



717 W. RIORDAN ROAD, FLAGSTAFF | ARIZONA

Highly Desirable Property Off Milton Road Corridor

Rare opportunity to acquire a strategically positioned commercial property at one of Northern Arizona's highest-traffic intersections, featuring versatile Highway Commercial zoning and multiple value-creation pathways. This investment-grade asset offers exceptional visibility in Flagstaff's thriving business district with additional expansion potential through an adjacent available parcel.



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

For Sale:
\$3,200,000

Contact:

KEVIN B. CALL, CPA
Designated Broker
Principal
Phone: 928 440 5450
Kevin@KellyandCall.com

ROB GERLAK
Principal
Phone: 928 440 5450
Rob@KellyandCall.com



Located in Flagstaff's Busiest Commercial District

Positioned at one of Northern Arizona's busiest intersections, this premium commercial property offers unparalleled visibility and accessibility—essential elements for sustainable business success. Located just west of the high-traffic corner of Milton Road and Riordan Road in Flagstaff, this property commands attention from multiple traffic flows.

This well-positioned asset presents a versatile investment canvas for the discerning buyer. The property's historical character, dating back to 1942, coupled with its prime location and Highway Commercial zoning, creates an ideal foundation for multiple strategic approaches. Investors can pursue comprehensive redevelopment to maximize the site's potential, leverage the existing structure for immediate owner occupancy,

or maintain it as an income-producing leased investment with future upside potential.

The strategic value of this offering is significantly enhanced by an adjoining development opportunity. The adjacent 0.56-acre parcel, featuring a 7,000-square-foot building constructed in 1978, is available under separate contract for \$4,100,000. Acquisition of both properties would create a commanding 1.27-acre assemblage at this prominent intersection, unlocking comprehensive development possibilities rarely found in established commercial corridors. This expanded footprint would provide sufficient scale for larger commercial concepts while maintaining the exceptional visibility and access that defines this location.





Features

Price	\$3,200,000
Building Size	4,186 SF free-standing, two-story office building. Fully renovated and in excellent condition.
Lot Size	.71 Acres
Zoning	Highway Commercial (HC) This zoning is the most attractive commercial zoning on Milton Road
Assessor Parcel	#103-03-015A
Property Taxes	\$12,528.90 (2024)
Age	Built 1942
Parking	Excellent in and out access of oversized parking lot
Access	Excellent access from lighted Milton Road/Riordan Road intersection

Surrounding Uses

- Food Service (sit-down & fast food)
- Retail
- Hotel
- Student Housing
- Multi-Family Housing
- Shopping Center
- Various Small Industrial Users

Economic Drivers

- Northern Arizona University
- Frontage on Interstate 17/US Highway 180
- Principal Access to Grand Canyon National Park
- Main access to Arizona Snow Bowl
- Highly Visible
- Hard Stop Light Ingress/Egress



Market Overview: 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.