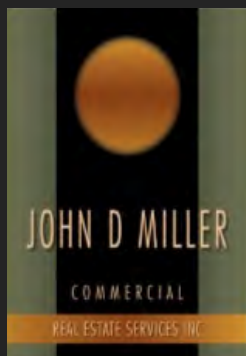




FOR LEASE  
SEDONA VISTA VILLAGE  
HOTEL & RETAIL DEVELOPMENT  
6601 SR 179, SEDONA, AZ



EXCLUSIVELY OFFERED BY:

Jack McMahon

928.224.2709

jack@johndmiller.com

www.johndmiller.com

John D. Miller Real Estate Services, Inc.





# EXECUTIVE SUMMARY



## PROPERTY LOCATION:

SR 179 frontage in the Village of Oak Creek (Sedona). Former Oak Creek Factory Outlet Mall.

## PROPERTY BRIEF:

Brand new Element Hotel (Westin) coming Summer of 2019 on north end of property. 3 existing retail buildings south of proposed hotel available for lease immediately. 800+ hotel rooms within 1.5 miles.

## USES:

Restaurant, retail, specialty.

## PRICING:

\$1.67-\$3.33/SF/month NNN  
NNN's currently @ \$0.33/SF/month

## AVAILABILITY:

See Directory Map (page 5)

## ZONING:

C-2

## UTILITIES AVAILABLE:

Sewer - Big Park  
Water - Big Park  
Electric - APS  
Gas - Unisource



## REFERENCE CONTACTS:

Yavapai County Office: 1120 Commerce Drive,  
Prescott, AZ  
Phone: (928) 771-3214  
Email: [web.development.services@yavapai.us](mailto:web.development.services@yavapai.us)

Director of Development Services - David William  
Customer Service & Permitting - Kathy Houchin  
Building Safety - Mark Rogers  
Environmental Unit - Geoff Meek

Yavapai County Contact: [CLICK HERE](#)



