

Arrowhead Lodge

2010 E ROUTE 66
FLAGSTAFF, AZ 86004

FOR SALE | \$3,450,000

Exclusively Offered By:

Mark T. Belsanti, CCIM

928.779.3800

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by da Vinci Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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Property Overview

Prime opportunity for multifamily investors to acquire a fully remodeled 19-unit property on 0.89 acres at a high-traffic, signalized intersection in Flagstaff. This income-producing asset features four updated buildings, offering stable rental income in a supply-constrained market. Zoned for mixed-use, the property also presents flexibility for hospitality, office, or retail uses—ideal for diversifying income streams or expanding tenant offerings. Benefit from Flagstaff's strong rental demand, limited inventory, and year-round economic drivers. Whether you hold as a pure multifamily play or explore additional uses, this is a standout investment with long-term upside.

Offering Summary

Sale Price:	\$3,450,000
Building Size:	12,864 SF
Lot Size:	0.89 Acres
Price / SF:	\$268.19
Year Built:	1965
Renovated:	2015
Zoning:	HC (Highway Commercial)

Location Overview

East from Downtown Flagstaff on Route 66 to Arrowhead (northwest corner)



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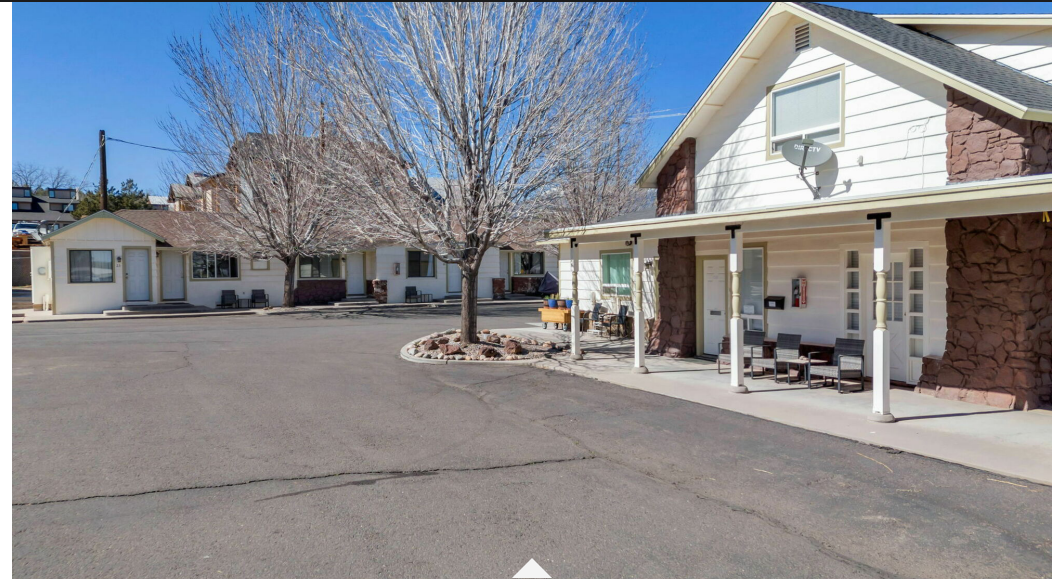


Property Details & Highlights

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Building Name	Arrowhead Lodge
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	10706002E
Number of Floors	2
Parking Spaces	30
Free Standing	Yes
Number of Buildings	4

The property features four beautifully remodeled buildings, anchored by 19 high-demand multifamily units, with additional opportunities for Hospitality, Office, and Retail income. This diversification enhances revenue streams and provides long-term stability, making it a strategic addition to any multifamily investor's portfolio. With Flagstaff's tight housing market, limited new development, and strong rental demand driven by universities, medical centers, and year-round tourism, this asset offers immediate cash flow and future rent growth potential. The flexible zoning also allows investors to explore hospitality or commercial uses, maximizing returns and adapting to market demands. Seize the opportunity to own a dynamic, income-producing multifamily property in one of Northern Arizona's most sought-after locations, positioned for long-term success and value appreciation.



