

SEDONA RETAIL SITE

1335 W. STATE ROUTE 89A

SEDONA, ARIZONA 86336



FOR SALE \$\$800,000

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COMMERCIAL
INVESTMENTS



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

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PROPERTY PROFILE

PROPERTY LOCATION

This highly visible retail site is located at Soldiers Pass Rd. and Highway 89A in a very central Sedona location.

PROPERTY DESCRIPTION

The improvements on the site total 6,536 sq. ft. in two separate buildings and sits on .41 acres at the lighted intersection on Highway 89A and Soldiers Pass Rd.



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VIEW FROM LAND FACING SOUTHEAST

INFORMATION

ADDRESS 1335 W. State Route 89A

PRICE \$800,000

TERMS Cash, Submit to New Loan

PROPERTY TYPE Retail

BUILDING SIZE Main/Front Improvement: 3,833sq. ft.
Rear Improvement: 2,703sq. ft.
Total Improvement Size: 6,536sq. ft.

PRICE PER SQ. FT \$122.40

OCCUPANCY (ACTUAL) Vacant

PARCEL NUMBER 408-26-011 & 408-26-012

LAND SIZE .41 Acres

ZONING C-2

COUNTY Yavapai

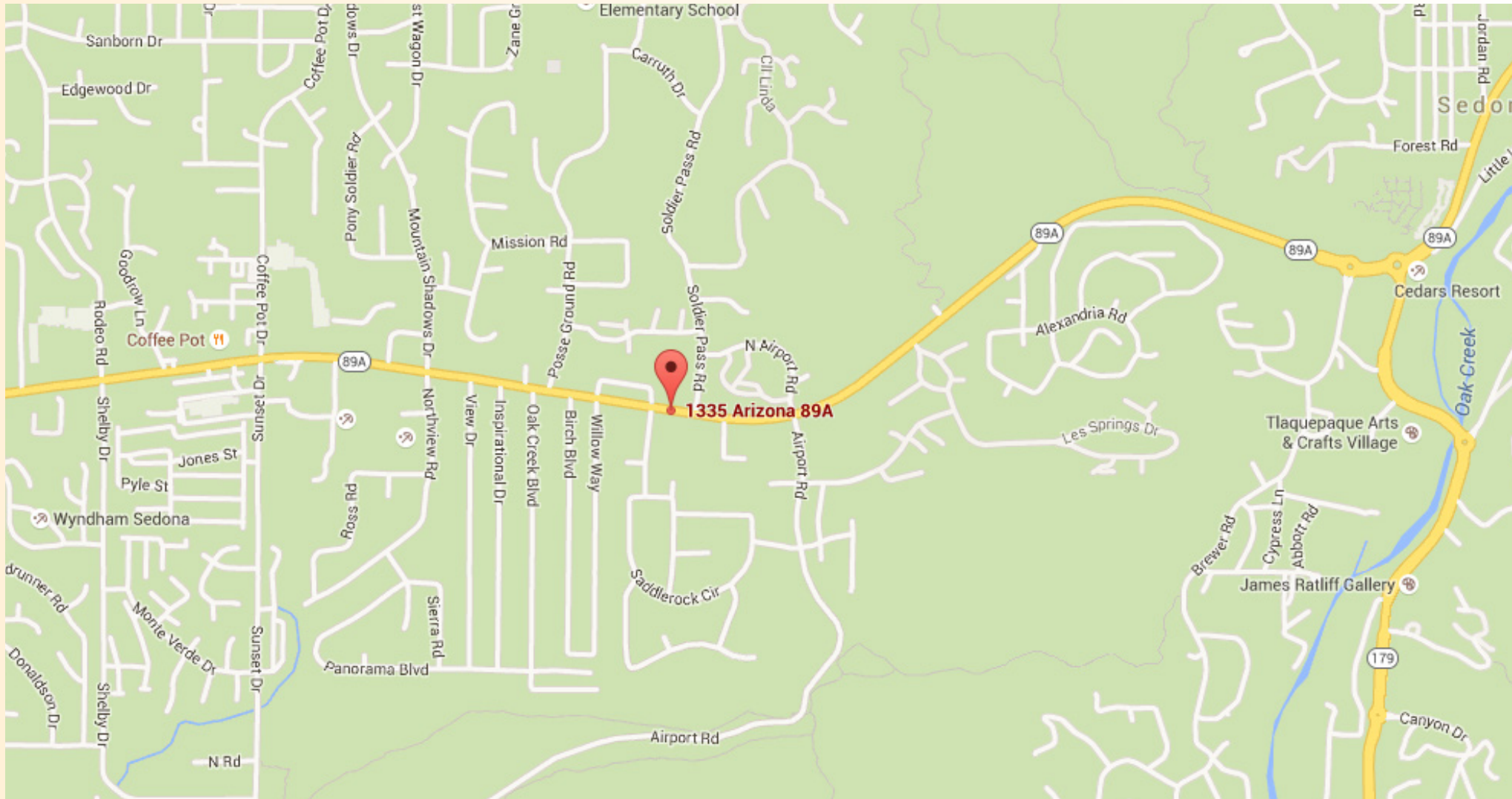
TAXES \$7,028

UTILITIES APS (Electricity), Unisource Gas (Natural Gas), City of Sedona
Wastewater (Sewer), Oak Creek Water Company (Water)



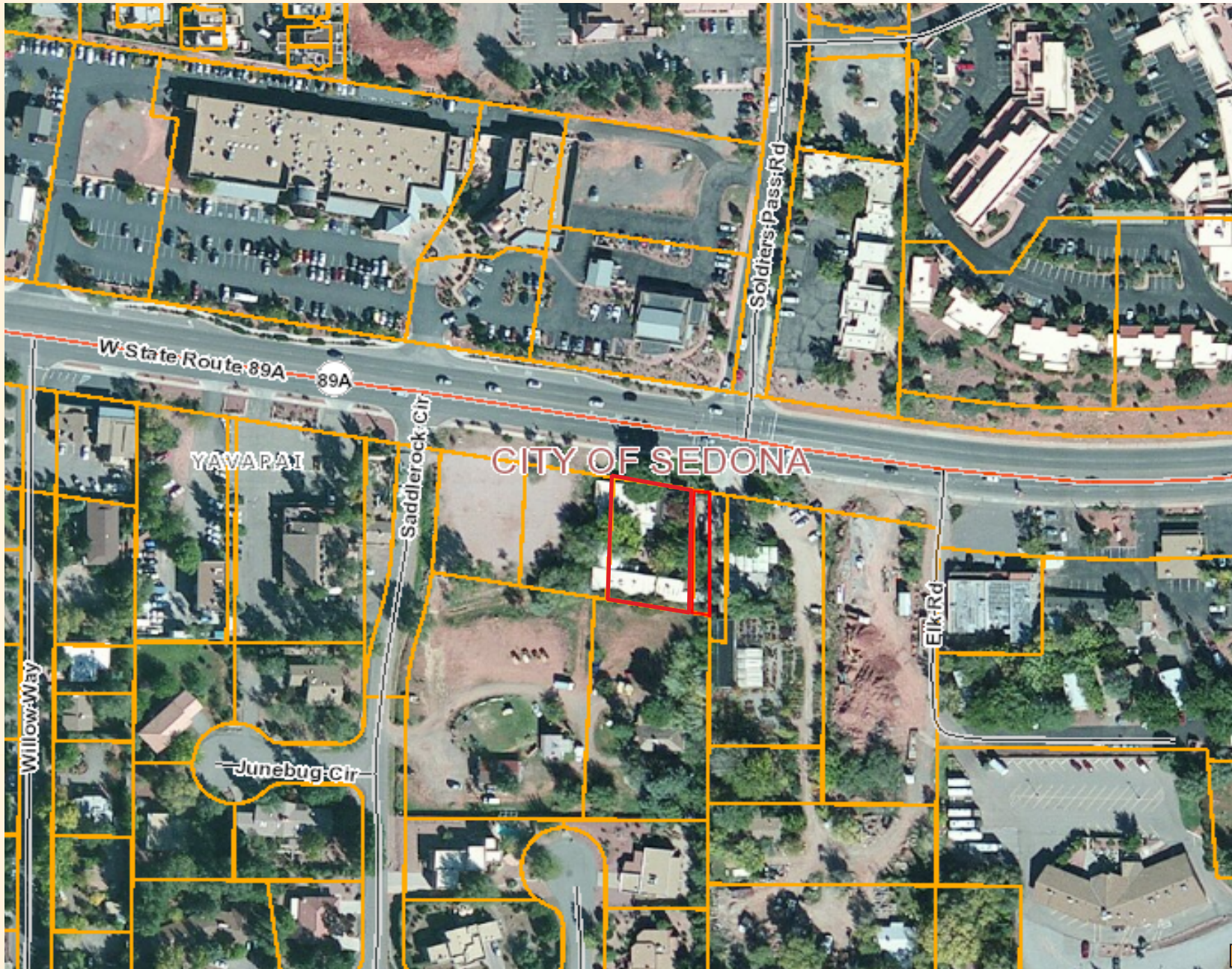
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LOCATION



