

SALE

HIGH PROFILE AND VERSATILE COMMERCIAL PROPERTY

460 N Switzer Canyon Dr Flagstaff, AZ 86001



SALE PRICE

\$2,400,000

Darien Degher
(928) 607-3749

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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PROPERTY DESCRIPTION

Exceptional opportunity to acquire a 10,000 square foot freestanding commercial building positioned along a highly trafficked, mixed-use corridor, offering outstanding visibility and accessibility. The property presents a compelling option for owner-users seeking long-term control or investors pursuing stable income with future upside. Zoned Highway Commercial, the building is ideally suited for a wide range of uses, including medical, professional services, retail, or specialty commercial users. The flexible floor plan allows for efficient single-tenant occupancy or the potential for subdivision, enhancing adaptability to changing market demands. Prominent frontage along a major thoroughfare ensures strong exposure to daily traffic counts, while the surrounding mix of residential, office, and retail uses supports consistent consumer and employee activity. The freestanding configuration provides identity, signage opportunities, and convenient on-site parking—benefits that are increasingly in demand among medical and retail tenants. Whether positioned as a flagship location for an owner-user or held as a long-term investment with rental growth potential, this property offers a strategic blend of visibility, zoning flexibility, and functional design in a growing commercial corridor.

LOCATION DESCRIPTION

Situated in the heart of Flagstaff, the location offers a vibrant blend of commercial, medical, and residential uses. Owners will enjoy easy access to all sectors of the City. The Property is located just south of the Flagstaff Medical Center, sharing the same corridor with private medical practices, commercial uses, worship centers, and high density residential. This unique mixed-use setting offers an enticing backdrop for commercial investors or owner-users looking to capitalize on a flexible footprint in a strategic location.

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PROPERTY HIGHLIGHTS

- Flexible owner-user or investment strategy, allowing immediate occupancy with the option for future lease-up, partial leaseback, or long-term hold
- High-visibility frontage along a heavily trafficked mixed-use corridor, delivering strong daily exposure and customer awareness
- Highway Commercial zoning supporting a wide variety of uses, including medical practices, healthcare services, retail, professional offices, showroom, and specialty commercial users
- Ideal for medical or retail users seeking a permanent, highly accessible location with strong surrounding demographics
- Freestanding configuration offering identity, curb appeal, and enhanced signage opportunities not available in multi-tenant projects
- Excellent signage and branding potential, maximizing visibility to passing traffic and reinforcing business presence
- Dedicated on-site parking with convenient ingress and egress for customers, patients, and staff
- Adaptable interior configuration, allowing for custom buildout tailored to owner-user operational needs (medical buildout, retail showroom, offices, or specialty use)
- Long-term ownership benefits including equity creation, control over occupancy costs, and insulation from rising rental rates
- Strong future flexibility, with potential for leasing, resale, or repositioning as market conditions evolve
- ±10,000 SF freestanding commercial building designed for efficient single-tenant occupancy, providing full control over operations, layout, and branding

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LOCATION INFORMATION

Building Name	High Profile and Versatile Commercial Property
Street Address	460 N Switzer Canyon Dr
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Northern Arizona
Sub-market	West Flagstaff
Cross-Streets	E. Route 66
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	180
Nearest Airport	Pulliam

BUILDING INFORMATION

Building Size	10,000 SF
Building Class	C
Occupancy %	40%

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	HC
Lot Size	31,028 SF
APN #	10125002
Corner Property	No
Traffic Count Street	Switzer Canyon
Amenities	Loading dock, roll-up overhead door, private offices/treatment rooms, large reception, breakroom, ADA bathrooms, storage, on-site parking, street frontage.
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	25