- 12,864 SF building
- 19 Units. Asking Price \$181,579/Door
- Built in 1965, Renovated in 2015
- Zoned HC (Highway Commercial)
- Located in Flagstaff, AZ
- Convenient Access to Route 66
- Prime Location for Multifamily or Hospitality Investment
- Attractive Investment Opportunity



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Rent Roll

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Apt / Rm #	Type	Move in Date	Approx SF	Kitchen	Deposit On File	Rent	Notes	Has A/C	Payment Times	
10	1 BR	5/18/20	428	Yes	\$800.00	\$1,600	Full Kitchen	No	1st & 15th	
12	1 BR	7/1/26	550	Yes	\$1,000.00	\$1,600	Full Kitchen	No	1st & 15th	
14	1 BR	7/10/25	380	Yes	\$1,000.00	\$1,350	Full Kitchen	No	Monthly	
17	Room	5/1/26	210	NO	\$800.00	\$950.00	Odd Angled Room	Yes	1st & 15th OR Monthly	
19	1 BR	6/15/25	416	Yes	\$1,000.00	\$1,600	Full Kitchen (Not as nice as the others)	No	1st & 15th	
20	Studio	5/21/23	321	Yes	\$800.00	\$1,300.00	Full Kitchen	No	1st & 15th	
21	1 BR	4/5/24	327	Yes	\$1,000.00	\$1,500.00	Full Kitchen	No	Pays Monthly	
23	Room	4/11/19	209	NO	\$800.00	\$1,000.00		Yes	Pays Monthly	
24	Room	4/1/26	254	NO	\$1,000.00	\$1,000.00	Small Bathroom. Small Shower. No Tub. Sink w/ Counter & Cab	Yes	1st & 15th	
25	Room	6/1/26	219	NO	\$1,000.00	\$950.00	Never Remodeled. Original Pine Walls	Yes	Pays Monthly	
26	Studio	12/30/25	310	Yes	\$1,450.00	\$1,450.00	Full Kitchen	Yes	1st & 15th OR Monthly	
27	Room	11/8/25	240	NO	\$1,100.00	\$1,100.00	Has Sink. Counter. Cabinet	Yes	Monthly	
28	Room	6/3/26	240	NO	\$1,000.00	\$1,000.00		Yes	1st & 15th	
30	1BR	-	1,000	Yes	\$1,000.00	\$1,900.00	Full Large Gourmet Kitchen		1st & 15th	
TOTAL					\$13,750.00	\$18,300.00				
Monthly Rents Total if ALL Apt Are Full										



