

CEDIC PLAZA

RARE TROPHY RETAIL ASSET IN UPTOWN SEDONA

Marcus & Millichap



285 JORDAN ROAD | SEDONA, ARIZONA 86336

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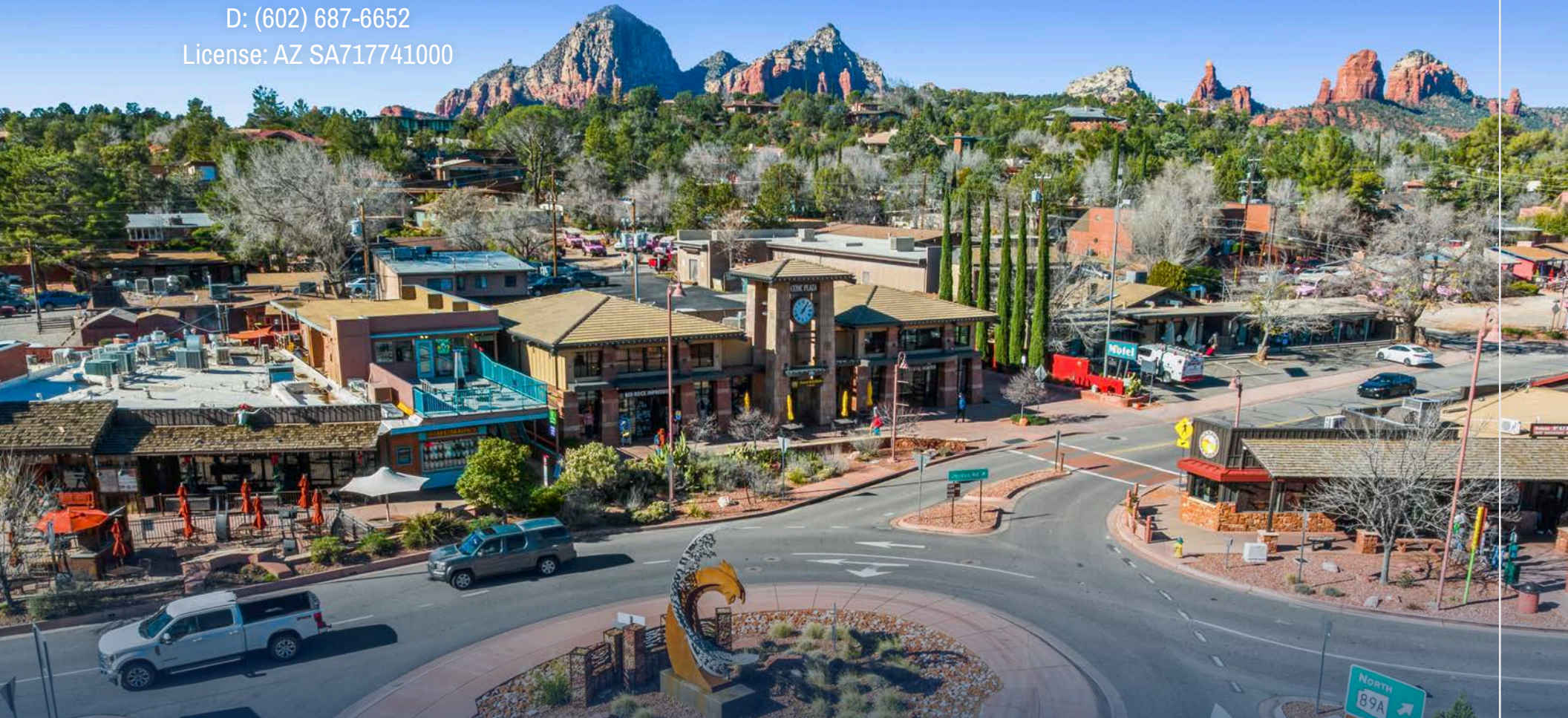
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PROPERTY OVERVIEW

\$6,450,000

OFFERING PRICE

3,229

RENTABLE SF

0.29 AC

LOT SIZE

10

PARKING SPACES

CAP RATE

6.12%

PRICE / SF

\$1,998

YEAR BUILT

2014

NUMBER OF SUITES

3

OCCUPANCY

100%

PARKING RATIO

3.12

PARCEL NUMBER

401-16-002



INVESTMENT OVERVIEW

Cedic Plaza presents a rare opportunity to acquire a trophy retail asset in the heart of Uptown Sedona, one of the most iconic and supply-constrained retail corridors in the United States. The property totals 3,229 square feet and is 100% leased to three established tenants, each operating multiple locations.

Constructed in 2014, the building is the newest retail property on the Uptown Sedona ¼ mile pedestrian strip and one of only three retail buildings built after 1990 in the corridor. Its modern masonry and concrete construction provides a significant competitive advantage relative to the predominantly older surrounding inventory, enhancing tenant appeal and long-term durability, with very limited maintenance required. The property is also distinguished by a 32-foot clock tower dominating the main turning circle intersection and a crosswalk perfectly positioned in front of the building, capturing high-volume pedestrian traffic from the heart of Uptown Sedona, creating an iconic presence and unmatched visibility for tenants. The property further benefits from Sedona's exceptionally high barriers to entry, driven by limited land availability and an extremely restrictive entitlement and permitting process.

The property is positioned in the center of Uptown Sedona's premier shopping district, directly benefiting from intense tourism-driven foot traffic. Uptown Sedona attracts over 3 million visitors annually, averaging more than 8,200 visitors per day, with peak periods reaching 20,000–40,000 visitors daily. Tourism generates over \$1 billion in annual economic activity, creating sustained demand for well-located retail space and contributing to historically low vacancy throughout the submarket.