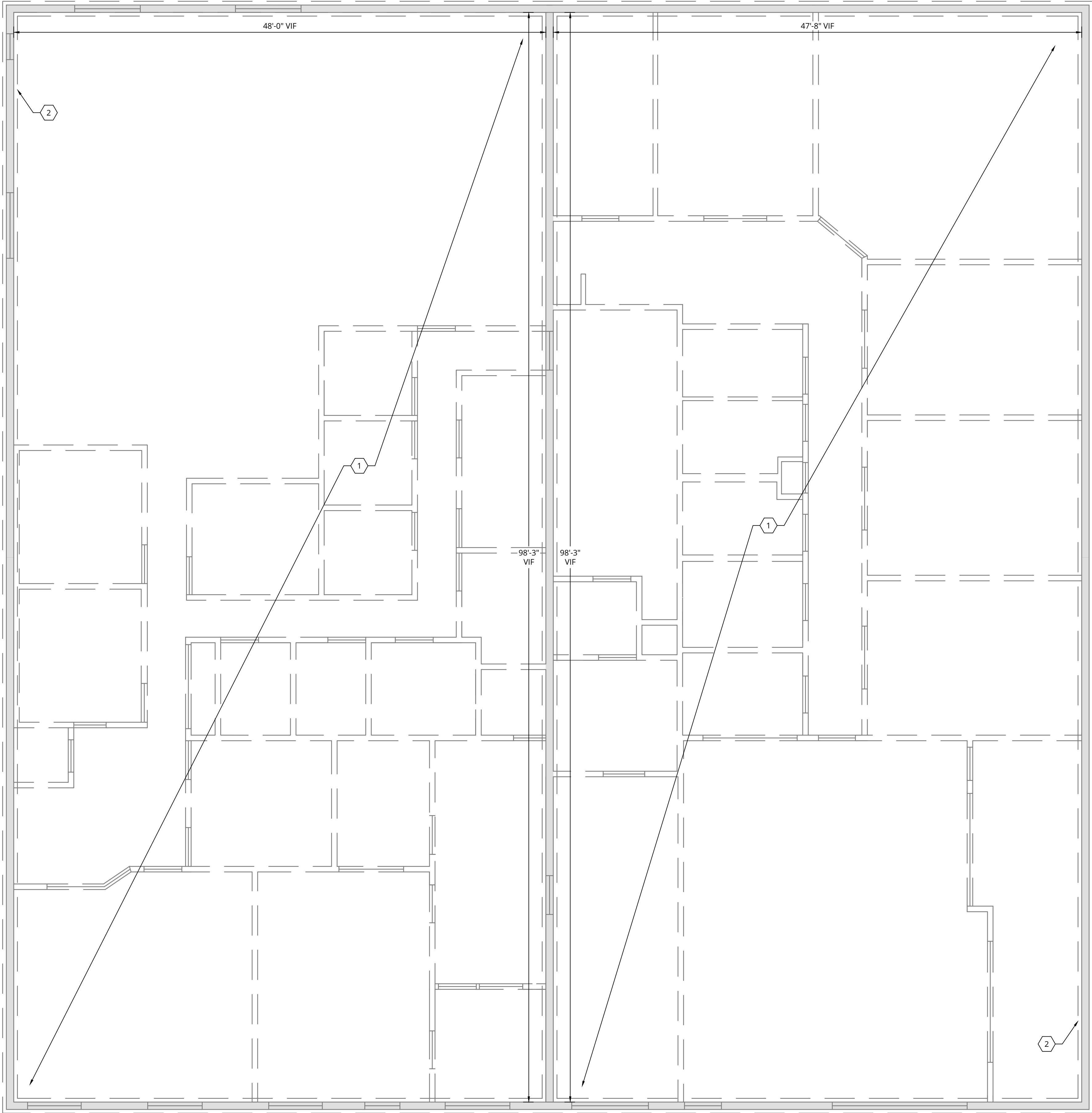
UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	Yes
Restrooms	5

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N

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

(REFERENCE)

PLAN NOTES	
MARK	DESCRIPTION
1	EXISTING CONCRETE SLAB ON GRADE TO REMAIN.
2	EXISTING FOUNDATION TO REMAIN.

