

Highly Visible "In Line" Shopping Center Location Retail/Office Suite

A rare find in the Flagstaff area with high visibility, easy access, excellent parking and a desirable commercial area. Located next to high traffic businesses, Verizon, and across the street from Fry's Food and Drug.

The \pm 3,400 SF suite north of the Verizon store is currently built out as a second generation office, with two ADA restrooms.



Kelly & Call Commercial

1150 N. San Francisco Street Flagstaff, AZ 86001 Phone: 928 440 5450

For Lease: \$19.95 SF NNN

Contact:

DENNIS KELLY Principal 928 440 5450 Dennis@KellyandCall.com

KEVIN B. CALL, CPA Principal 928 440 5450 Kevin@KellyandCall.com



Details

Rental price	\$19.95 SF NNN annually
Lease term	Five (5) year minimum
Size	± 3,400 SF north side of Verizon store
Zoning	CC Community Commercial
Construction	Block construction Contemporaty facade
Roof	Multi-pitched with various materials

KellyandCall.com



Location and Access

- 1430 E. Route 66, Flagstaff, Arizona. Northeast quadrant of Route 66 and Switzer Canyon Drive.
- Access via Route 66 and Switzer Canyon Drive. Excellent vehicular ingress and egress. Spacious shopping center location
- Excellent "at large" shopping center parking with head-in parking in front of the suite

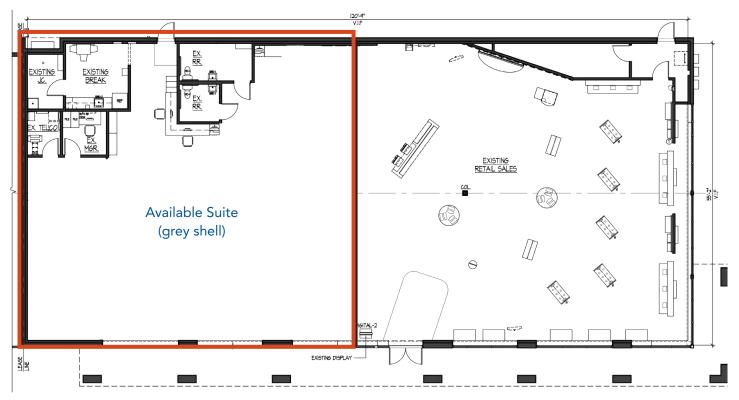
Surrounding Uses

- Verizon retail center
- Goodwill retail
- Regional grocery
- Big Lots
- Dry cleaners

Economic Drivers

- Easy access to transportation corridors
- Highly recognized cross street
- Highly flexible use potential
- Desirable west side location

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Floor Plan

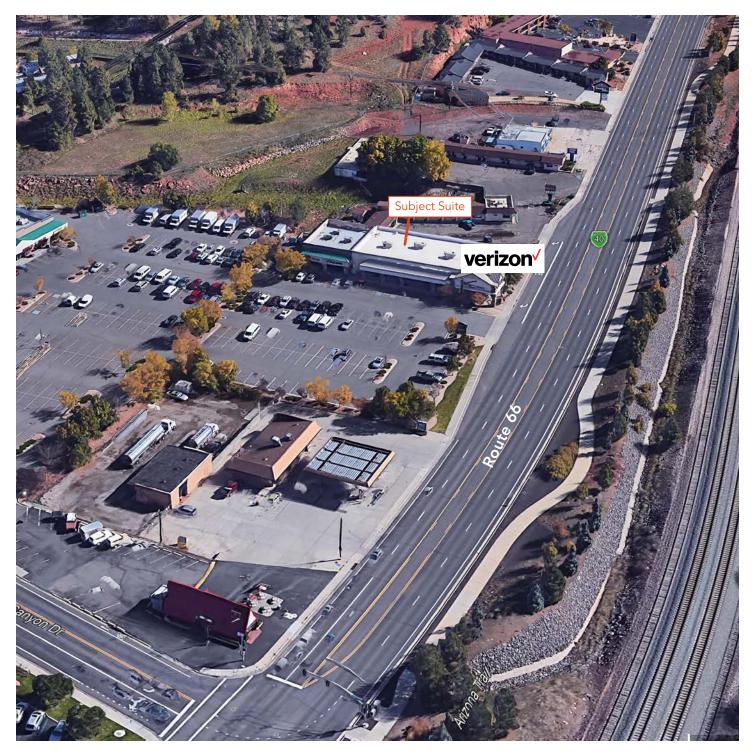
available suite next to Verizon Store in red highight



Contact:

Dennis Kelly Principal 928 440 5450 Dennis@KellyandCall.com Kevin B. Call, CPA Principal 928 440 5450 Kevin@KellyandCall.com





Available suite adjacent to the Verizon store

Contact:

Dennis Kelly Principal 928 440 5450 Dennis@KellyandCall.com

Kevin B. Call, CPA

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Available suite at the corner of high traffic Switzer Canyon Drive and Route 66

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