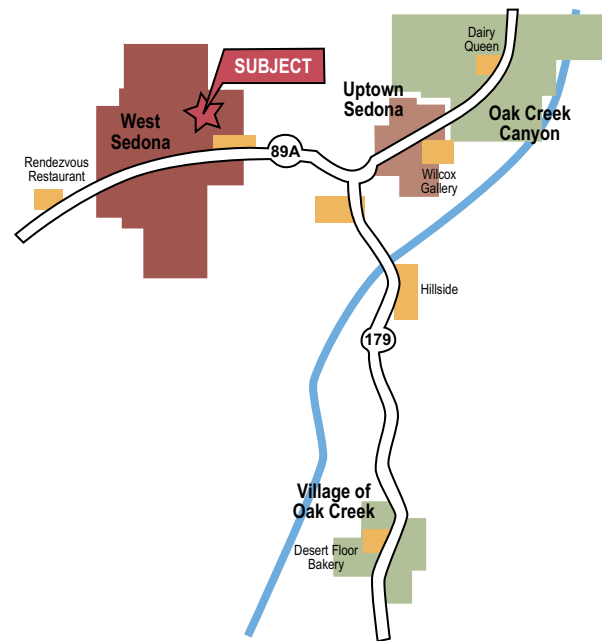


SEDONA FINISHED RETAIL PAD READY FOR IMMEDIATE DEVELOPMENT IN OLD MARKETPLACE



Property Description

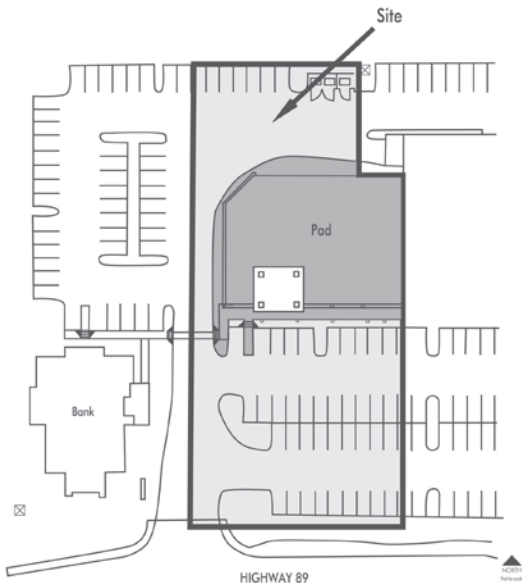
- Location:** Highway 89A and Soldier's Pass Road
Sedona, AZ
- Project Description:** Finished retail pad available for ground lease or sale
- Parcel Size:** ±37,897 SF
- Developable Area:** Up to ±8,500 SF
- Price:** \$900,000; offered for sale, ground lease or build-to-suit
- Improvements:** Completely finished pad, including "off-site" and "on-site" improvements



Location

Sedona is one of Arizona's premier tourism, recreation, resort, retirement and art centers. It's located at the mouth of scenic Oak Creek Canyon and at the center of the state's legendary Red Rock Country affords breathtaking panoramas, a mild climate, plenty of sunshine and clean fresh air. This area is the second most visited site in the state after the Grand Canyon.

The parcel is located within the "Old Marketplace", a mixed-use retail development anchored by New Frontiers Health Food Grocery. Other users in the development include National Bank of Arizona, Chase and other shop users. The site allows for excellent visibility off the main Highway 89-A and Soldier's Pass Road. Very close to high-end residential development and numerous resort locations. In addition, there are many art galleries, financial institutions and restaurants within the immediate area.



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