

LEASE

END CAP RETAIL SPACE

1250 South Plaza Way Flagstaff, AZ 86001



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	4,200 SF
Available SF:	500 - 4,200 SF
Lot Size:	0.85 Acres
Renovated:	2010
Zoning:	HC
Market:	Northern Arizona
Submarket:	West Flagstaff Commercial

PROPERTY OVERVIEW

End cap retail suite located along the extremely busy S. Plaza Way corridor is available. Formerly occupied by a medical tenant, the space can accommodate users of any ilk, with a large footprint to play with to mold your own unique design. Located directly across the street from the west Safeway shopping center, this location enjoys throngs of consumers, from NAU students, locals, and tourists alike. Tons of surface parking that wraps the building along with several entrance doors, complimenting ease of occupancy. Very competitive base rent for the location of \$24/sf. Also comes with a built-in freezer/walk-in that could be used for food storage; thus the space is completely suitable for restaurant users in addition to the spectrum of retail and office users.

Vacant, easy to walk. CLA for showings.

PROPERTY HIGHLIGHTS

- Prime end-cap suite
- Ideal location along the S. Plaza Way retail corridor

Darien Degher
928 607 3749



**COLDWELL BANKER
COMMERCIAL**
NORTHLAND

LEASE

END CAP RETAIL SPACE

1250 South Plaza Way Flagstaff, AZ 86001

LEASE RATE

\$24.00 SF/YR

LOCATION INFORMATION

Building Name	End Cap Retail Space
Street Address	1250 South Plaza Way
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Northern Arizona
Sub-market	West Flagstaff Commercial
Cross-Streets	S. Milton
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	89
Nearest Airport	Pulliam

BUILDING INFORMATION

Building Size	4,200 SF
Tenancy	Multiple
Ceiling Height	12 ft
Number of Floors	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	HC
Lot Size	0.85 Acres
APN #	10320062A
Lot Frontage	156 ft
Lot Depth	309 ft
Corner Property	No
Amenities	Prime visibility, perfect for any retail use, ample parking, built-out offices that can be removed or left in place, large walk-in freezer on site
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	50