LIMITED SCOPE

A FULL REVIEW AND DESIGN OF THIS STRUCTURE FOR COMPLIANCE WITH THE 2018 IRC AND/OR THE 2018 IBC HAS NOT BEEN PERFORMED UNDER THIS SCOPE. THIS SCOPE IS LIMITED TO A DESIGN OF THE ELEMENTS THAT ARE EXPLICITLY LISTED IN THE STRUCTURAL CALCULATION PACKET. ALL OTHER ELEMENTS OF THIS STRUCTURE ARE THE RESPONSIBILITY OF OTHERS. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED DETAILS WITH THE ARCHITECTURAL DRAWINGS AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.

EXISTING CONDITIONS

EXISTING FRAMING AND/OR FOUNDATION MEMBERS ARE NOT ALWAYS VISIBLE AT THE TIME OF THE DESIGN. THESE PLANS INCLUDE REASONABLE ASSUMPTIONS ABOUT THE SIZE, SPACING, AND ORIENTATION OF EXISTING STRUCTURAL MEMBERS. FIELD VERIFY THE EXISTING FOUNDATION AND FRAMING AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCY OBSERVED BETWEEN THE EXISTING CONDITIONS AND DESIGN ASSUMPTIONS SHOWN ON THE PLANS. VISUALLY INSPECT ALL EXISTING JOISTS, RAFTERS, BEAMS WALLS, AND OTHER STRUCTURAL ELEMENTS EXPOSED DURING DEMOLITION AND CONSTRUCTION. NOTIFY ARCHITECT AND ENGINEER OF ANY UNUSUAL PENETRATIONS, NOTCHES, SPLITS, ROT, OR OTHER DAMAGE.

THESE DRAWINGS ARE THE PROPERTY OF SIRIUS STRUCTURES, LLC AND MAY NOT BE REPRODUCED OR REUSED WITHOUT WRITTEN PERMISSION. SIRIUS STRUCTURES, LLC: WWW.SIRIUSSTRUCTURES.COM, INFO@SIRIUSSTRUCTURES.COM, PHONE: (928) 699-7137

