



Subject Property

2511 E. ROUTE 66 | FLAGSTAFF, ARIZONA

Premier Retail Pad Opportunities

Highlights:

- $\pm 2,000'$ of frontage on Route 66, adjacent to established national and regional retailers
- Timely QSR opportunities on the only parcel under development already zoned for quick-service use
- LOIs in place for Aldi and 7 Brew Coffee — anchoring the development
- Flexible pad and shop space options, including ground lease and build-to-suit availability

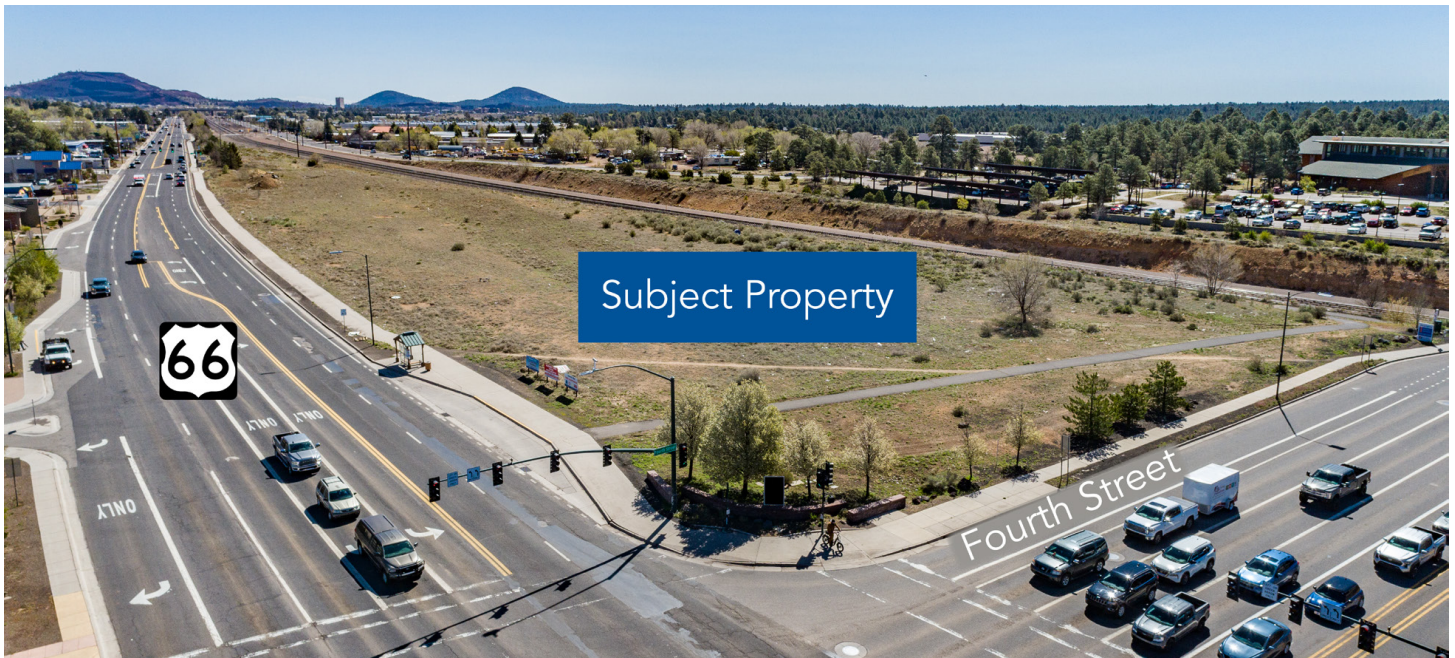


Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, AZ 86001
Phone: 928 440 5450

Ground Lease or Lease

Contact:

ROB GERLAK
Principal
928 440 5450
Rob@KellyandCall.com



Property Overview

Located at one of Flagstaff's busiest retail intersections, this 8.70-acre site sits along Historic Route 66 with approximately 2,000 feet of frontage. The property is zoned Highway Commercial and is equipped with perimeter sidewalks, gutters, and comprehensive utilities. The Preliminary Site Plan has received approval from the City of Flagstaff, with full approval anticipated in early 2027.

This high traffic intersection is expected to grow significantly in the coming years, as it serves as the primary route to the newly constructed Canyon Del Rio subdivision, with future plans to connect Fourth Street through JW Powell Blvd to Interstate 17.

Surrounded by an established retail base — including Chick-fil-A, Dutch Bros, and Sportsman's Warehouse — this development offers strong visibility and immediate access to daily traffic on one of the city's primary commercial corridors.

