



1430 E. ROUTE 66, FLAGSTAFF | ARIZONA

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 ± 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 Contemporary 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

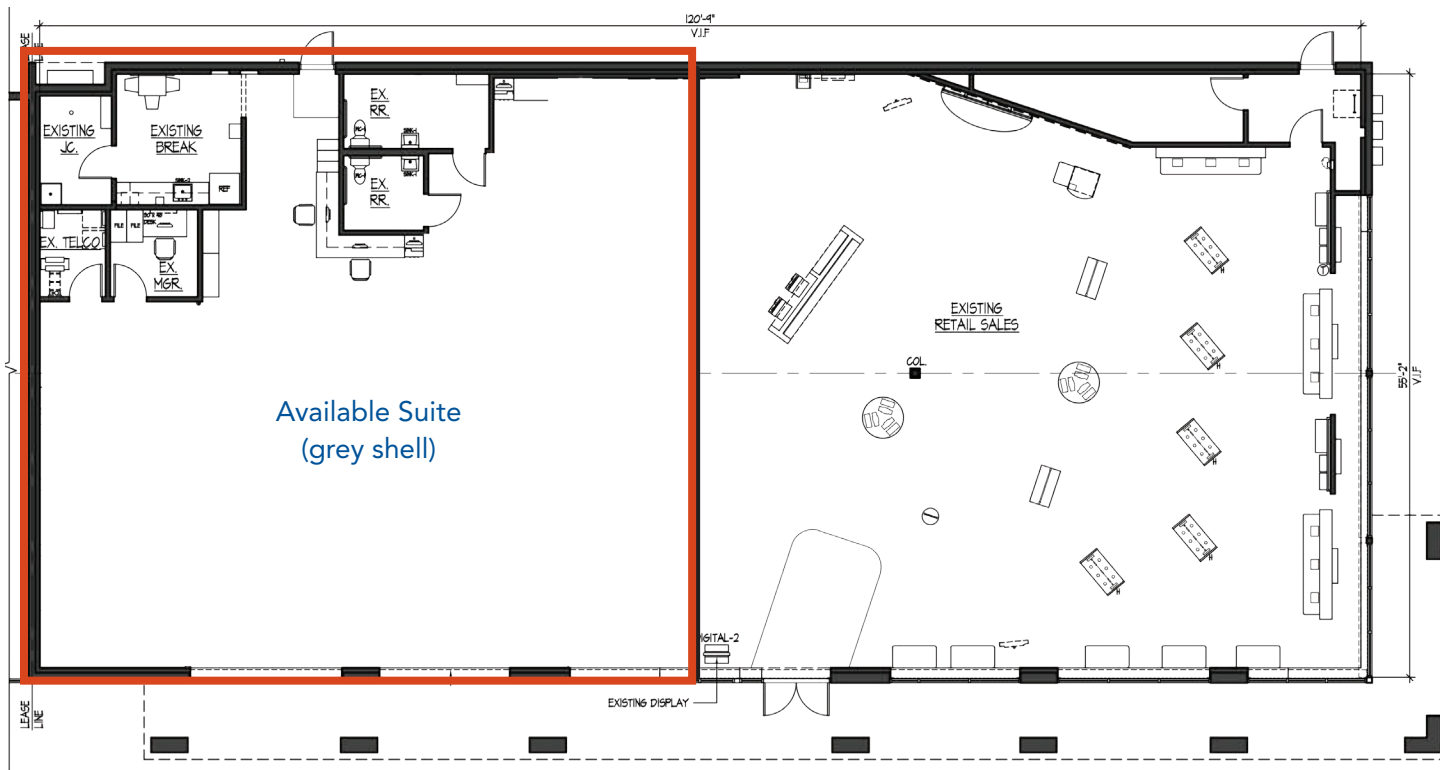
Surrounding Uses

- 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 highlight



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Available suite adjacent to the Verizon store

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 **KELLY & CALL**
COMMERCIAL
Real Estate and Business Brokerage

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

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