All leases are Triple-Net (NNN), offering a passive ownership structure, with a 3.6-year weighted average lease term (WALT). Limited retail supply and consistent tenant demand have historically made re-leasing space in Uptown Sedona highly achievable, supporting long-term income stability and value preservation.

Offered for the first time, Cedic Plaza represents a rare, generational acquisition opportunity in a globally recognized destination market, appealing to trophy asset buyers, long-term investors, and 1031 exchange purchasers seeking durable cash flow, minimal management intensity, and irreplaceable real estate.

Source: <https://growthzonecmsprodeastus.azureedge.net/sites/2372/2025/06/Executive-Summary-Sedona-Visitor-Jul-Dec-2023.pdf>

PROPERTY HIGHLIGHTS

ONCE-IN-A-LIFETIME OPPORTUNITY

- Only one retail property has reportedly traded on this prime Uptown Sedona ¼ mile retail strip.

EXCEPTIONALLY HIGH FOOT TRAFFIC

- Averaging more than 8,200 visitors per day, with peak periods reaching 20,000–40,000 daily.

NEWEST RETAIL CONSTRUCTION ON THE STRIP

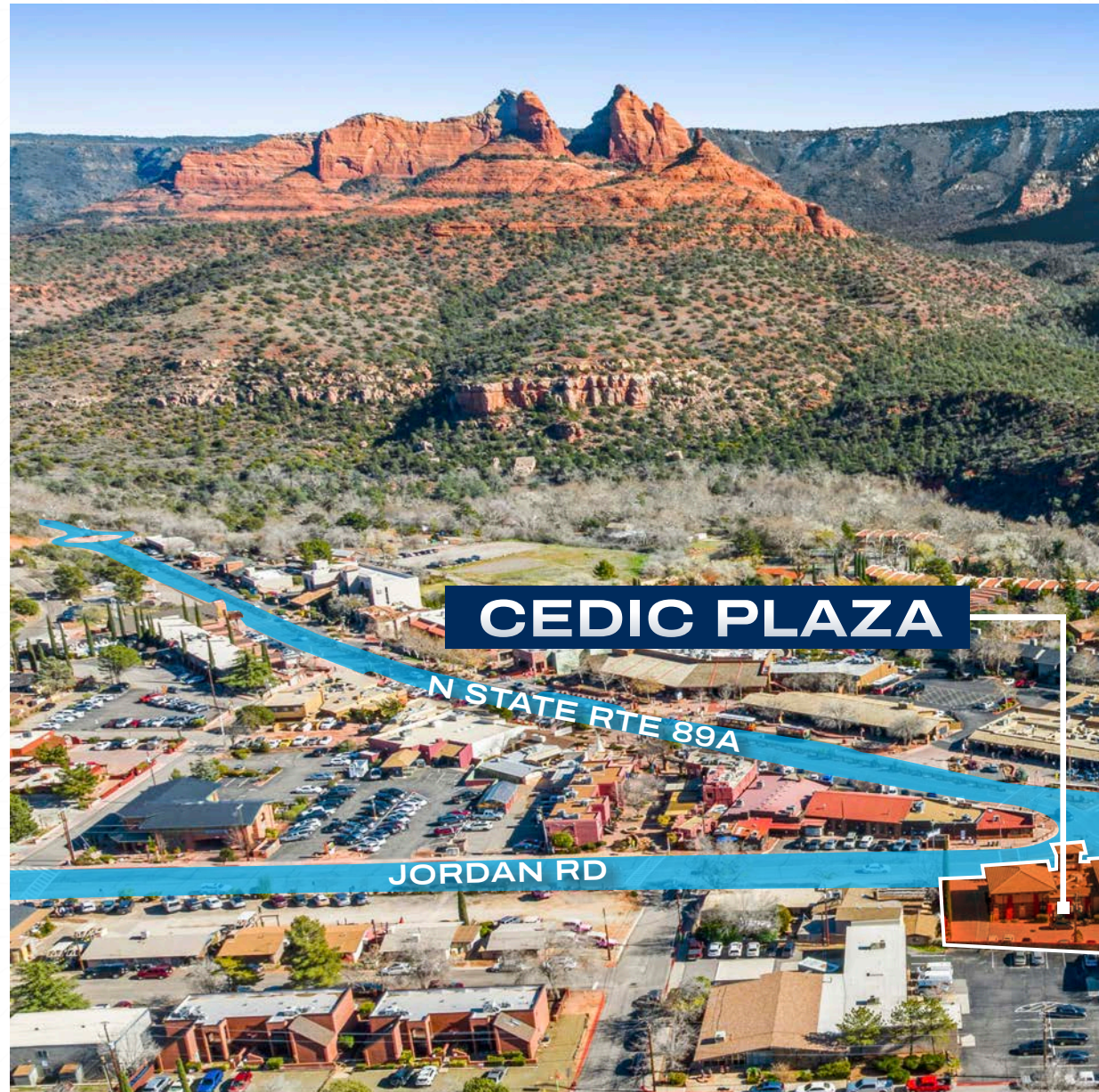
- Built in 2014, the property is one of only three retail buildings constructed after 1990 along the main strip.

IRREPLACEABLE UPTOWN SEDONA LOCATION

- Positioned directly in front of a cross walk and roundabout in Uptown Sedona's premier shopping district.

EXCEPTIONAL BARRIERS TO ENTRY

- Severe land constraints and an extremely challenging entitlement and permitting process make new retail development highly unlikely.





TOURISM CENTER

- Average overnight visitor spends \$714 per day. Sedona generates over \$1 billion annually in tourism-related economic activity.