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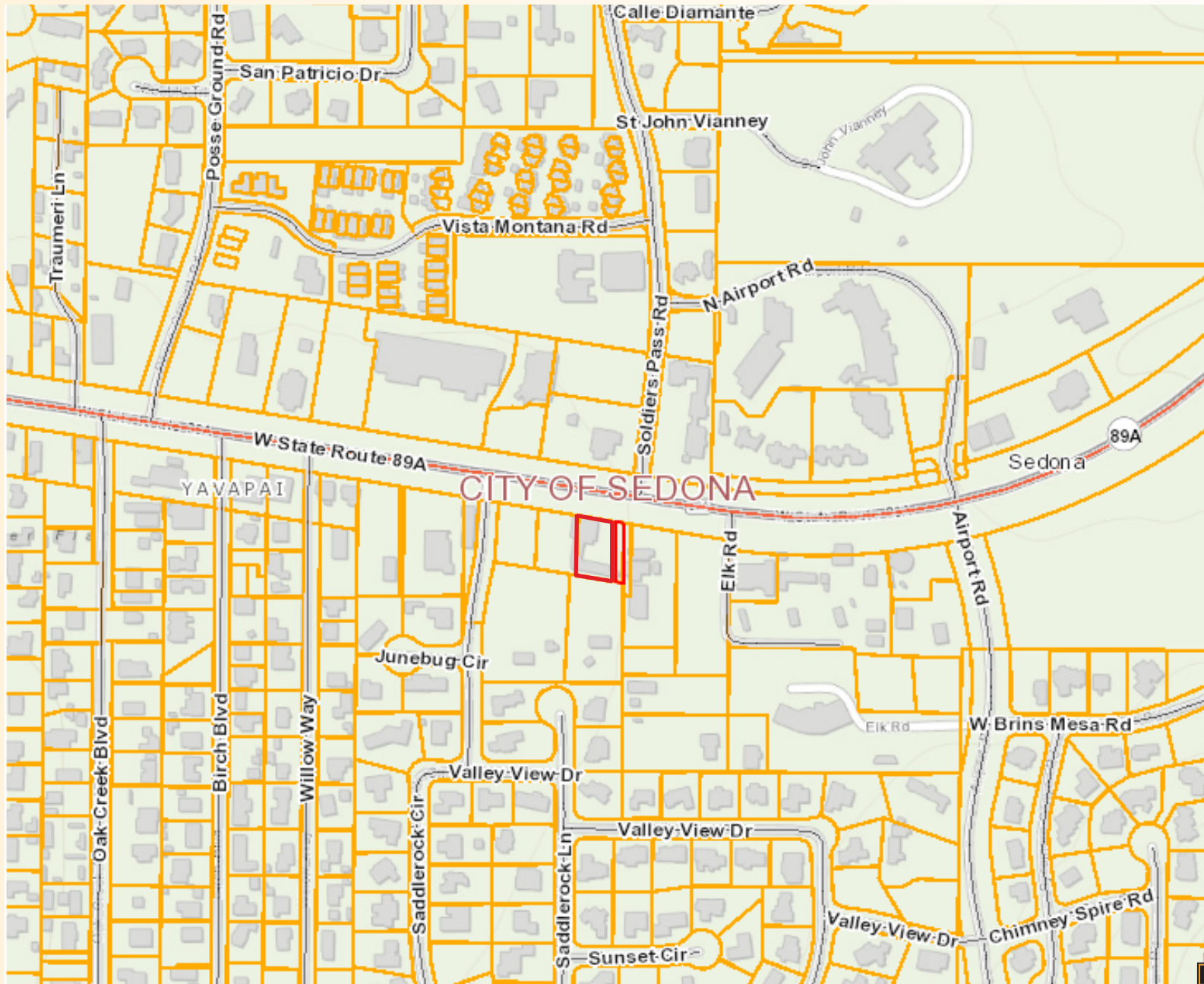
AERIAL VIEW