# AERIAL - HOTEL CONSTRUCTION

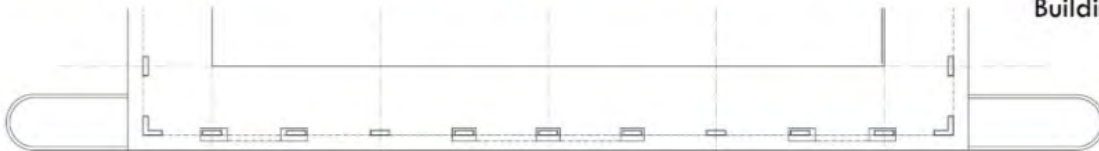




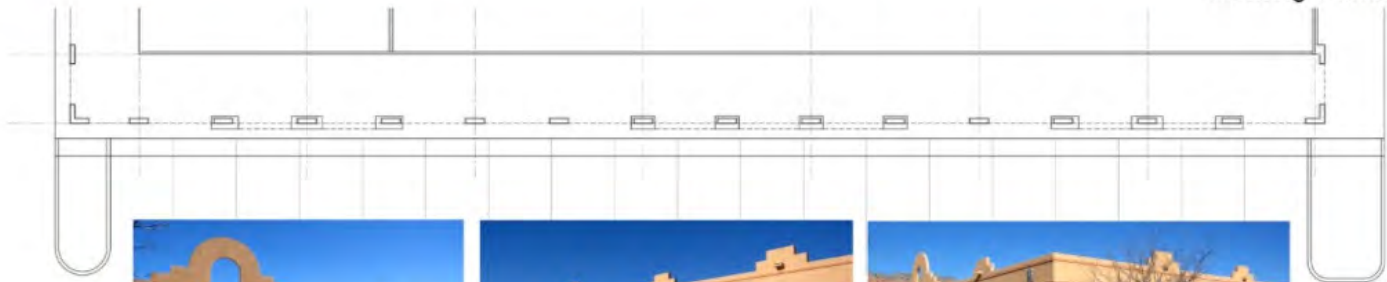
# PRELIMINARY CONCEPT DESIGN



Building B-West Elevation



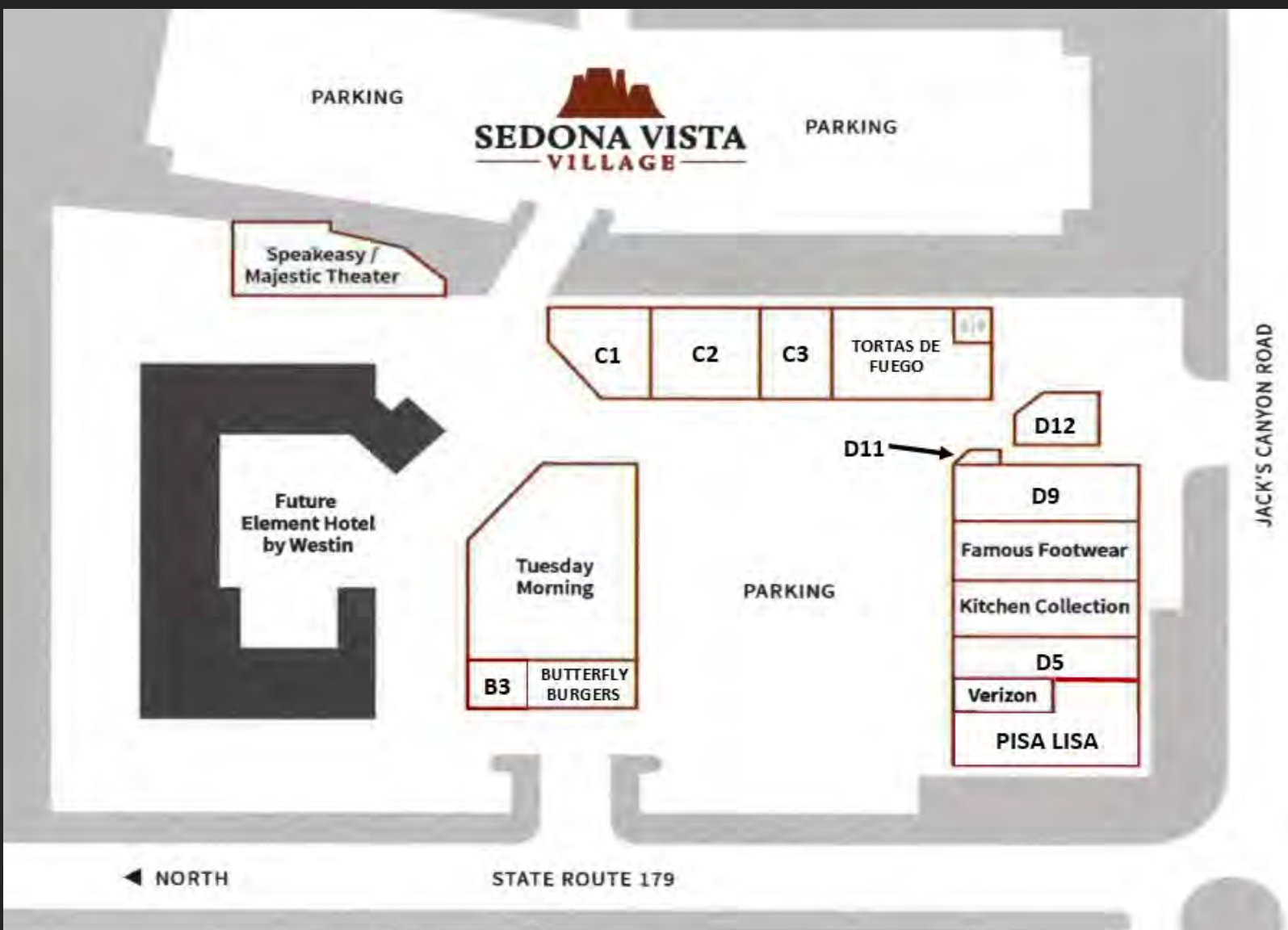
Building B-South Elevation



Pylon Option B.3



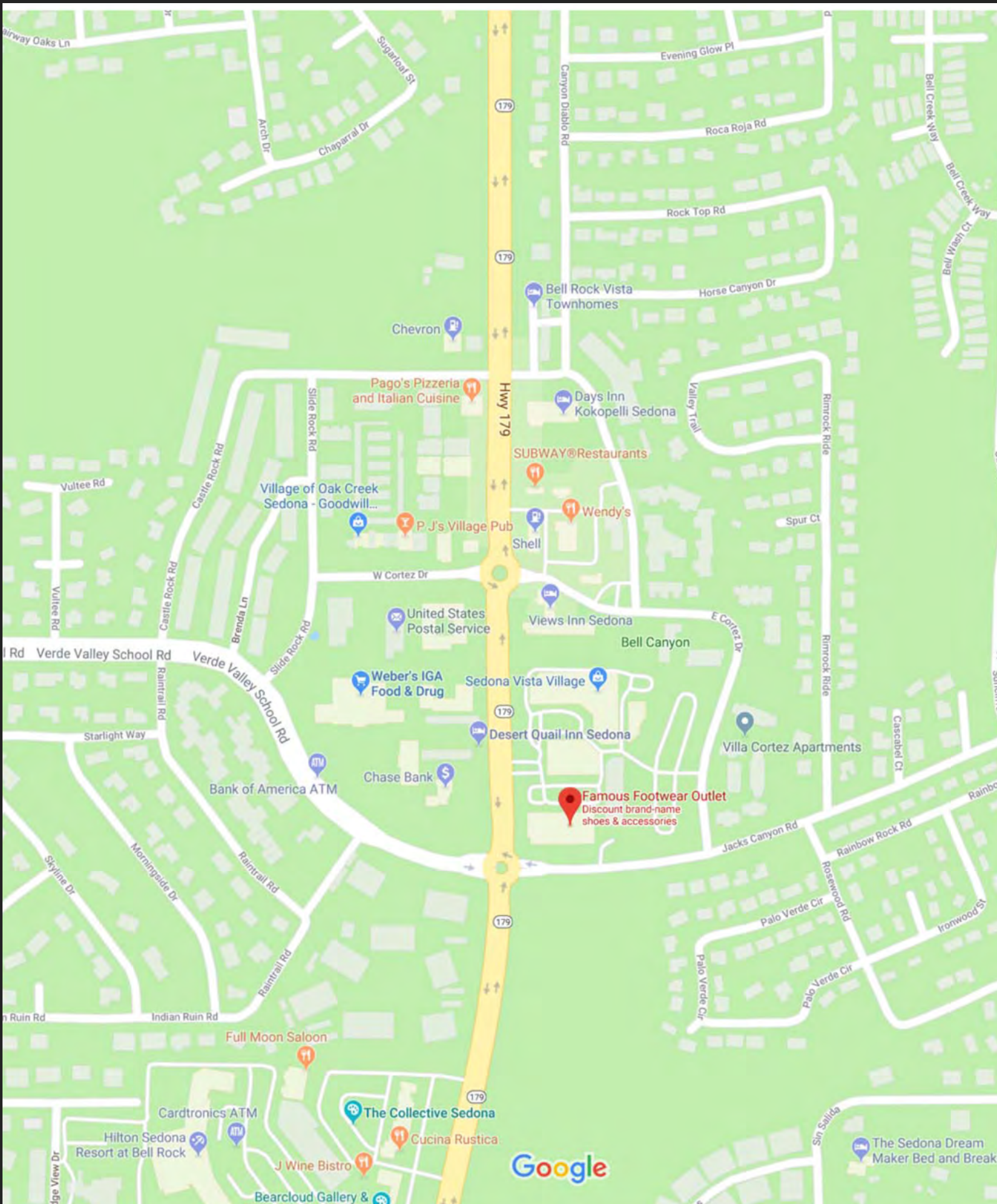
# DIRECTORY MAP & PRICING



<u>Suite</u>	<u>Tenant</u>	<u>Size (SF)</u>	<u>Rent (Monthly)</u>	<u>Suite</u>	<u>Tenant</u>	<u>Size (SF)</u>	<u>Rent (Monthly)</u>
B1	BUTTERFLY BURGERS	2,500	N/A	D5	VACANT	3,000	\$2.50/SF