HISTORICALLY LOW VACANCY

- Limited supply combined with sustained demand has resulted in consistently low retail vacancy, supporting strong leasing fundamentals.

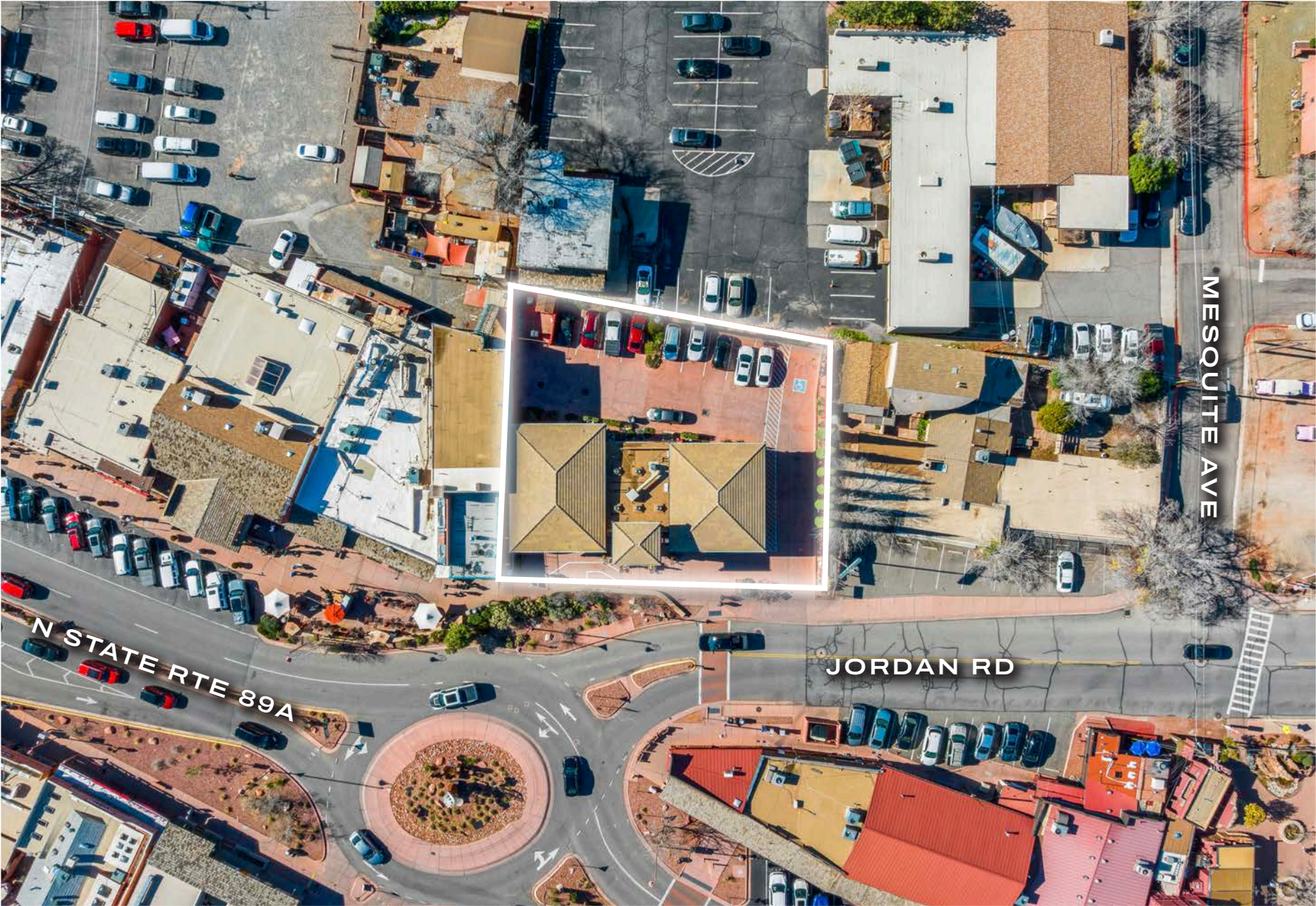
ESTABLISHED MULTI-UNIT TENANCY

- All tenants operate multiple locations, demonstrating operational strength and reduced rollover risk.

