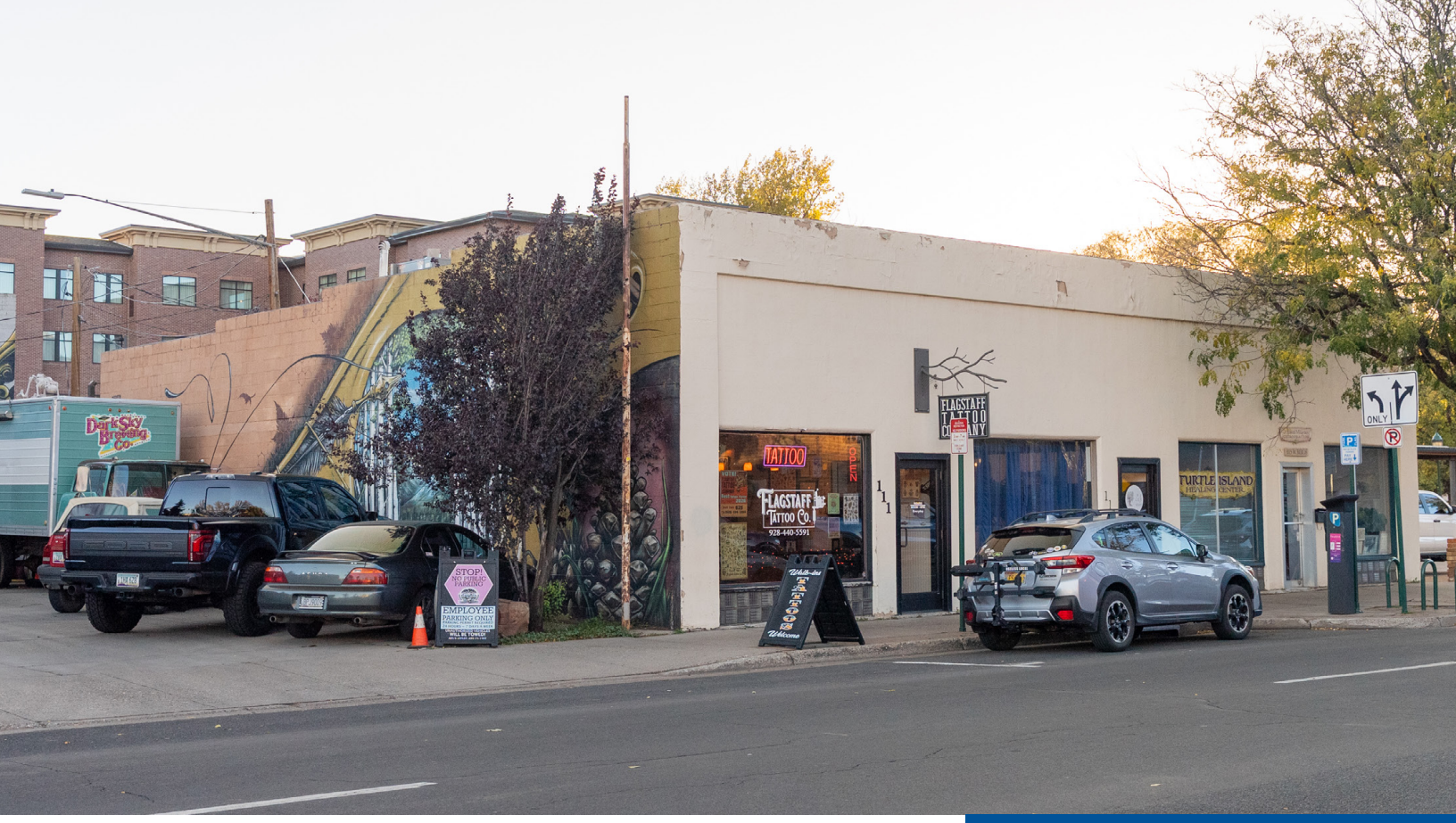


111-115 W BIRCH AVE | FLAGSTAFF, ARIZONA

The Mitchell Building: Downtown Retail

Highlights:

- *Great downtown location, steps from Heritage Square, shops and restaurants*
- *Highly desired retail storefronts with strong foot traffic*
- *100% leased: tattoo studio, hair salon and professional office*
- *3% annual base rent increases in every lease*
- *Leases run through 2028, 2029 and 2030*
- *On-site parking behind the building*

KELLY & CALL COMMERCIAL
Real Estate and Business Brokerage

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

For Sale:

$1,035,000

Contact:

KEVIN B. CALL
Designated Broker
Principal
928 440 5450
Kevin@KellyandCall.com







Property Overview

A fully leased retail building on Birch Avenue is now available in historic downtown Flagstaff. Ground-floor storefronts on this corridor are among the most consistently sought-after retail spaces in Northern Arizona, and ownership opportunities seldom reach the open market.

The building sits steps from Heritage Square, within the walkable core of shops and restaurants that draws steady foot traffic from residents, university students, and visitors throughout the year. On-site parking behind the building adds a practical advantage in an area where parking is limited.

The property is 100% occupied by three established local businesses: a tattoo studio, a hair salon and a professional office. Each lease includes 3% annual base rent increases, providing built-in income growth over the remaining terms. Lease expirations are staggered across 2028, 2029 and 2030, which reduces rollover exposure and gives an owner predictable cash flow with time to plan for renewals or repositioning.

For investors seeking stable, growing income anchored by a durable downtown location, this offering combines in-place occupancy, contractual rent escalations and long-term value in one of Flagstaff's most established retail settings.

Investment Summary

Asking Price	$1,035,000
2026 Annual Base Rent	$56,739
Building Size	4,155 SF
Lot Size	.20 Acres
Price per SF	$249.10
Occupancy	100%

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Lease Summary

Suite	Tenant	SF	Lease Start	Lease End	Monthly Rent	Annual Rent	$/SF/Yr
111	Flagstaff Tattoo Company Swell Guy LLC · Tattoo studio	TBD	01/01/2026	12/31/2029	$2,076.35	$24,916.20	
113	The Cut Flagstaff Renee Aldrich · Hair salon	TBD	01/01/2024	12/31/2028	$1,145.77	$13,749.24	
115	Dr. David A. Milgram Professional office	TBD	01/01/2025	12/31/2030	$1,506.13	$18,073.56	
Total	100% leased	4,155			$4,728.25	$56,739.00	$13.66

Additional Lease Terms

Suite	Increases	Renewal Option
111	3% Every January 1, beginning 2027	One 5-year Option
113	3% Every January 1	None
115	3% Every January 1	None

Lease Structure

All leases are modified gross. Tenants pay their own utilities, trash, rental sales tax, and a monthly water reimbursement. The landlord pays property taxes, building insurance, and repairs.





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MARKET OVERVIEW

FLAGSTAFF, ARIZONA

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

101,822	144,400	5M+	7,000 ft
FLAGSTAFF CCD POPULATION	METRO POPULATION	ANNUAL VISITORS	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

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