

The Artist's Kitchen

313 SR 179 C-11, Sedona | Arizona



Offering Memorandum

Business asking price:
\$200,000 plus inventory

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as The Artist's Kitchen, located at 313 SR 179 C-11 (hereinafter the "Company").

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kelly and Call Commercial expressly

reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Kelly and Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Company.

This Offering Memorandum is deemed to represent the state of affairs of the Company currently, but does not represent or constitute an indication that there has been no change in the state of affairs of the Company since this Offering Memorandum was prepared.



The Artist's Kitchen

Step into an international award-winning gourmet kitchen shop! The Artist's Kitchen, located in the renowned Tlaquepaque Arts and Crafts Village in Sedona, Arizona, stands as the area's sole retailer offering a curated selection of gourmet kitchen cookware, dinnerware, and accessories.

The Artist's Kitchen is an experience, honored for merchandising excellence as the U.S. housewares winner among 32 retailers globally at the IHA Global Innovation Awards (gia) gala during The Inspired Home Show 2025. This store was also named the #1 retailer in the county by the International Housewares Association's Global Innovations Awards for '24-'25, and is a winner of the "excellence in retailing" award for the United States. From the moment visitors walk through the door, they are met with displays of unique and high-quality kitchen tools, tableware, and exclusive culinary finds. The shop boasts a curated inventory of unique items from around the world, all within beautiful Southwestern architecture featuring colorful murals painted by a former Disney artist.

Highlights:

- International award-winning retailer
- Only gourmet kitchen cookware, dinnerware, and accessories retailer in the area
- Located in the heart of the high-traffic Tlaquepaque Arts and Crafts Village
- Enormous potential for e-commerce expansion

Whether you're a seasoned entrepreneur or a culinary enthusiast, The Artist's Kitchen offers a rare opportunity to own a thriving and celebrated piece of Sedona's vibrant retail scene.

Business Summary



Tlaquepaque Arts and Crafts Village

The Artist's Kitchen occupies a prominent, 2,200 square foot, leased retail space within the internationally renowned Tlaquepaque Arts and Crafts Village at 336 State Route 179, Unit C-11 in Sedona, Arizona. This prime location places the business in the heart of a heavily visited shopping village, known for its unique blend of art galleries, boutiques, and artisan shops. The village draws high foot traffic from both locals and tourists, ensuring consistent visibility and accessibility for the business.

Tlaquepaque Arts and Crafts Village is authentically fashioned after a traditional Mexican village, featuring vine-covered stucco walls, cobble-stoned walkways, and magnificent arched entryways, creating a unique and inviting atmosphere for visitors. The Artist's Kitchen is an integral part of this vibrant community and participates in many local events sponsored by the village.

The village, established in the 1970s, has been a Sedona landmark and features over 50 galleries and shops, bordered by superb restaurants. Given its strategic location and the village's status as a top Sedona attraction, the leased facility offers significant advantages for a retail business.

Leased Location



Interior



Sedona, Arizona

Sedona, Arizona, nestled amidst the stunning red rock formations and pine forests, is a world-renowned tourist destination. Annually, the city attracts over 3 million visitors, drawn by its breathtaking landscapes, vibrant arts and culture scene, and opportunities for outdoor recreation. Recent data indicates a notable increase in high-income visitors, with 25% of tourists coming from households earning over \$250,000 annually, signifying a growing demographic of affluent travelers.

The city's economy is heavily dependent on tourism, which accounts for 77% of Sedona's sales tax collections and contributes significantly to the local economy, generating over a billion dollars in annual economic impact and supporting around 10,000 jobs. Beyond its natural beauty, Sedona offers a diverse range of attractions,

including world-class resorts, unique shops, art galleries, and spiritual and metaphysical offerings. Popular activities include hiking, mountain biking, jeep tours, and exploring famous sites like the Chapel of the Holy Cross and the Tlaquepaque Arts and Crafts Village.

Sedona's commitment to sustainable tourism is evident, with efforts to manage visitor impact and enhance the experience for both tourists and residents. While the city's population is relatively small, around 9,770 people with a median age of 59, the continuous influx of visitors, including a substantial number of Arizona residents and a growing international segment, creates a strong and consistent customer base for local businesses. The emphasis on outdoor activities, arts, and cultural festivals further contributes to a thriving and dynamic market.

Market Overview



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