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Additional Photos

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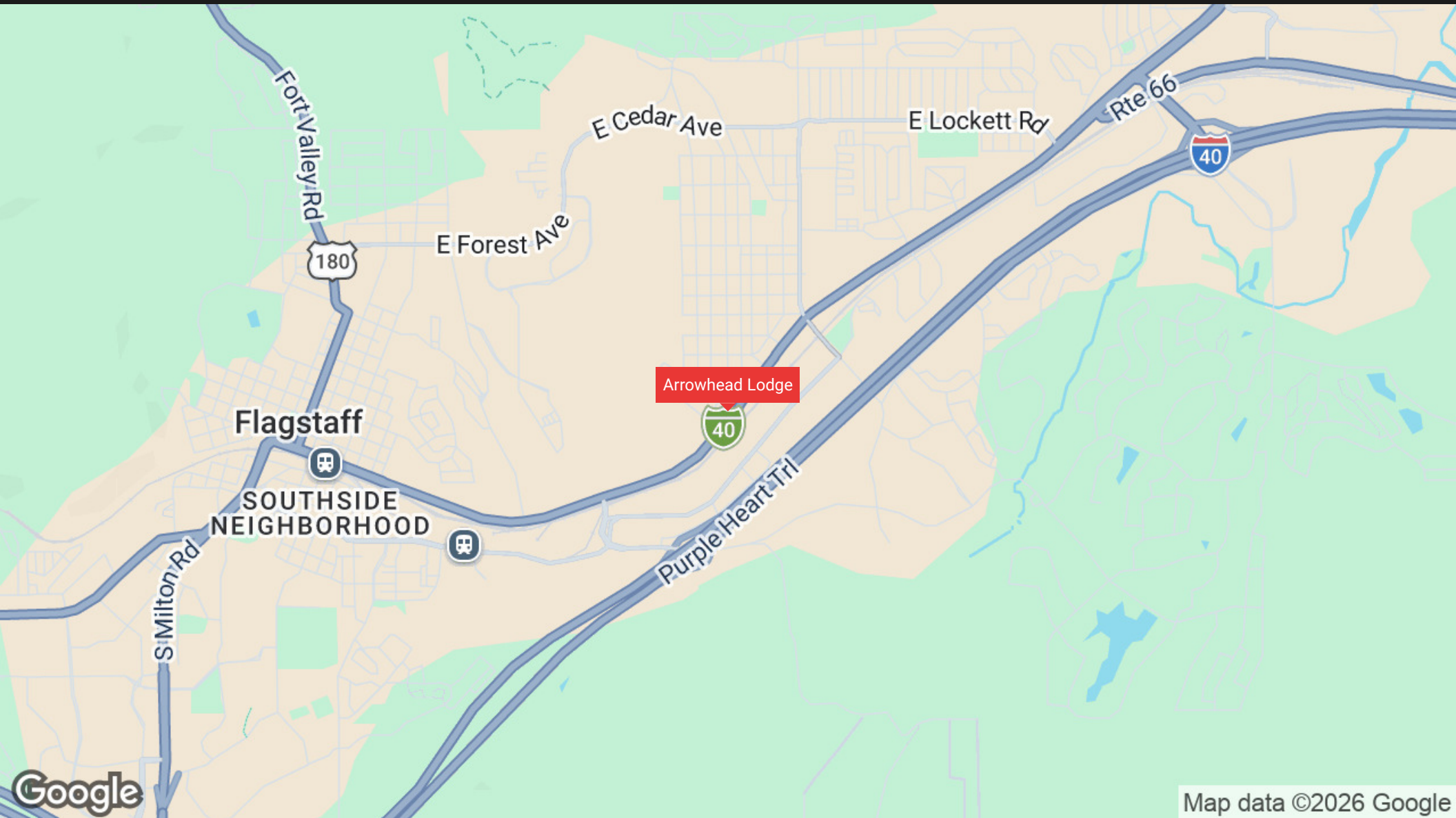
Parcel Map

