



1051 S. MILTON ROAD, FLAGSTAFF | ARIZONA

## Highly Desirable Property On Milton Road Corridor

*Located at one of the highest traffic intersections in Flagstaff on the corner of Milton Road and Riordan Road, this property is surrounded by strong economic drivers and popular brand name businesses, creating a ready market for any commercial enterprises.*



Kelly & Call Commercial  
1600 W. University Ave. Suite 218  
Flagstaff, Arizona 86001  
Phone: 928 440 5450

**For Sale:**  
**\$4,100,000**

### Contact:

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## Located in Flagstaff's Busiest Commercial District

An exceptional family-owned property situated on Milton Road is now available for purchase, boasting of one of Arizona's busiest intersections, offering unparalleled visibility and access. If you're seeking a prime location for long-term business prospects, look no further. Presenting 1051 S. Milton Rd., positioned at the southwest corner of Milton Rd. and Riordan Rd. in Flagstaff, listed at \$4,100,000.

This .56-acre parcel features a 7,000 SF fully leased commercial retail building, ideal for either redevelopment or as a fully leased investment opportunity. Zoned as Highway Commercial, representing the finest commercial zoning available in Flagstaff, this commercial structure offers ample space and potential.

Adjacent to this .56-acre parcel is a .71-acre parcel featuring a 4,186 SF building, constructed in 1942. This additional property presents a unique chance to expand your project and enhance its potential. The adjoining parcel is currently for sale at an asking price of \$3,200,000 and could be purchased under a separate contract. The owner is willing to sell this parcel all or in part as needed. By combining the two parcels, you would have a total of 1.27 acres at your disposal, providing ample space for any significant project.

Should you be interested in exploring this opportunity further or require additional information regarding the adjoining parcel, please let us know and we can provide anything you need to make an informed decision.





## Features

Price	\$4,100,000
Building Size	7,000 SF free-standing one-story retail building
Lot Size	24,394 SF
Zoning	Highway Commercial (HC) This zoning is the most attractive commercial zoning on Milton Road
Assessor Parcel	#103-03-003
Property Taxes	\$11,004.34 (2024)
Age	Built 1978
Parking	Excellent in and out access of good sized parking lot
Access	Excellent access from lighted Milton Road/Riordan Road intersection

## Surrounding Uses

- Food Service (sit-down & fast food)
- Retail
- Hotel
- Student Housing
- Multi-Family Housing
- Shopping Center
- Various Small Industrial Users

## Economic Drivers

- Northern Arizona University
- Frontage on Interstate 17/US Highway 180
- Principal Access to Grand Canyon National Park
- Main access to Arizona Snow Bowl
- Highly Visible
- Hard Stop Light Ingress/Egress



1051 S. Milton Road, Flagstaff | Arizona



## 1051 S. Milton Rd. Rent Roll

Suite	Tenant	Current monthly base	Annual Base Rent	Rent/SF	Square Feet	Annual ProForma Rent	Market Rent/ SF
A & B	Crystal Creek Sandwich Co.	\$4,550	\$54,600	\$24.82	2,200	\$99,000	\$45
C	Metro Barbershop	\$1,200	\$14,400	\$20.57	700	\$31,500	\$45
D	Little Thai Kitchen	\$1,400	\$16,800	\$30.00	560	\$25,200	\$45
E & F	Los Gordos Mexican Food	\$5,000	\$60,000	\$17.14	3,500	\$157,500	\$45
	Total for Property	\$12,150	\$145,800	\$20.95	6,960	\$313,200	\$45

All existing leases expire October 31, 2025, providing a buyer with the greatest flexibility to decide the next steps for the property.

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## Market Overview: Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 76,586 and a metropolitan area population of 144,472.

The community is also a college town focused on quality education, research and professional development with almost 30,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.