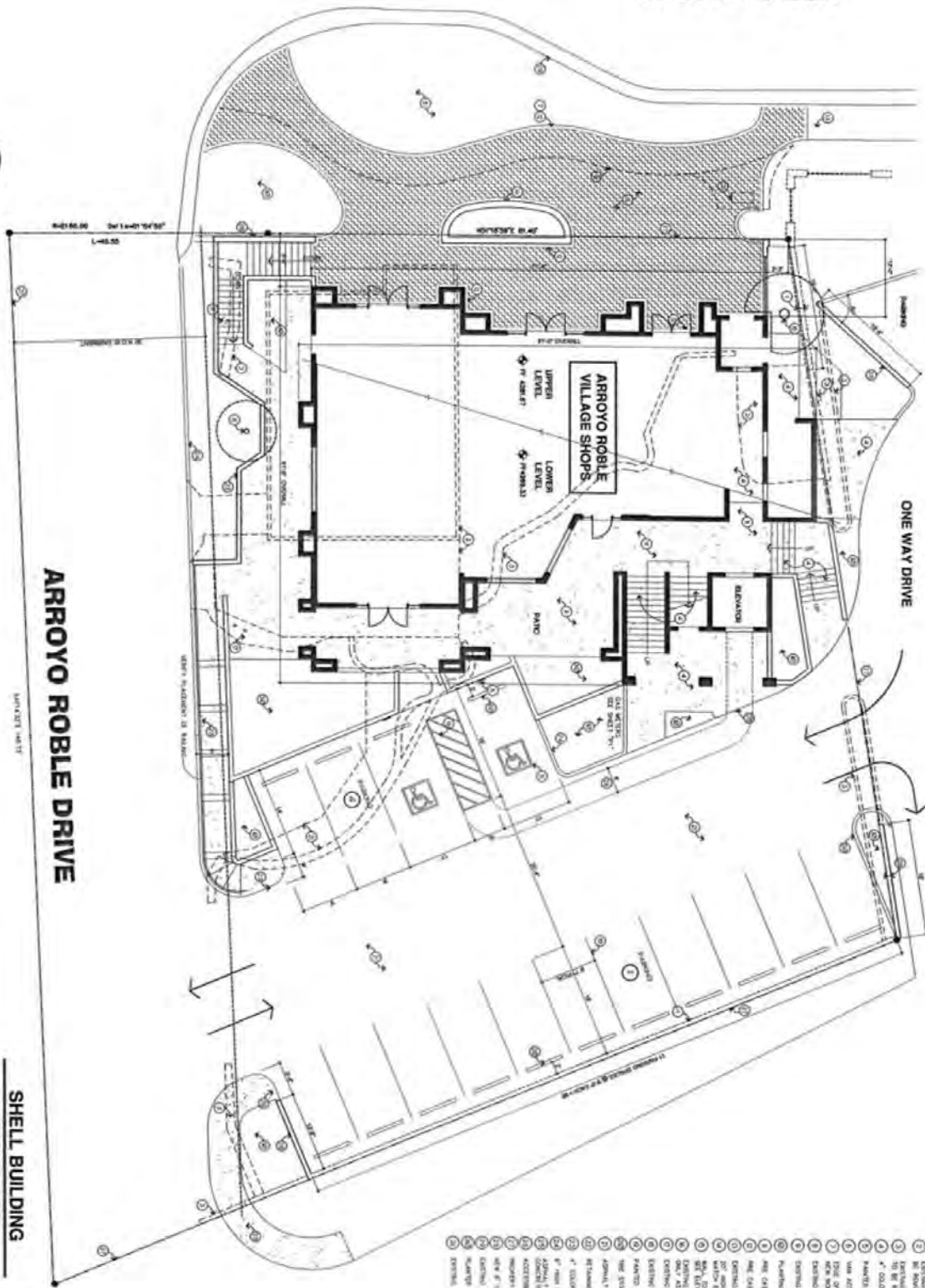


ARCHITECTURAL SITE PLAN  
SCALE 1/8"=1'-0"

