



1051 S. MILTON ROAD & 717 W. RIORDAN ROAD
FLAGSTAFF | ARIZONA

Redevelopment Opportunity On Milton Road Corridor

This prime 1.27-acre commercial development opportunity combines two adjacent parcels at one of Northern Arizona's busiest intersections, offering exceptional visibility, three-sided access, and valuable Milton Road frontage. The Highway Commercial zoning provides maximum development flexibility, making this an ideal investment for businesses seeking high-traffic exposure and long-term appreciation potential.



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

For Sale:
\$6,900,000
1.27 Acres

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



Flagstaff's Busiest Commercial District

Positioned at one of Northern Arizona's busiest intersections, this exceptional commercial property delivers unmatched visibility and accessibility—the foundation for long-term business success.

Investment Opportunity

A rare opportunity exists to acquire both 1051 S Milton Rd and 717 W Riordan Rd simultaneously. These adjacent parcels present significant potential for combination and redevelopment, offering investors maximum flexibility and future value appreciation.

Strategic Advantages

The Highway Commercial zoning designation provides exceptional development flexibility, accommodating a wide range of commercial

uses while maximizing investment potential. The property's corner location with multiple access points ensures optimal traffic flow and customer convenience.

This represents a unique opportunity to secure prime commercial real estate in a high-traffic corridor with substantial redevelopment potential.

Property Details

- Total Combined Acreage: 1.27 acres
- Access: Three-sided accessibility with hard corner positioning
- Frontage: Prime frontage along Milton Road
- Zoning: Highway Commercial (HC) - the most versatile and desirable commercial classification available

717 W. Riordan Road, Flagstaff | AZ

Features

Price	\$2,800,000
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

1051 S. Milton Road, Flagstaff | AZ

Features

Price	\$4,100,000
Building Size	7,000 SF free-standing one-story retail building
Lot Size	.56 Acres
Zoning	Highway Commercial (HC) -- This zoning is the most attractive commercial zoning on Milton Road
Assessor Parcel	#103-03-003
Property Taxes	\$11,004.34 (2024)
Age	Built 1978
Parking	Excellent in and out access of good sized parking lot
Access	Excellent access from lighted Milton Road/Riordan Road intersection

Contact Us:

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

Rob Gerlak
Principal
Phone: 928 440 5450
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Becki Whitehead
Agent
Phone: 928 440 5450
Becki@KellyandCall.com

Dave Thomas, CCIM
Agent
Phone: 928 440 5450
Dave@KellyandCall.com





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.

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