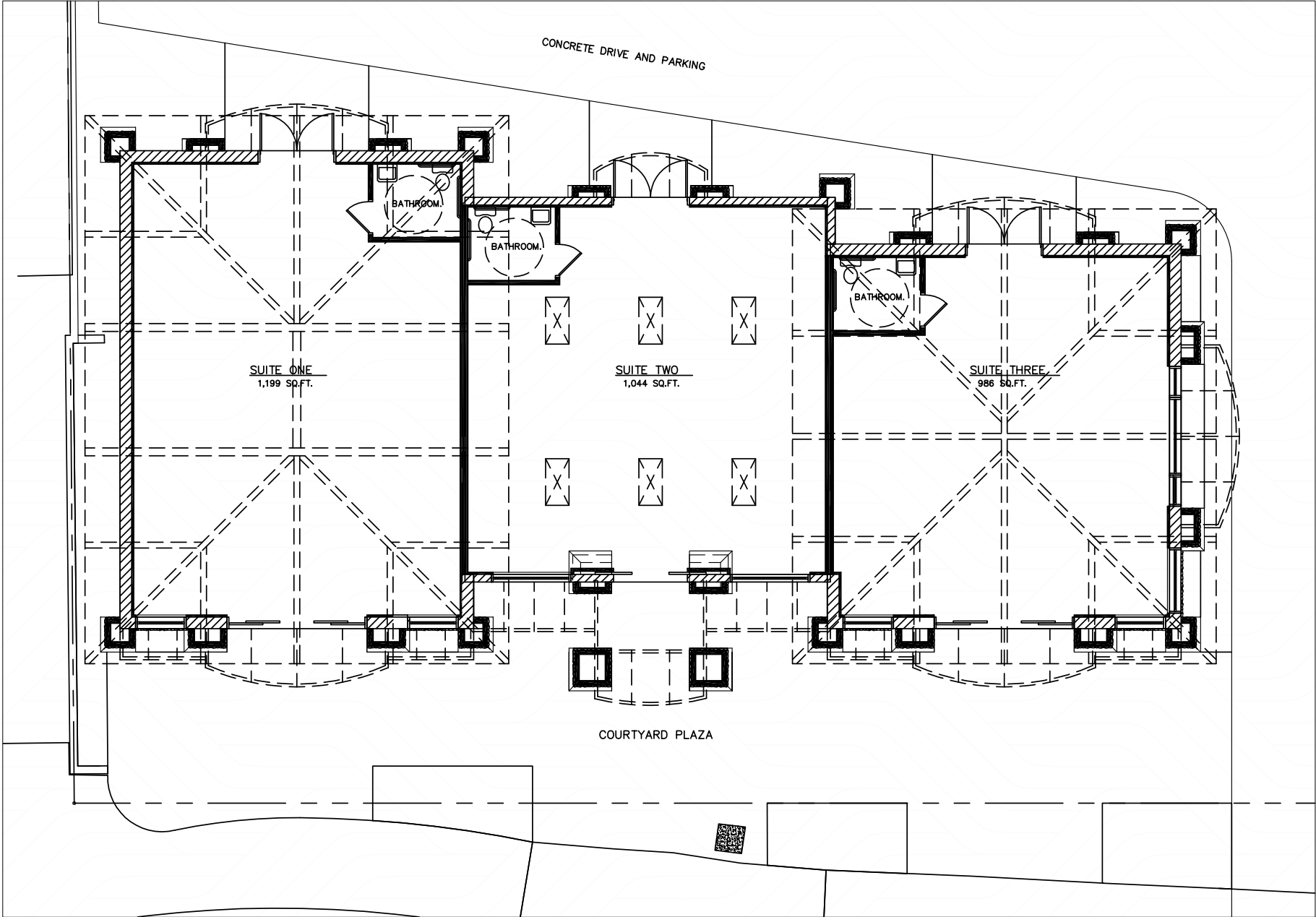
STABLE, PASSIVE INCOME PROFILE

- 100% leased to three tenants under Triple-Net (NNN) leases with a 3.6-year weighted average lease term (WALT).

PLAT MAP



FLOOR PLAN



AERIAL MAP



CEDRIC PLAZA

PARKING GARAGE
 Under Construction - 2026 Completion
 270 Parking Spaces

	WILDFLOWER EAT. SIP. ENJOY.	CHICO'S

Shorebird

SEDONA CEDARS RESORT

	WINERY 1912	SPICE & TEA EXCHANGE

		SEDONA SOCIAL CANTINA & BAR
<i>l'expressino</i>		

Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions.
 Source: NearMap, 2026

89A

JORDAN RD

89A



★ 4.7 Stars
(1,800+ Ratings)



★ 4.3 Stars
(3,200+ Ratings)



Ranked as One of the Top Things to Do in Sedona
- TripAdvisor



5M+ Customers in the Last 20 Years



★ 4.4 Stars
(3,300+ Ratings)

CEDIC PLAZA

N STATE RTE 89A

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FINANCIAL SUMMARY

OPERATING STATEMENT

	2025	PER SF	YEAR 1	PER SF
INCOME				
Scheduled Base Rental Income	\$375,696.00	\$116.35	\$394,518.00	\$122.18
Expense Reimbursement Income				
CAM	\$55,913.00	\$17.32	\$57,590.39	\$17.84
Effective Gross Revenue	\$431,609.00	\$133.67	\$452,108.39	\$140.01
OPERATING EXPENSES				
Common Area Maintenance (CAM)				
Utilities	\$9,553.00	\$2.96	\$9,839.59	\$3.05
Repairs & Maintenance	\$14,821.00	\$4.59	\$15,265.63	\$4.73
Bank Fees & Office Expense	\$294.00	\$0.09	\$302.82	\$0.09
Miscellaneous	\$635.00	\$0.20	\$654.05	\$0.20
City Rental Tax & License	\$16,182.00	\$5.01	\$16,667.46	\$5.16
Insurance	\$2,763.00	\$0.86	\$2,845.89	\$0.88
Property Tax	\$11,665.00	\$3.61	\$12,014.95	\$3.72
Total Expenses	\$55,913.00	\$17.32	\$57,590.39	\$17.84
Expenses as % of EGR	12.95%		12.74%	
Net Operating Income	\$375,696.00	\$116.35	\$394,518.00	\$122.18