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Regional Map

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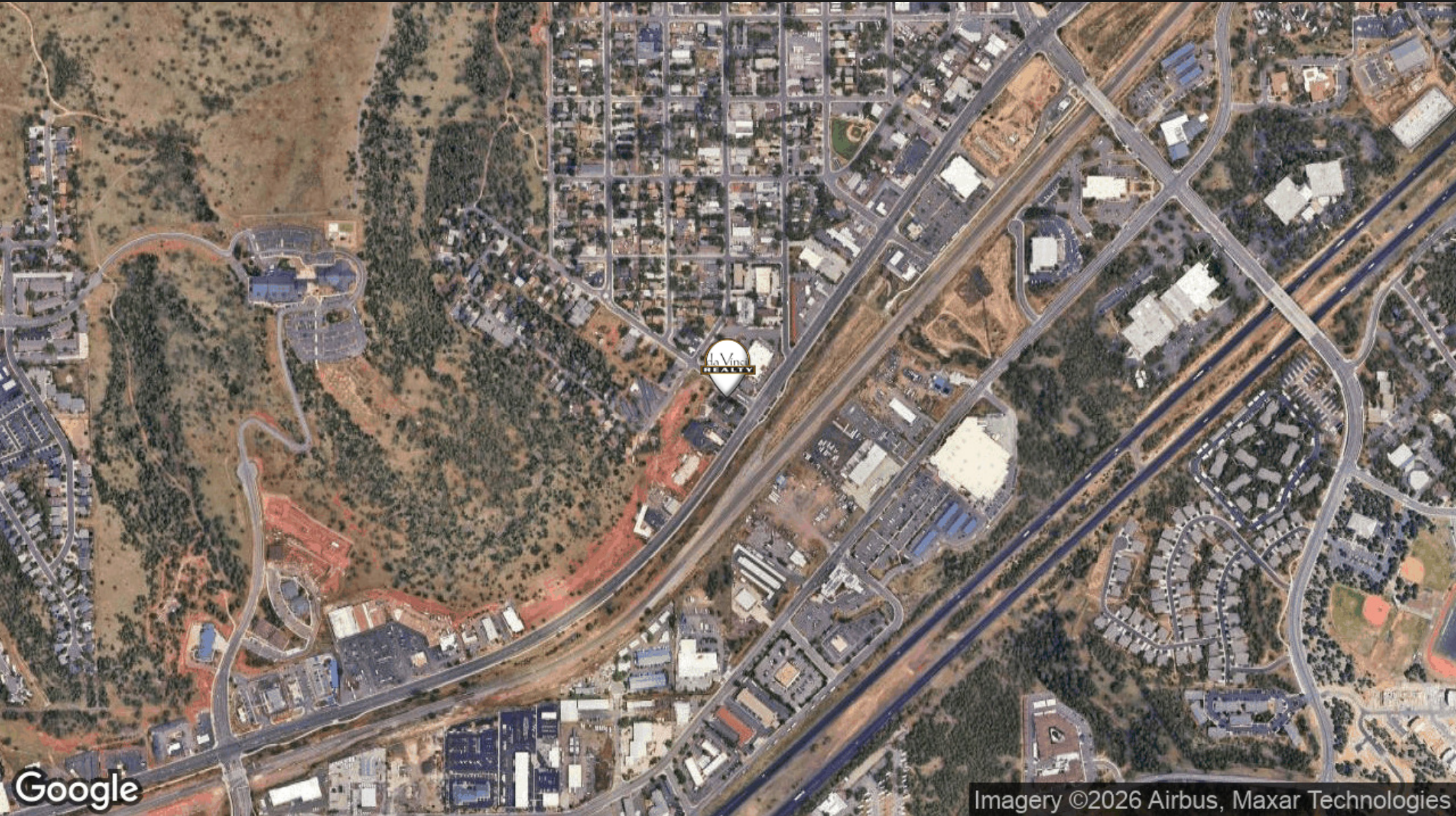
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Aerial & Parcel Map

