



1102 S MILTON RD, FLAGSTAFF | ARIZONA

## Prime Commercial Property on Milton Road

*This commercial property features a 3,613-square-foot retail building on 0.54 acres with high visibility. Leased to Baskin Robbins and Red Star Vapor & CBD until December 31, 2025, it offers redevelopment potential or rental income. With Highway Commercial zoning and below-market lease rates, it's a strong investment opportunity.*



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

**For Sale:**  
**\$2,800,000**  
**0.54 acres**

### Contact:

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## Property Overview

An exceptional commercial property on Milton Road is now available for purchase, offering prime visibility and access along one of Arizona’s busiest corridors. If you’re looking for a strategic location with strong long-term business potential, 1102 S Milton Rd in Flagstaff is an outstanding opportunity, listed at \$2,800,000.

Spanning 0.54 acres, this property features a 3,613-square-foot fully leased retail building, currently occupied by Baskin Robbins and Red Star Vapor & CBD. With both leases set to expire on December 31, 2025, buyers will have maximum flexibility to redevelop the property or continue as an income-generating investment. Current leases are well below current market rates.

Built in 1976, the structure offers ample space and potential, while its Highway Commercial zoning represents the highest commercial classification in Flagstaff.

| Tenant             | Current Monthly | Annual Base Rent | Rent/SF | Square Feet | ProForma Rent | Market Rent/SF |
|--------------------|-----------------|------------------|---------|-------------|---------------|----------------|
| Baskin Robbins     | \$2,700         | \$32,400         | \$16.20 | 2,000       | \$90,000      | \$45           |
| Red Star Vapor     | \$4,135         | \$49,620         | \$30.76 | 1,613       | \$72,585      | \$45           |
| Total for Property | \$6,835         | \$82,020         | \$22.70 | 3,613       | \$162,585     | \$45           |



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## Market Summary 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.

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