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PROPERTY FACING SOUTHEAST

PARCEL VIEW



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ECONOMIC PROFILE

	5 miles	15 miles	30 miles
Population			
2000 Population	11,281	24,075	120,857
2010 Population	11,037	26,090	143,891
2015 Population	11,279	26,844	149,733
2020 Population	11,590	27,776	154,646
2000-2010 Annual Rate	-0.22%	0.81%	1.76%
2010-2015 Annual Rate	0.41%	0.54%	0.76%
2015-2020 Annual Rate	0.55%	0.68%	0.65%
2015 Male Population	47.0%	47.5%	48.9%
2015 Female Population	53.0%	52.5%	51.1%
2015 Median Age	58.5	57.1	38.0

In the identified area, the current year population is 149,733. In 2010, the Census count in the area was 143,891. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 154,646 representing a change of 0.65% annually from 2015 to 2020. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 58.5, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	89.4%	88.9%	79.5%
2015 Black Alone	0.7%	0.8%	1.6%
2015 American Indian/Alaska Native Alone	0.6%	1.1%	6.8%
2015 Asian Alone	2.1%	1.7%	1.6%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	5.1%	5.0%	6.9%
2015 Two or More Races	1.9%	2.3%	3.4%
2015 Hispanic Origin (Any Race)	13.9%	13.3%	17.7%

Persons of Hispanic origin represent 17.7% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	5,460	11,184	48,135
2010 Households	5,510	12,488	56,782
2015 Total Households	5,683	12,968	59,224
2020 Total Households	5,856	13,464	61,467
2000-2010 Annual Rate	0.09%	1.11%	1.67%
2010-2015 Annual Rate	0.59%	0.72%	0.81%
2015-2020 Annual Rate	0.60%	0.75%	0.75%
2015 Average Household Size	1.98	2.06	2.35

The household count in this area has changed from 56,782 in 2010 to 59,224 in the current year, a change of 0.81% annually. The five-year projection of households is 61,467, a change of 0.75% annually from the current year total. Average household size is currently 2.35, compared to 2.37 in the year 2010. The number of families in the current year is 34,892 in the specified area.