FINANCIAL SUMMARY

PRICING DETAILS

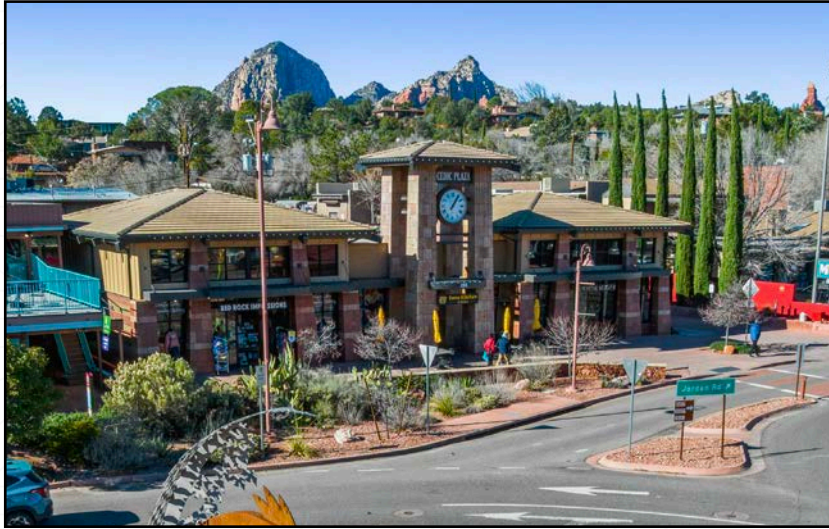
SUMMARY	
Price	\$6,450,000
Number of Suites	3
Rentable SF	3,229
Price Per SF	\$1,998
Cap Rate	6.12%
Year Built	2014
Occupancy	100%
WALT	3.28

OPERATING DATA

INCOME	
Scheduled Base Rental Income	\$394,518.00
Total Reimbursement Income	\$57,541.98
Other Income	-
Potential Gross Revenue	\$452,108.39
General Vacancy	-
Effective Gross Revenue	\$452,108.39
Less: Operating Expenses	(\$57,541.98)
Net Operating Income	\$394,518.00



SALES COMPS



CEDRIC PLAZA

Address	285 Jordan Rd, Sedona, AZ 86336
Sale Date	On Market
Price	\$6,450,000
Price Per SF	\$1,998
Gross SF	3,229 SF
Land Area	0.29 AC
Year Built	2014
Cap Rate	6.12%



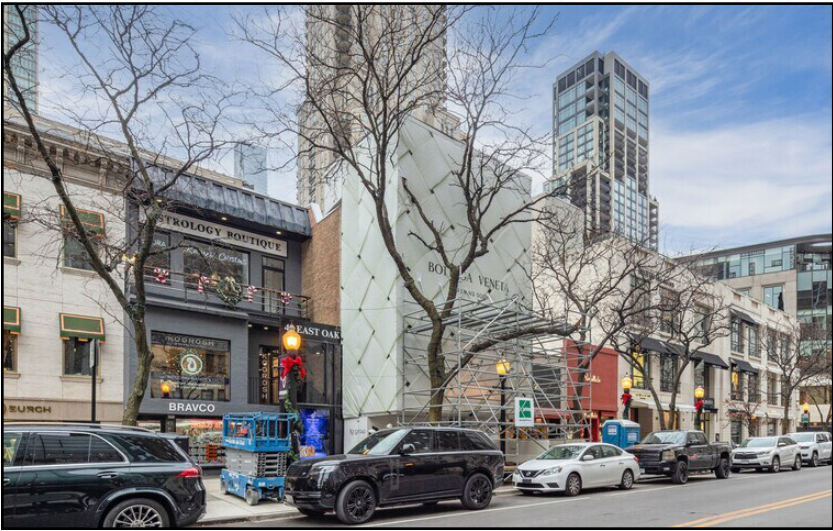
299 N STATE ROUTE 89A

Address	299 N State Route 89A, Sedona, AZ 86336
Sale Date	6/26/2023
Sale Price	\$3,600,000
Price Per SF	\$1,450
Gross SF	2,482 SF
Land Area	0.31 AC
Year Built	1952
Occupancy	100%

SALES COMPS



219 W PACIFIC AVE	
Address	219 W Pacific Ave, Telluride, CO 81435
Sale Date	1/31/2025
Sale Price	\$3,325,000
Price Per SF	\$1,956
Gross SF	1,700 SF
Land Area	0.05 AC
Year Built	2020
Cap Rate	4.30%



41 E OAK ST	
Address	41 E Oak St, Chicago, IL 60611
Sale Date	12/16/2024
Sale Price	\$17,075,000
Price Per SF	\$2,587
Gross SF	6,600 SF
Land Area	0.15 AC
Year Built	1936
Cap Rate	5.00%

SALES COMPS



23401 CIVIC CENTER WAY - BUILDING 2

Address	23401 Civic Center Way, Malibu, CA 90265
Sale Date	6/28/2024
Sale Price	\$10,958,646
Price Per SF	\$2,929
Gross SF	3,741 SF
Land Area	0.48 AC
Year Built	2019
Cap Rate	4.50%



80 NE 40TH ST

Address	80 NE 40th St, Miami, FL 33137
Sale Date	3/5/2024
Sale Price	\$18,000,000
Price Per SF	\$2,759
Gross SF	6,524 SF
Land Area	0.17 AC
Year Built	2018
Cap Rate	3.89%

CITY OF SEDONA

Sedona, Arizona, is a picturesque desert city located in northern Arizona's Verde Valley, approximately 120 miles north of Phoenix and 30 miles south of Flagstaff. Known for its striking red sandstone formations and vibrant arts community, Sedona has grown from a small ranching settlement into one of the state's premier destinations for tourism, wellness, and outdoor recreation. Today, it stands as Arizona's second most-visited tourist destination, following the Grand Canyon.

Often referred to as "Red Rock Country," Sedona is celebrated for its dramatic landscapes, which attract hikers, mountain bikers, and nature enthusiasts from around the world. The area is home to iconic formations such as Cathedral Rock and Bell Rock, as well as more than 400 miles of trails within the Coconino National Forest. Beyond its natural beauty, Sedona is recognized as a spiritual and cultural hub, featuring numerous art galleries, wellness retreats, and annual events like the Sedona International Film Festival.