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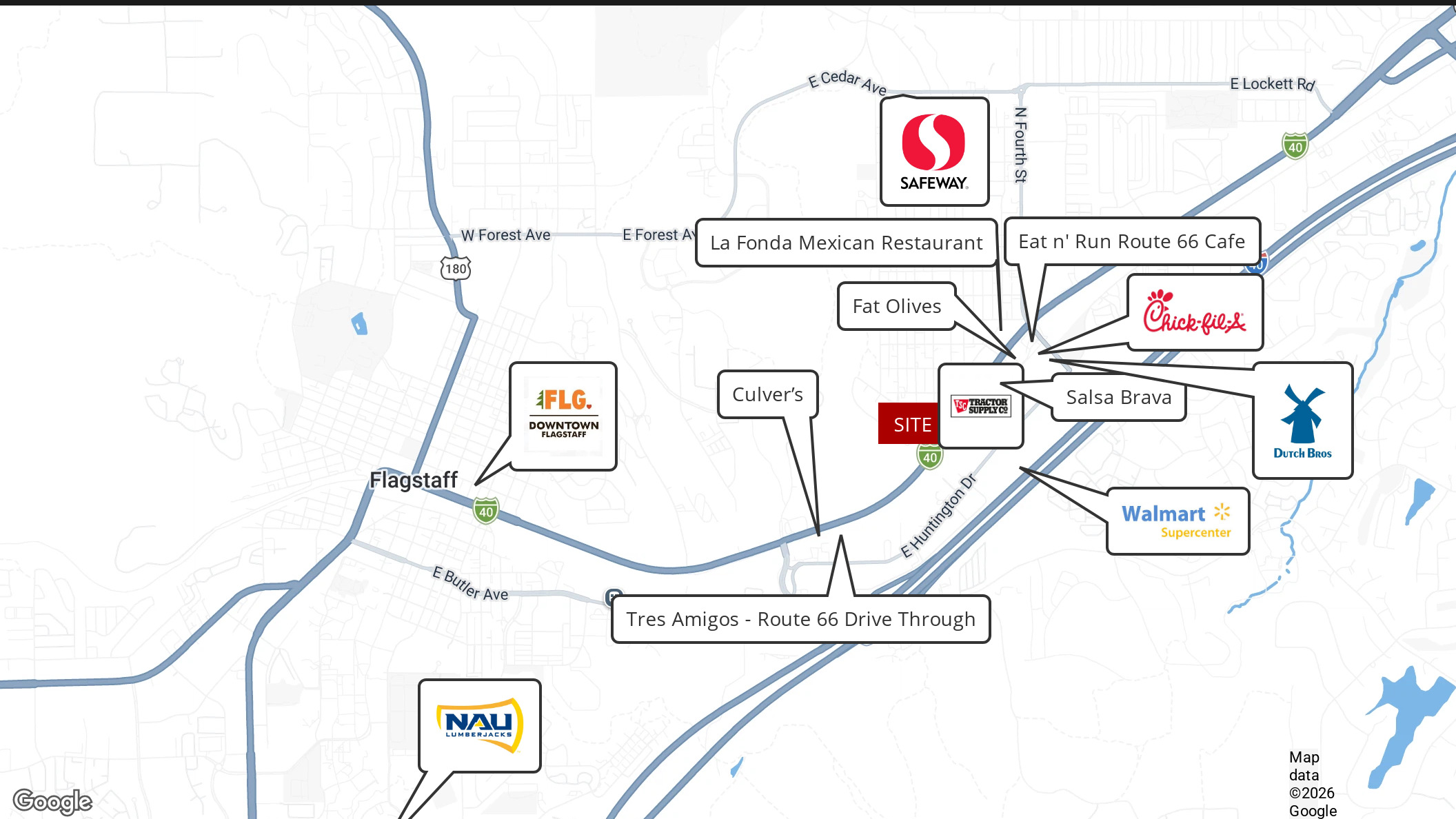
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Retailer Map

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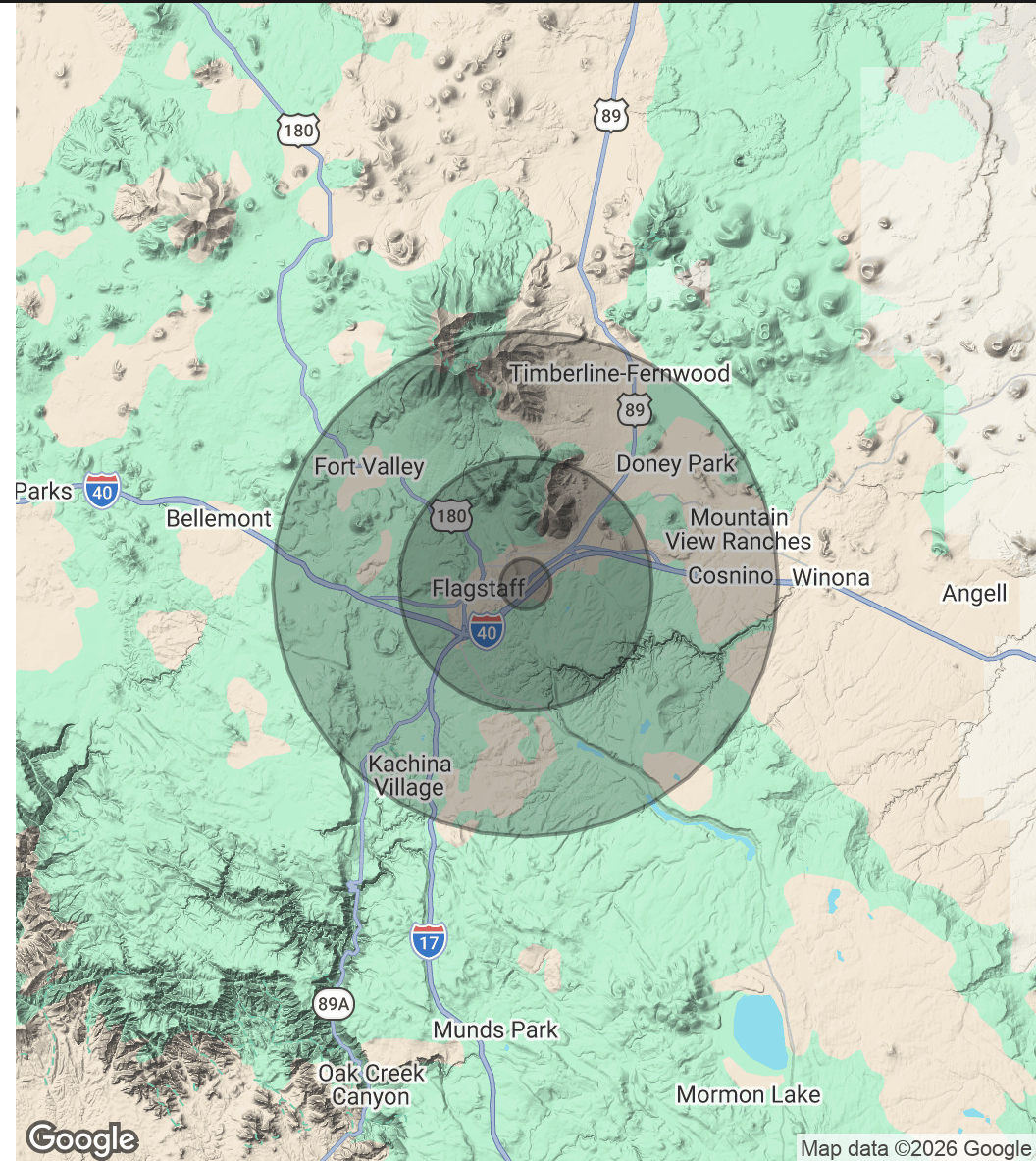
Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	6,607	77,898	93,886
Average Age	36	34	35
Average Age (Male)	35	34	35
Average Age (Female)	36	35	36