B2	TUESDAY MORNING	11,700	N/A	D7	KITCHEN COLLECTION	3,300	N/A
B3	VACANT	1,000	\$3.33/SF	D8	FAMOUS FOOTWEAR	4,720	N/A
C1	VACANT	2,850	\$1.67/SF	D9	VACANT	4,000	\$2.50/SF
C2	VACANT	2,950	\$2.00/SF	D11	VACANT	178	\$1,500/month
C3	VACANT	1,200	\$2.50/SF	D12	VACANT	878	\$2.00/SF
C7	TORTAS DE FUEGO	2,950	N/A	E1	SPEAKEASY RESTAURANT	6,500	N/A
D1	PISA LISA	5,000	N/A				
D3	VERZION	1,200	N/A				



# AREA MAP



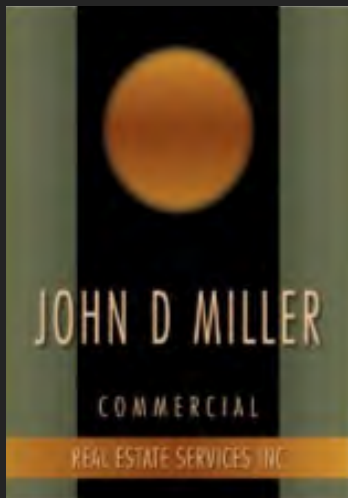
# ABOUT JACK MCMAHON



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