Tourism is Sedona's defining economic engine, supported by steady year-round visitation. According to visitor data, the typical Sedona traveler stays approximately four days, with shopping (77%), dining (74%), sightseeing (63%), and hiking/biking (60%) among the most popular activities. Word of mouth remains the leading driver of travel interest, with 72% of visitors learning about Sedona from friends or family. Visitors also report exceptionally high satisfaction, with 68% rating Sedona "excellent" as a travel destination.

Uptown Sedona serves as the primary commercial district, offering a mix of local shops, restaurants, and art studios catering to

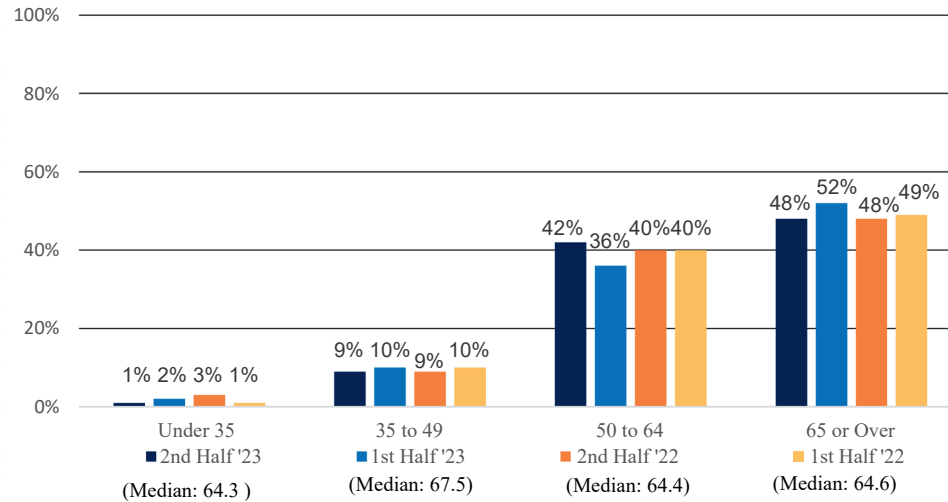
both residents and tourists. The city's culinary scene reflects its eclectic character, with options ranging from upscale dining at establishments like Mariposa Latin Inspired Grill to casual eateries showcasing Southwestern flavors. The community also emphasizes sustainability and local sourcing, aligning with its commitment to preserving the surrounding environment. Recreational opportunities are abundant, including jeep tours, hot air balloon rides, and access to nearby state parks such as Slide Rock and Red Rock State Park. Sedona's reputation as a wellness destination is reinforced by its numerous spas, yoga centers, and holistic healing practices, many of which are centered around the area's famed energy vortex sites.

Education and community resources are supported by the Sedona-Oak Creek Unified School District, while higher education opportunities are accessible in nearby cities such as Flagstaff and Prescott. The city continues to prioritize thoughtful development, balancing growth with environmental stewardship through initiatives that promote green building standards and protect its scenic vistas.