ARROYO ROBLE DRIVE

ARROYO ROBLE HOTEL

ONE WAY DRIVE



**KEYED NOTES**

- 1 EXISTING WALL TO REMAIN.
- 2 EXISTING BUILDING AND AREA TO BE REMOVED. WALL TO BE RECONSTRUCTED TO BE RECONSTRUCTED.
- 3 EXISTING CONCRETE SLAB.
- 4 EXISTING CONCRETE FOUNDATION.
- 5 NEW EXISTING FOUNDATION.
- 6 NEW EXISTING CONCRETE SLAB.
- 7 EXISTING WALL TO REMAIN.
- 8 EXISTING WALL TO BE REMOVED.
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**SHELL BUILDING**

TERRACE APPROVED BY SEP/20/2017 PERMIT

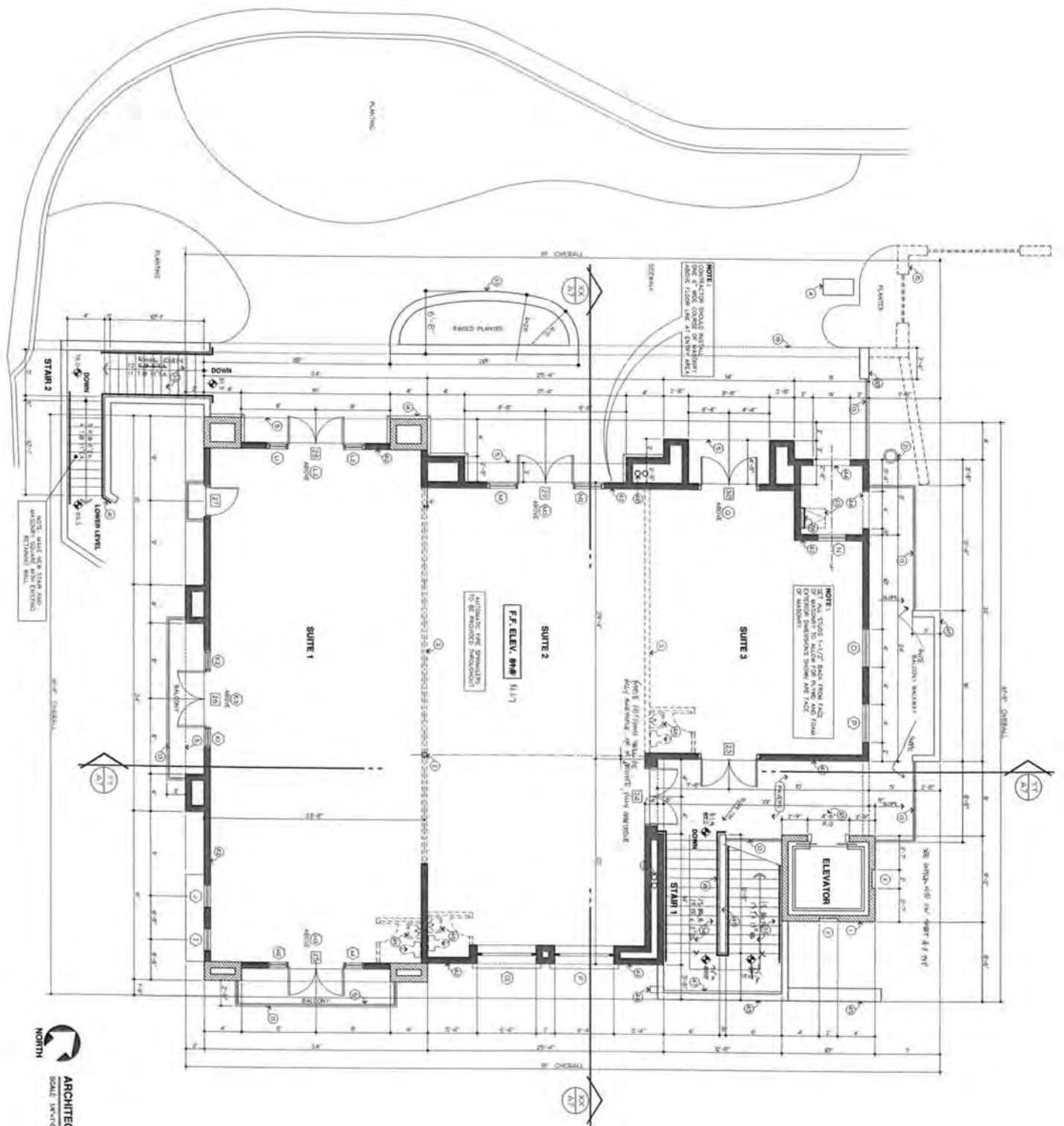
**PROJECT DATA**

LOCATION: HIGHWAY 89A  
PARCEL NUMBER: 401-13-009  
PARCEL AREA: 18,948 SF.  
ZONING: C

**PARKING ANALYSIS**

2200 S.F. NET AREA @ 250 = 13  
CARET & MEETING ROOM RESTRICTED TO HOTEL GUESTS = 0  
BASEMENT / STORAGE = 0