Spaces for Lease

- ±8,000 SF Total (3 suites, all available)
1. Two end-cap suites: built-to-suit lease rate

of \$85/SF. One end cap has drive-thru availability

2. Middle suite: built-to-suit lease rate of \$52/SF
- Pads 1 & 2, and Lot 6: Build-to-suit lease opportunity, rate TBD based on needs of user

Ground Lease Options

- Pad 1: \$165,000/year (double stack drive-through)
- Pad 2: \$165,000/year (double stack drive-through)
- Lot 6: 1.1 Acres available for ground lease — pricing TBD based on the needs of the user

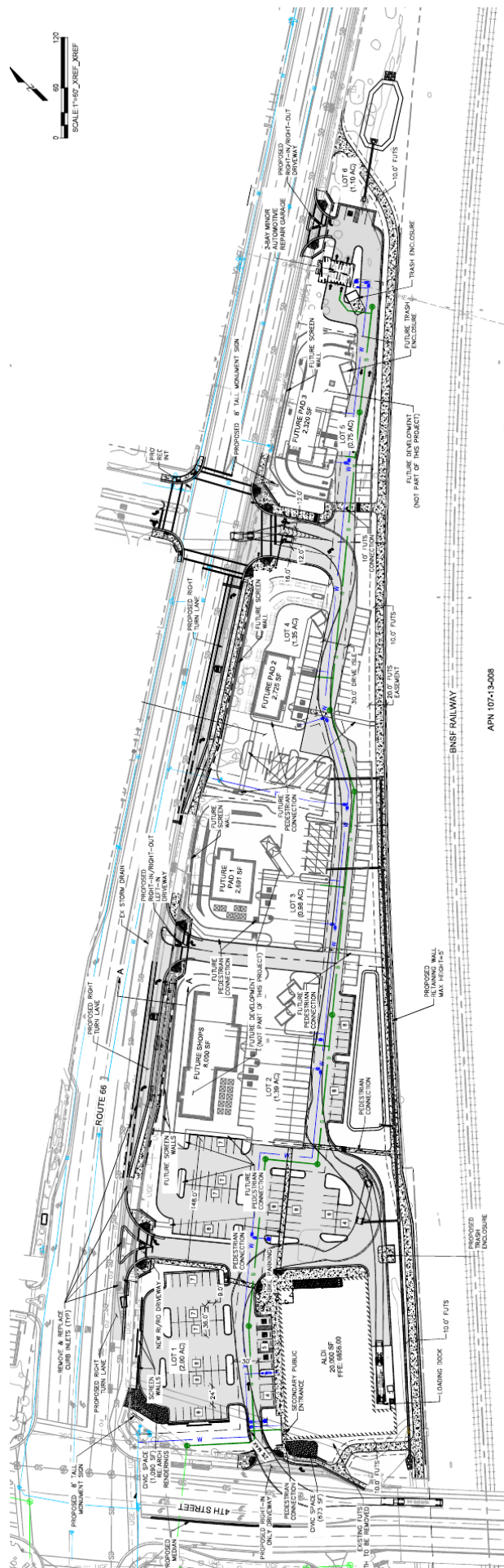
Targeted Development Uses

- Quick Service Restaurants, Gas Station, Automotive Services, Shops, Casual Dining Restaurants, and Mini-anchor



*ADOT 2025 Traffic Counts





MARKET OVERVIEW

FLAGSTAFF, ARIZONA

Northern Arizona's Four-Season Crossroad & Gateway to the Grand Canyon

101,822

FLAGSTAFF CCD POPULATION

144,400

METRO POPULATION

5M+

ANNUAL VISITORS

7,000 ft

ELEVATION



LOCATION & GEOGRAPHY

Flagstaff sits in Arizona's high country at roughly 7,000 feet, surrounded by the **largest contiguous ponderosa pine forest in the world**. As the regional crossroads for Northern Arizona, the city anchors access to **Grand Canyon National Park** (about 90 minutes north) and seven other national parks and monuments, positioning it as a premier hub for both visitors and commerce.



FOUR-SEASON RECREATION & TOURISM

A true all-season destination — camping, hiking and biking trails, vivid fall color, and winter snow play and skiing draw visitors year-round. Comfortable summer temperatures fuel an active festival calendar from **June through October**, including the Museum of Northern Arizona's Heritage Festivals celebrating Native American and Latin cultures. Tourism supports an estimated **1 in 10 local jobs**.

Hiking & Biking

Winter Skiing

Fall Foliage

Summer Festivals



HIGHER EDUCATION

Flagstaff is a college town built around education, research, and professional development.

27,000+

NORTHERN ARIZONA UNIVERSITY STUDENTS SYSTEM-WIDE

2,500+

COCONINO COMMUNITY COLLEGE STUDENTS



SCIENCE, HEALTH & INNOVATION

Beyond tourism and education, Flagstaff hosts a strong science and health sector: **Flagstaff Medical Center** (Northern Arizona Healthcare), a regional hospital and Level I trauma facility; **W.L. Gore & Associates** medical products manufacturing; and **Lowell Observatory**, a working astronomical research center. Flagstaff was the **world's first International Dark Sky City**, recognized for its leadership in preserving the night sky as a natural resource.



DARK SKY CITY

World's first International Dark Sky City



COLLEGE TOWN

Anchored by NAU & Coconino Community College



REGIONAL HUB

Crossroads for Northern Arizona & the Grand Canyon



FOUR SEASONS

Year-round outdoor recreation & festivals

An ever-growing resort community — local families, vacation rentals, Northern Arizona's regional market, and second-home owners from all walks of life — Flagstaff provides a **strong, diversified customer base for commercial enterprises**.

FLAGSTAFF, ARIZONA

Sources: U.S. Census Bureau, American Community Survey, NAU, Coconino Community College, City of Flagstaff

Contact:

Kevin B. Call, CPA

Designated Broker

Principal

928 440 5450

Kevin@KellyandCall.com

Rob Gerlak

Principal

928 440 5450

Rob@KellyandCall.com

Becki Whitehead

Licensed Agent

928 440 5450

Becki@KellyandCall.com



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Real Estate and Business Brokerage