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,603	27,649	33,626
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$86,632	\$92,513	\$100,387
Average House Value	\$458,346	\$577,460	\$591,394

Demographics data derived from AlphaMap



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Community Profile Flagstaff

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Flagstaff:

Flagstaff is an attractive and vibrant city with mid sized population that serves as the geographical, retail, legal, medical, cultural and recreational center of Northern Arizona. The population of the city includes the metropolitan area, too. It is the county seat of Coconino County. It is surrounded by national forests and sits at the foot of Arizona's highest mountain, 12,634-foot Humphrey's Peak, which provides a wonderful backdrop. Northern Arizona University is Flagstaff's pride and joy. The college students and those who come to visit the University bring a large amount of revenue to local businesses. Locals also enjoy attending NAU sporting events. At 7,000 feet, Flagstaff offers numerous year-round activities. In summer there is hiking and mountain biking in the cool air of the mountains. Winter brings plenty of snow with cross-country and downhill skiing. Three national monuments are nearby; Wupatki, Sunset Crater Volcano, and Walnut Canyon National Monuments. The Grand Canyon is only an hour away and numerous other tourism sites abound in the region. Flagstaff is conveniently located along I-40 and I-17 in the northern part of Arizona. It is 78 miles south of the Grand Canyon and 125 miles north of Phoenix.

Please visit flagstaff.az.gov to learn more about the City of Flagstaff.



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Professional Background

Mark has been an active commercial real estate agent for over thirty years. He has enjoyed much success through those years; transacting commercial real estate in Flagstaff, Sedona, the Verde Valley, and Scottsdale, Arizona.

In 1999, he attained the Certified Commercial Investment Member (CCIM) certification. This certification is one which separates a commercial real estate agent from the general real estate agent. A CCIM is a recognized expert in the commercial and investment real estate industry and a CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

In 2003, Mark and his wife Leslie, moved to Flagstaff and opened da Vinci Realty which is a full service commercial real estate company offering brokerage, leasing, property management, and development opportunities.

Education

CCIM Institute - Commercial Real Estate's Global Standard for Professional Achievement

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