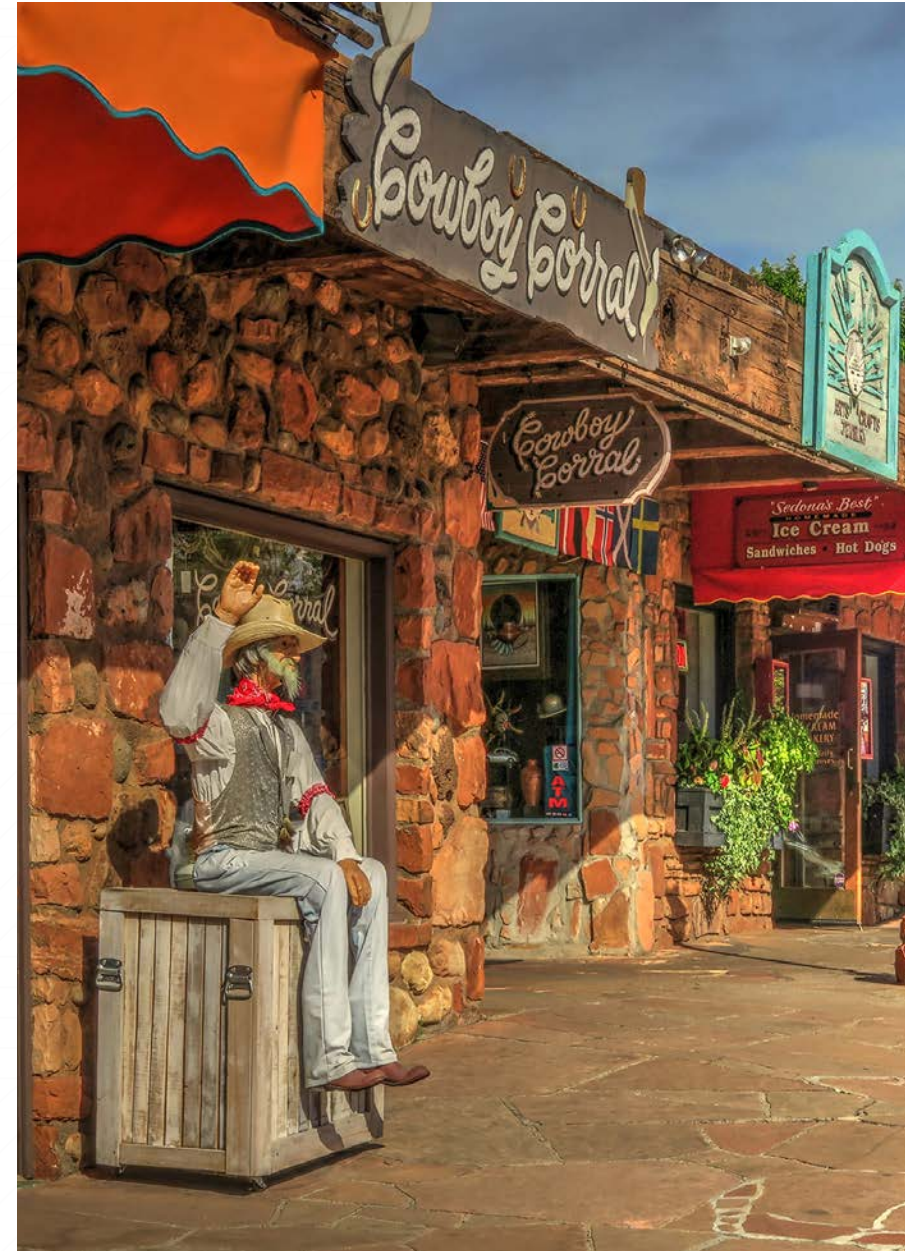
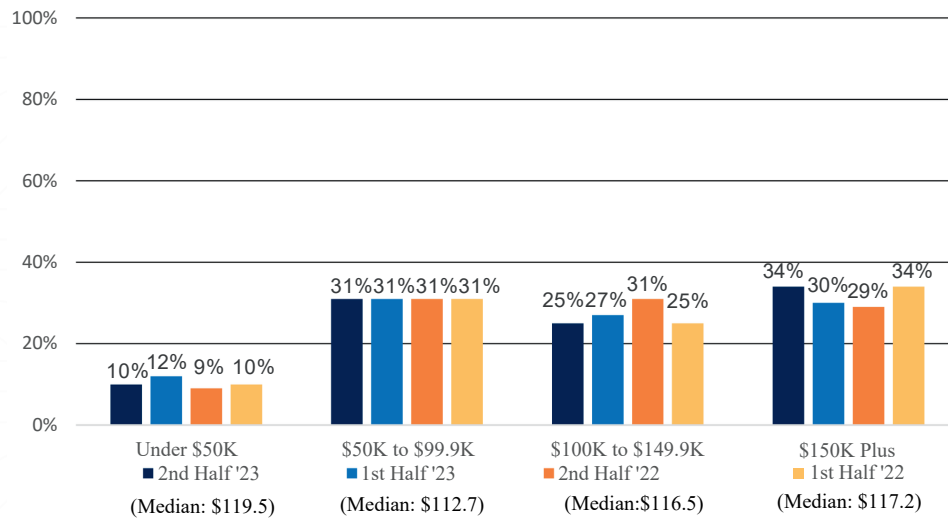
With its unparalleled natural beauty, thriving arts scene, and strong tourism-driven economy, Sedona offers a distinctive blend of outdoor adventure, cultural richness, and small-town charm, making it one of Arizona's most desirable destinations for visitors from around the world.

SEDONA VISITOR SURVEY

AGE



INCOME

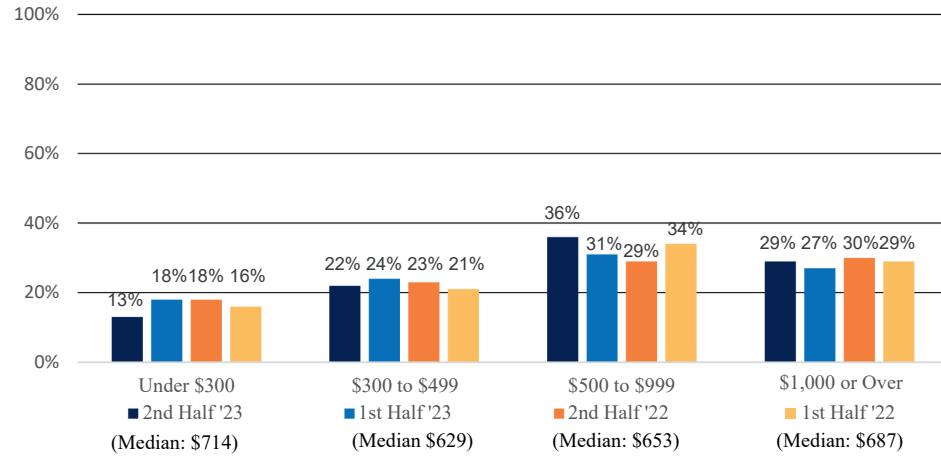


Source: Sedona Chamber of Commerce & Tourism Bureau, Sedona Visitor Survey Executive Summary, July–December 2023, via Sedona Chamber Reports & Research.