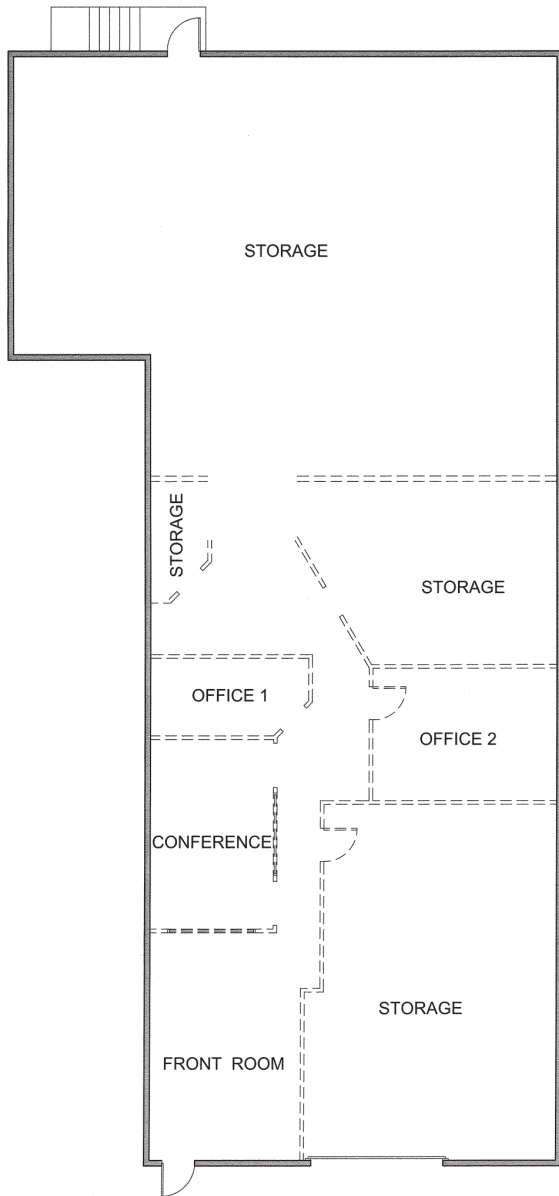
SIRIUS
STRUCTURES

BRIGHT MINDS | RIGHT SOLUTIONS

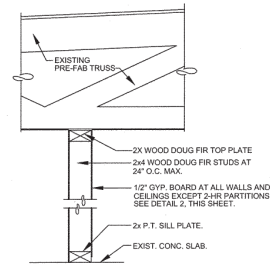
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT
ROOF REPAIR AND STRENGTHENING
460 N SWITZER CANYON DRIVE
FLAGSTAFF, AZ 86001

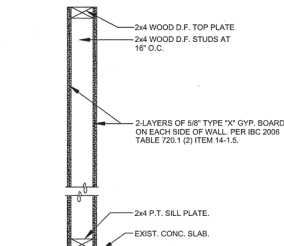
REV.	DATE	DESCRIPTION
JOB: 23027		
EGR: T. NELSON		
DRFT: L. MANONE		
DATE: 5/8/2023		
SCALE: 3/16" = 1'-0"		
SHEET NAME		
FND PLAN		
SHEET NUMBER		
S2		



EXISTING FLOOR/DEMO PLAN
SCALE: 3/16"=1'-0"



1 NON-BEARING WALL TO ROOF



2 NON-BEAR. 2-HR RATED WALL

SQUARE FOOTAGE CALCS

AREA	SQUARE FEET
TOTAL UNDER ROOF	4,188

OCCUPANCY SUMMARY

OCCUPANCY	GROUP	FLOOR S.F.	LOAD FACTOR	OCCUPANT LOAD
MARIJUANA DISPENSARY	B	4,188	100	41

EXITS REQUIRED (PER 2009 IBC SECTION 1015) = 1
EXITS PROVIDED = 2

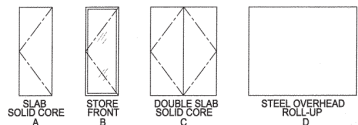
MAX. TRAVEL DISTANCE: 200' REQUIRED: 195' = EXIT ROUTE