	5 miles	15 miles	30 miles
Median Household Income			
2015 Median Household Income	\$50,655	\$49,049	\$45,551
2020 Median Household Income	\$58,618	\$56,708	\$53,453
2015-2020 Annual Rate	2.96%	2.94%	3.25%
Average Household Income			
2015 Average Household Income	\$70,341	\$66,404	\$60,786
2020 Average Household Income	\$83,045	\$77,895	\$69,927
2015-2020 Annual Rate	3.38%	3.24%	2.84%
Per Capita Income			
2015 Per Capita Income	\$35,604	\$32,095	\$25,204
2020 Per Capita Income	\$42,152	\$37,758	\$28,937
2015-2020 Annual Rate	3.43%	3.30%	2.80%

Households by Income

Current median household income is \$45,551 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$53,453 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$60,786 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$69,927 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,204 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$28,937 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	6,334	15,679	58,059
2000 Owner Occupied Housing Units	3,987	8,229	30,455
2000 Renter Occupied Housing Units	1,474	2,956	17,680
2000 Vacant Housing Units	873	4,494	9,924
2010 Total Housing Units	7,153	18,807	71,747
2010 Owner Occupied Housing Units	3,836	8,805	34,537
2010 Renter Occupied Housing Units	1,674	3,683	22,245
2010 Vacant Housing Units	1,643	6,319	14,965
2015 Total Housing Units	7,401	19,531	75,186
2015 Owner Occupied Housing Units	3,753	8,690	33,989
2015 Renter Occupied Housing Units	1,931	4,278	25,235
2015 Vacant Housing Units	1,718	6,563	15,962
2020 Total Housing Units	7,662	20,306	78,452
2020 Owner Occupied Housing Units	3,854	9,041	35,299
2020 Renter Occupied Housing Units	2,002	4,423	26,168
2020 Vacant Housing Units	1,806	6,842	16,985

Currently, 45.2% of the 75,186 housing units in the area are owner occupied; 33.6%, renter occupied; and 21.2% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 71,747 housing units in the area - 48.1% owner occupied, 31.0% renter occupied, and 20.9% vacant. The annual rate of change in housing units since 2010 is 2.10%. Median home value in the area is \$229,009, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.62% annually to \$273,559.



COMMUNITY PROFILE

SEDONA, ARIZONA

Located two hours north of Phoenix, and 30 miles south of Flagstaff, at 4,350 feet, Sedona's mild four-season climate and high desert terrain assure good year-round weather for retirees, vacationers and outdoor enthusiasts. Part of Sedona includes Oak Creek Canyon, a spectacular 16-mile gorge with streams and waterfalls between sheer rock walls, beckons hikers, campers and fishermen. It has been termed as one of the eight most scenic drives in America that many visit on their way to the Grand Canyon; 113 miles to the north. The famous old ghost town of Jerome is 28 miles to the west and the excitement of Las Vegas is a four hour drive away.

Sedona has approximately four million tourists per year; drawn by the magnificent scenery of Sedona and the outdoor activities available. Tourism is the largest sector of Sedona's economy.

Since the turn of the millennium, the Verde Valley has seen the birth of five vineyards and wineries in the bucolic communities of Page Springs and Cornville; located just west of Sedona by less than 15 miles. These wineries are producing handcrafted, limited production wines in both white and red varietals as well as library wines and multi-grape bottlings. Several have been applauded by wine critics and have won national awards. In Sedona, plans are under way to develop the vineyard community of Bella Terra on Oak Creek on Upper Red Rock Loop Rd. The year round population of Sedona is approximately 10,000 (census 2010). The average age is 50 years old. Sedona has almost 19 square miles, 51% of which are owned by private land owners, while the rest of Sedona is surrounded by 1.8 million acres of national forest land. Residents and visitors have instant access to recreational activities. Trails for hiking and biking, along with a number of jeep tracks, weave among the bristling forest of red rock pinnacles, spires, buttes and domes. The art and mystical beauty of Sedona are prominent; while the near "perfect" weather make Sedona an attractive place to visit or reside by many.