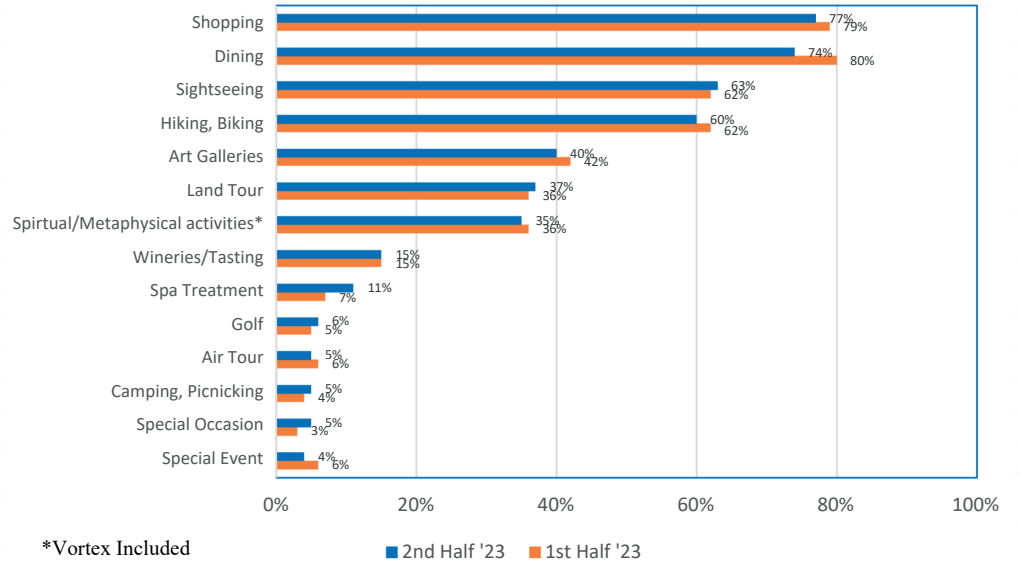
SEDONA VISITOR SURVEY



TRIP SPENDING - OVERNIGHT VISITORS



ACTIVITIES PARTICIPATED IN

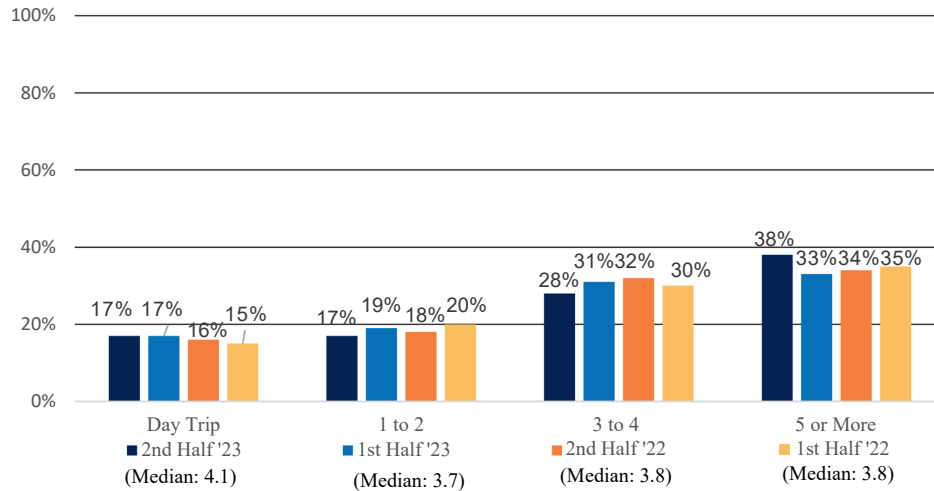


*Vortex Included

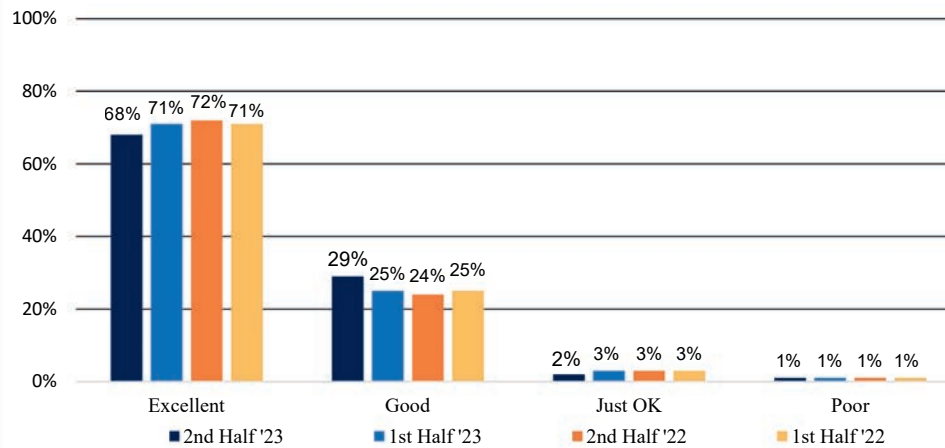
Source: Sedona Chamber of Commerce & Tourism Bureau

SEDONA VISITOR SURVEY

LENGTH OF VISIT



SEDONA AS A TRAVEL DESTINATION



Source: Sedona Chamber of Commerce & Tourism Bureau

SEDONA DEVELOPMENTS

Oak Creek Heritage Lodge



Schnebly Hill Rd

A newly approved 70-room resort, featuring amenities such as a pool, restaurant, spa, meeting space, and a limited number of workforce housing units, is planned for the area near Schnebly Hill Road. This upcoming development is expected to enhance local hospitality offerings and contribute to the region's ongoing growth.

Village at Saddlerock Crossing



82 Saddlerock Circle

The City Council has approved the Saddlerock Crossing (Oxford Hotel) project, a mixed-use development that will introduce a 100-room hotel along with 46 workforce housing units on approximately 6.4 acres. This project reflects Sedona's continued investment in expanding both lodging capacity and much-needed workforce housing, supporting long-term economic vitality.



HOTEL ROOMS

Sedona has approximately 2,800 hotel rooms city-wide based on 2024 tourism reporting.



STR GROWTH & IMPACT

Sedona's STR count has tripled since 2020, increasing from roughly 400 units to more than 1,200 licensed rentals.



SHORT-TERM RENTALS (STRS)

City records indicate about 1,211 licensed short-term rentals within Sedona as of December 2024.

Additional analytical sources suggest larger counts when STR platforms are included – with AirDNA-based data estimating 2,438 total STRs in Sedona (this includes some hotel and timeshare units that aren't traditional housing).

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