WALL SCHEDULE

WALL TYPE	HATCH
NEW 2X4 WALL REFER TO DETAIL 1, SHEET A-2	
EXISTING CMU WALL	

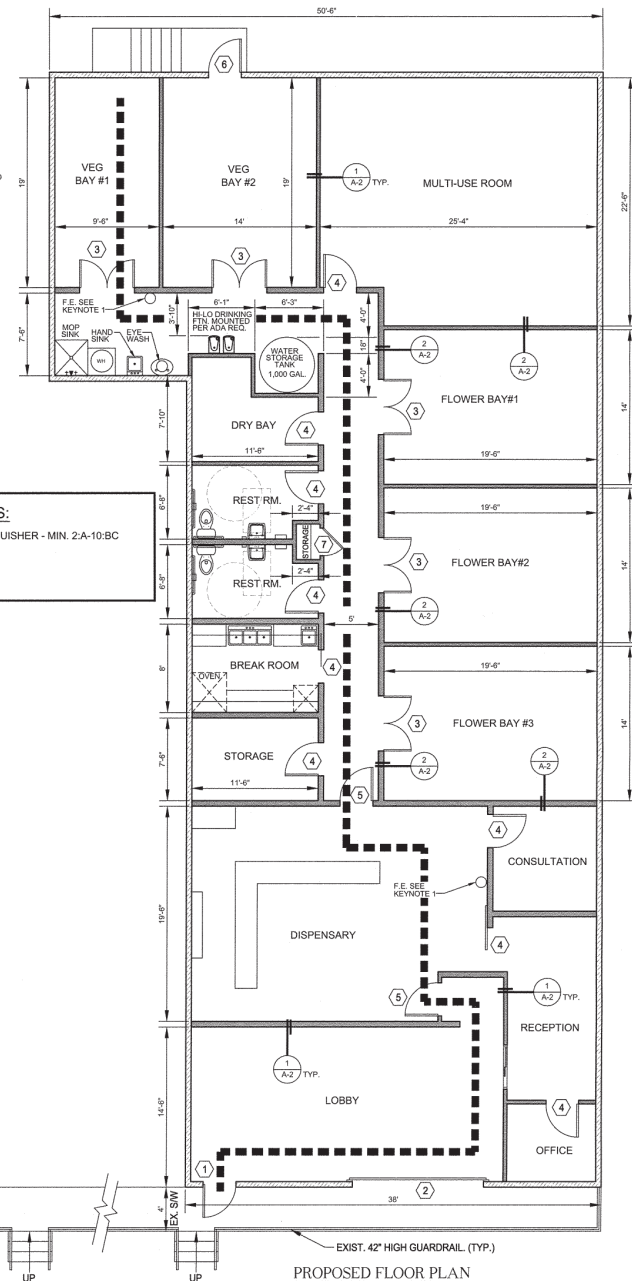
DOOR SCHEDULE

MARK	SIZE	MATERIAL	FRAME	HARDWARE	TYPE	REMARKS
1	3070	METAL	METAL	PUSH BAR/DEAD BOLT	B	EXISTING
2	12080	METAL	METAL	PAD LOCK	D	EXISTING
3	2-3070	WOOD	WOOD	PRIVACY LOCK	C	NEW DOOR
4	3070	WOOD	WOOD	PRIVACY LOCK	A	NEW DOOR
5	3070	WOOD	WOOD	DIGITAL LOCK	A	NEW DOOR
6	3070	METAL	METAL	PUSH BAR/DEAD BOLT	A	EXISTING
7	2870	WOOD	WOOD	PASSAGE	A	NEW DOOR



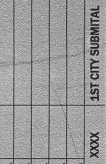
KEYNOTES:

1. FIRE EXTINGUISHER - MIN. 2-A-10-BC



PROPOSED FLOOR PLAN
SCALE: 3/16"=1'-0"

460 N. SWITZER CANYON DR.
FLAGSTAFF, ARIZONA



DATE: 23 JAN 13
DRAWN BY: TK
CHECKED BY: TK
PROJECT NO.: KURTH_3
CADD FILE:

A-2

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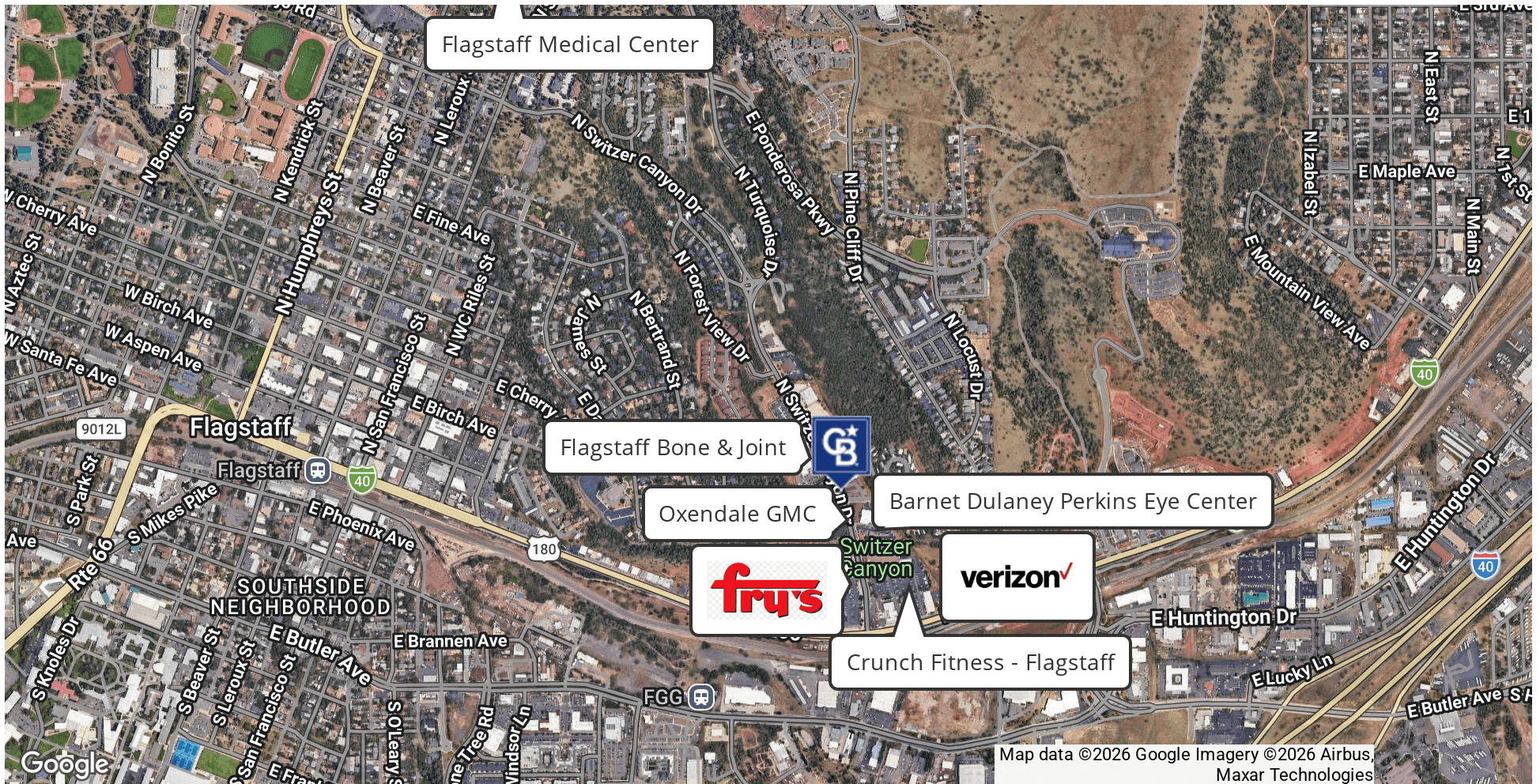


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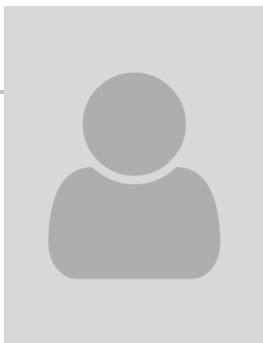


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DARIEN DEGHER

Commercial Sales and Leasing Specialist

darien@flagstaffrealestate.com

Direct: (928) 607-3749 | Cell: (928) 607-3749

PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming a licensed agent in 2011. He brings extensive expertise across a wide spectrum of asset types, including multi million dollar retail, office, and industrial sales; commercial and industrial leasing for both Landlord and Tenant representation; mixed use investment opportunities; land acquisitions and dispositions; business sales; and full service commercial property management for both office and retail portfolios.

With a deep understanding of the continually evolving demands of the commercial real estate industry, Darien leverages his lifelong local ties and comprehensive knowledge of the Northern Arizona market to deliver exceptional value to his clients. His long standing presence in the community has enabled him to cultivate a strong network of professional relationships, benefiting clients ranging from small business owners to institutional investors.

Whether securing a lease for a single executive suite or representing the seller of an executive office complex, Darien approaches every transaction with the same level of diligence, integrity, and respect. A proud Flagstaff native, he graduated Summa Cum Laude from Northern Arizona University and brings a blend of academic excellence, community engagement, interpersonal acumen, and seasoned professional experience to every client engagement. His commitment to understanding and fulfilling the unique needs of each client makes him a trusted advisor in all areas of commercial real estate.

Northland

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