



118 W. ROUTE 66, FLAGSTAFF | ARIZONA

## Prime Retail Space on Historic Route 66

*This ±7,968 SF street-level retail property offers high-visibility Route 66 frontage, flexible showroom and storage space, access to an adjacent parking lot, and warehouse space. The building is ideally suited for destination retail, outdoor lifestyle brands, or flagship concepts seeking authentic character and year-round foot traffic.*



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

**Lease:**  
**\$8,000/**  
**mo.**  
**Gross**

**Contact:**

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## Property Overview

Opportunities like this rarely come available in downtown Flagstaff. Located directly on Historic Route 66, this property combines high foot traffic, strong visibility, and access to an adjacent parking lot, solving one of downtown's biggest challenges.

Formerly home to a long-standing local pawn shop, the building combines authentic Route 66 character with functional retail and storage space with additional warehouse space. Parking is available in the adjacent hotel parking lot during business hours. In a downtown market where parking is often the limiting factor, this asset removes friction for customers, staff, and operations alike.

For brands looking to establish a true Flagstaff footprint—rather than simply occupy space—this location delivers visibility, accessibility, and long-term relevance.





## Location Advantages

Historic Route 66 is not just a road—it's the spine of downtown Flagstaff. This stretch captures consistent foot traffic from locals, tourists, and seasonal visitors moving between downtown shops, restaurants, hotels, and cultural landmarks.

Situated within walking distance of Flagstaff's core commercial district and minutes from Northern Arizona University, the property benefits from year-round activity driven by tourism, students, and the local community. The surrounding environment supports destination retail, lifestyle brands, and experiential storefronts that thrive on visibility and walkability.

Unlike secondary downtown locations, this site sits directly in the flow—where people naturally gather, explore, and spend time.

### Key Features

- Street-level retail storefront with Route 66 exposure
- Rear retail storage / operational space
- Enclosed warehouse space
- Adjacent parking lot for customer use
- Flexible interior suitable for a variety of retail concepts
- Strong signage and branding opportunity
- High foot traffic and daily visibility

## Ideal For

- Outdoor and lifestyle brands entering the Flagstaff market
- Destination or flagship retail concepts
- Specialty retail with inventory or storage needs
- Established local brands upgrading to a high-visibility downtown presence
- Showroom-style retail with back-of-house operations



## Lease Terms

- Rent: \$8,000 per month
- Lease Type: Gross
- Term: 3-4 yr lease
- Condition: Space offered as-is





<b>Zoning</b>	Highway Commercial (HC) - City of Flagstaff
<b>Building Size</b>	±7,968 SF (per public record)
<b>Retail Showroom</b>	Street-facing retail space
<b>Retail Storage</b>	Rear storage/back-of-house space
<b>Parking</b>	Adjacent hotel parking lot
<b>Year Built</b>	1949
<b>Availability</b>	Immediate
<b>Rent</b>	\$8,000/mo. NNN



## 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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