

AVAILABLE
GROUND LEASE OR SALE
AT \$900,000

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BRAD ANDERSON

Executive Vice President

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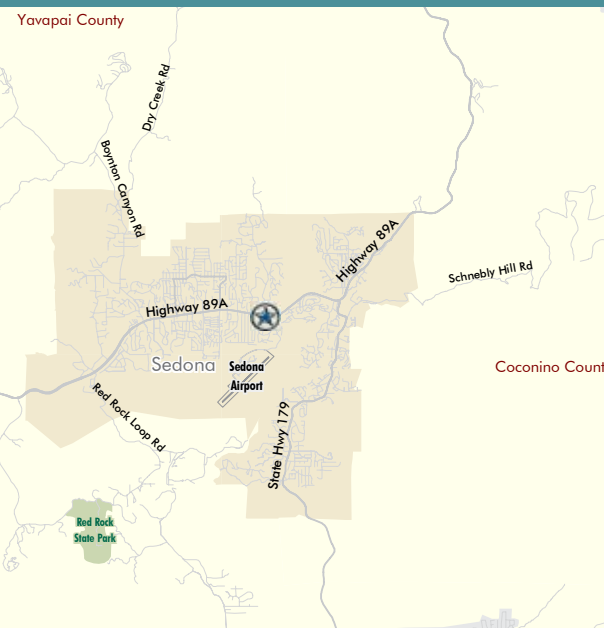
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SEDONA FINISHED RETAIL PAD



FINISHED PAD—READY FOR IMMEDIATE DEVELOPMENT IN OLD MARKETPLACE

Highway 89A and Soldier's Pass Road, Sedona, Arizona 86336



PROPERTY DESCRIPTION:

- Parcel Size: $\pm 37,897$ SF
- Developable Area: up to $\pm 8,500$ SF
- Completely finished pad, including off-site and on-site improvements
- Located within "Old Marketplace," a mixed-use retail development anchored by New Frontiers Health Food Grocery
- Offers excellent visibility off the main highway 89A and Soldier's Pass Road
- Close to high-end residential development and numerous resort locations
- Breathtaking backdrop of red rock mountains
- Drive-through capability

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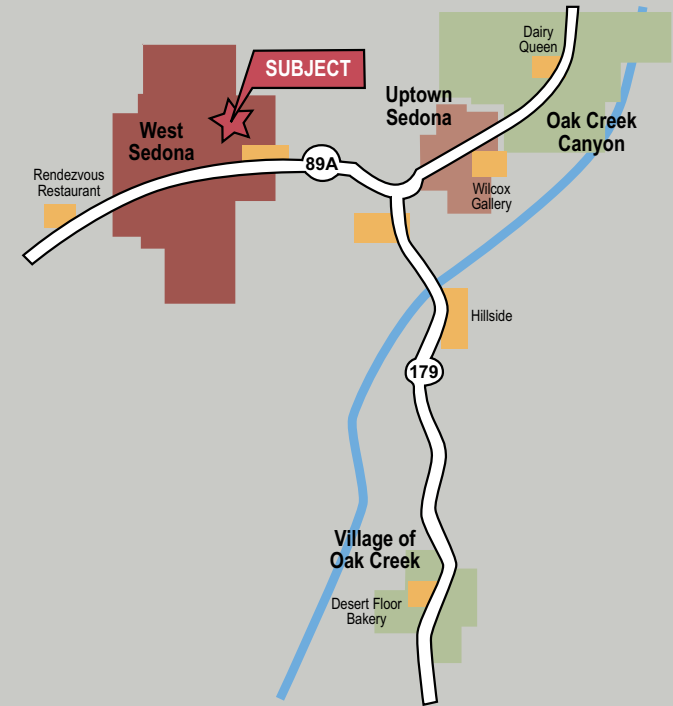
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OPPORTUNITY:

- Located in the heart of West Sedona on Highway 89A
- Excellent end-cap, office/retail site for shop space or specialty development opportunity for restaurant, banking or other specialty uses
- Numerous amenities within area, including restaurants, financial institutions and art galleries

LOCATION:

- Located approximately 90 miles north of Phoenix, Arizona
- Sedona is one of Arizona's premier tourism, recreation, resort, retirement and art centers
- Area is the second-most visited site in the state after the Grand Canyon
- Spectacular setting at center of state's legendary Red Rock Country



DEMOGRAPHICS:

- Current population of 11,471¹
- Population expected to grow by nearly 12% over next five years²
- Cost of living is 50.35% above national average³
- Sedona annually attracts almost 4 million tourists from around the world²
- Many second-home purchasers

¹2009 Census & Sperling Estimate

²Source: Sedona Chamber of Commerce

³Source: Sperling's Best Places

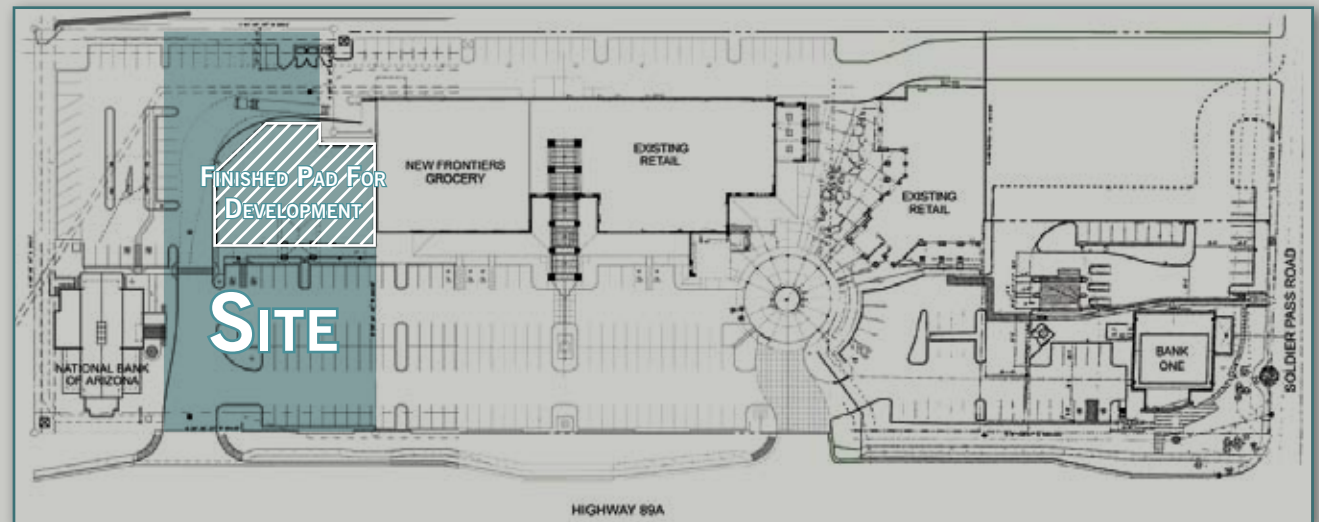
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