# FLOOR PLAN

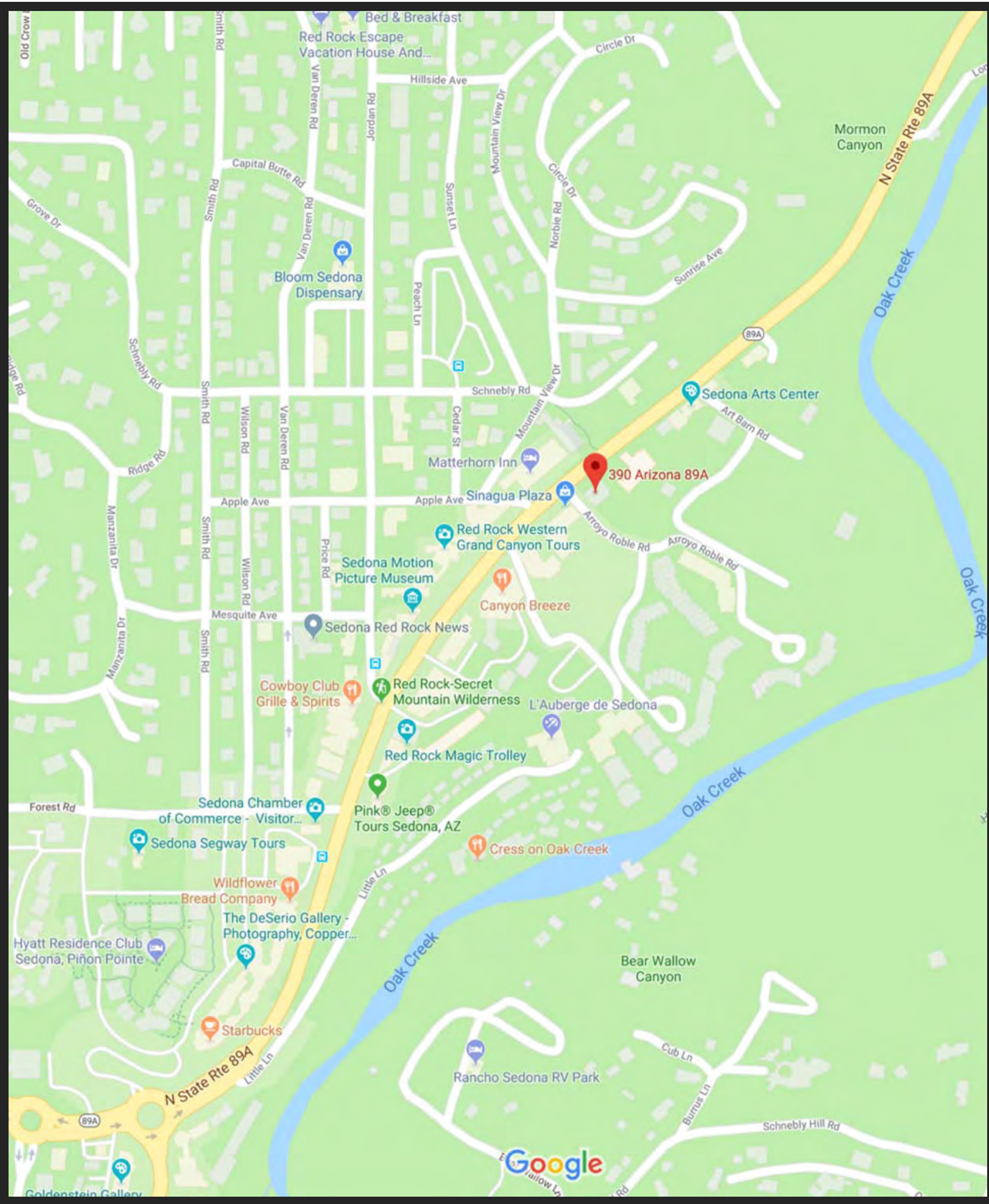


## KEYED NOTES

- 1 LUMBER WALL, SOCKET
- 2 STEEL CHANNEL
- 3 STEEL STUD PARTITION WALL, 1/2" Gypsum Board
- 4 EXTERIOR WALLS TO REMAIN
- 5 LINE OF GIRT
- 6 BALCONY W/ 4" NON METAL SUBSTRATE
- 7 BALCONY ASBEST
- 8 4" THICK CONCRETE SLAB
- 9 EDGE OF SLAB
- 10 GYPSUM BOARD DOOR WITH 1/2" GYPSUM BOARD
- 11 4" GYPSUM BOARD
- 12 EXTERIOR WALL AND STEEL CHANNEL
- 13 4" NON SUBSTRATE
- 14 LINE OF 12" CMU & WALL, EXISTING
- 15 EXTERIOR HOTEL WALL AND ROOF FLOOR LOCATION - SEE EXISTING FLOOR
- 16 NEW WALL & HOTEL PARTITION
- 17 1/2" GYPSUM BOARD
- 18 STEEL CHANNEL 100# LB
- 19 EXTERIOR RETURN WALL
- 20 EDGE OF RETURN WALL, EXISTING
- 21 EXTERIOR 1/2" - PROJECT FROM SHARED SEE SITE PLAN FOR DETAILS
- 22 NEW SCAFFOLD BRACKET
- 23 STEEL STUD PARTITION WALL
- 24 EXTERIOR CHIMNEY BRICK
- 25 LINE OF MASONRY BRICK
- 26 WALL & EXTERIOR BRICK FROM EXISTING
- 27 1/2" GYPSUM BOARD PER EXISTING WALL TO MATCH EXISTING
- 28 5/8" MASONRY BRICK
- 29 1/2" STEEL STUD PARTITION WALL
- 30 4" STEEL STUD DOOR WALL
- 31 4" STEEL STUD PARTITION
- 32 1/2" STEEL STUD PARTITION
- 33 1/2" STEEL STUD PARTITION
- 34 CONCRETE CURB
- 35 HONEY COMB BRICKWORK
- 36 TIGHT PAPER DOWNGRADE
- 37 GYPSUM BOARD
- 38 WOOD PANEL ASH
- 39 CHAIR RAIL
- 40 FLOOR FOR FUTURE TIGHT ROOM FINISH
- 41 DOWN CHANNEL IN LANDING
- 42 SCOFFERS

ARCHITECTURAL FLOOR PLAN - UPPER LEVEL  
 SCALE: 1/8"=1'-0"  
 NORTH

# 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.

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1370 W SR 89 - Suite # 17

Sedona, AZ 86336