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes

Darien Degher
928 607 3749



**COLDWELL BANKER
COMMERCIAL**
NORTHLAND

LEASE

END CAP RETAIL SPACE

1250 South Plaza Way Flagstaff, AZ 86001



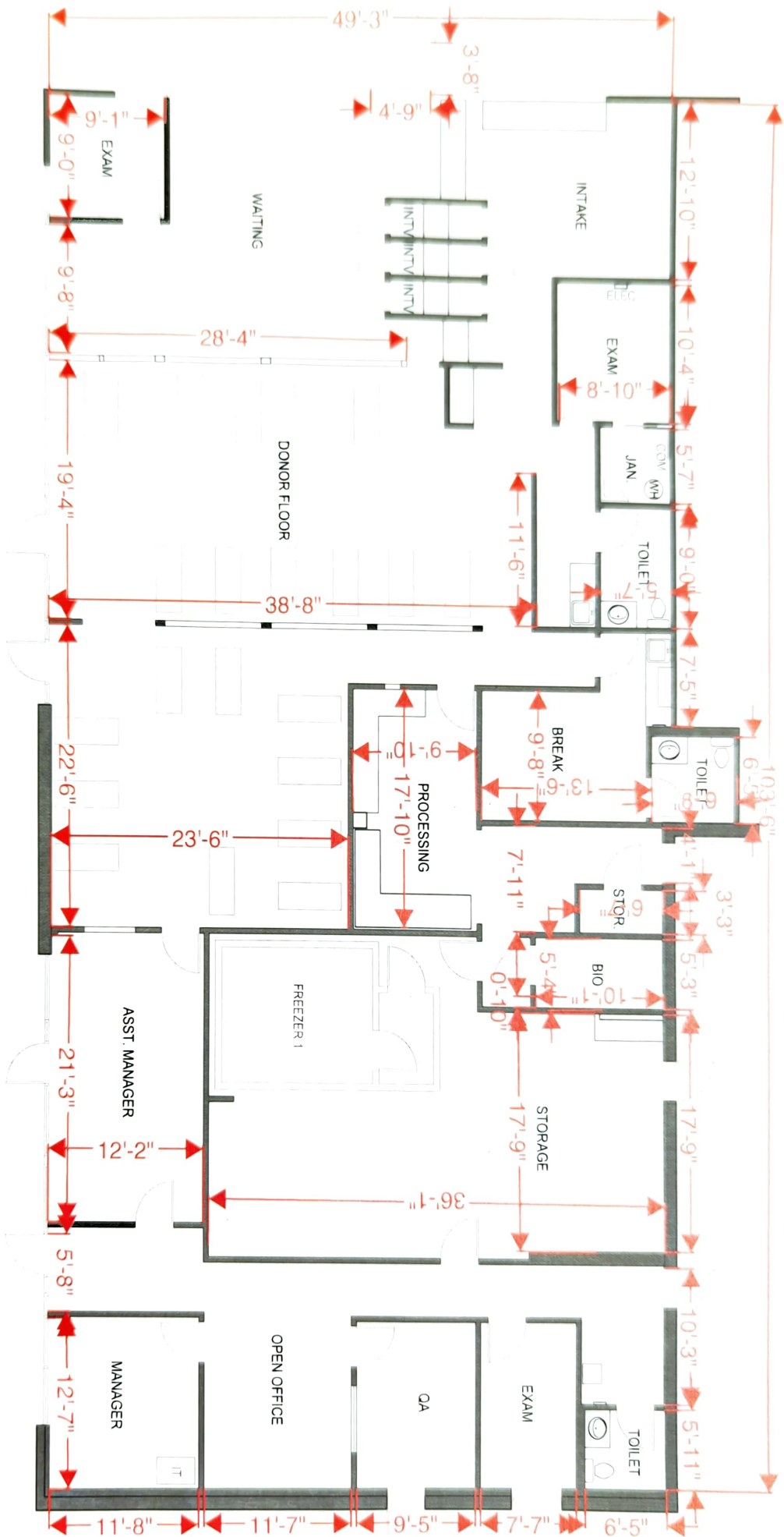
PROPERTY HIGHLIGHTS

- Prime end-cap suite
- Ideal location along the S. Plaza Way retail corridor
- Suitable for a wide range of uses, including restaurant
- Under fair market rent based upon direct comparables
- Large surface parking lot
- Multiple access points
- Epic visibility
- Walk-in freezer on site to accommodate cold storage
- One street west of S. Milton
- Adjacent to NAU campus and mixed use areas
- Retail, office, restaurant, medical users welcome
- Lease term negotiable

Darien Degher
928 607 3749



**COLDWELL BANKER
COMMERCIAL**
NORTHLAND



3/32" = 1'-0"

LEASE

END CAP RETAIL SPACE

1250 South Plaza Way Flagstaff, AZ 86001



Darien Degher
928 607 3749



LEASE

END CAP RETAIL SPACE

1250 South Plaza Way Flagstaff, AZ 86001



Darien Degher
928 607 3749



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

END CAP RETAIL SPACE

1250 South Plaza Way Flagstaff, AZ 86001

DARIEN DEGHER

Commercial Sales and Leasing Specialist

darien@flagstaffrealestate.com

Direct: **928.607.3749** | Cell: **928.607.3749**

PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming an agent in 2011. His areas of expertise are far-reaching: commanding multi-million dollar sales for retail, office, and industrial properties, commercial and industrial leasing on both the Landlord and Tenant sides, mixed use investment opportunities, land sales, business sales, and commercial property management of both office and retail buildings. Darien recognizes the continually changing demands and needs of the industry and his local ties and intimate knowledge of the evolving Northern Arizona commercial real estate market have afforded him countless professional relationships. From leasing the small executive suite to representing the seller of a multi-million dollar property, Darien treats every deal and client the same way. He is a true Flagstaff native, and has the strong academic background (graduating Summa Cum Laude from Northern Arizona University), community involvement, interpersonal skills, and professional work experience necessary to address and meet all of his commercial clients' real estate needs.

EDUCATION

Northern Arizona University - B.A. International Affairs

Northland

5200 E. Cortland Blvd, Suite D3
Flagstaff, AZ 86004
928.526.5309

Darien Degher

928 607 3749



COLDWELL BANKER
COMMERCIAL
NORTHLAND

LEASE

END CAP RETAIL SPACE

1250 South Plaza Way Flagstaff, AZ 86001



Darien Degher
928 607 3749

