

0.23 ACRES | FOR SALE
FLAGSTAFF, AZ



31

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RARE OPPORTUNITY IN THE HEART OF

Downtown Flagstaff



HIGHLIGHTS

- Close proximity to NAU
- Excellent visibility along main Flagstaff thoroughfare
- High walkability score
- Convenient ingress and egress



OWNER SELLER:

Colmenero Trust

TAX ID/PARCEL:

100-39-007A

CURRENT USE:

Vacant Building

TOTAL ACREAGE:

0.23 AC

ZONING:

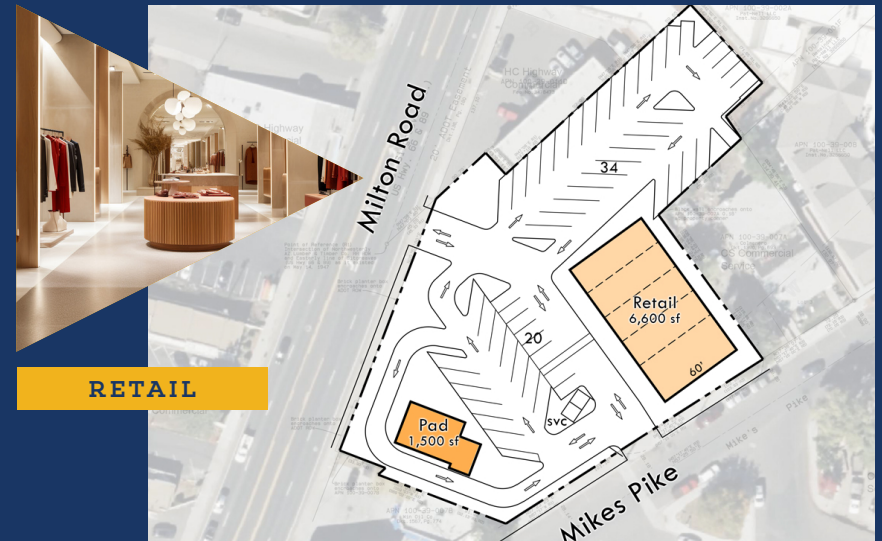
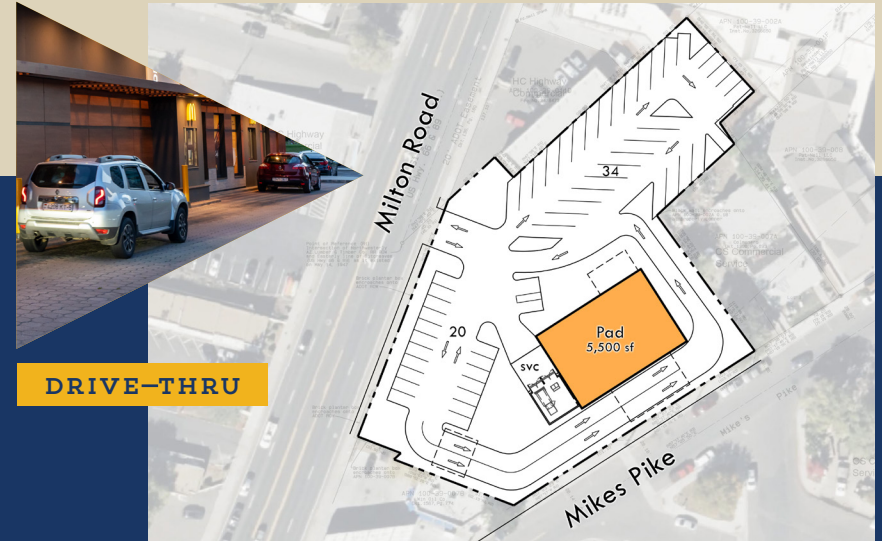
CS - Commercial Service

ENDLESS

Opportunity



POTENTIAL USE CASES



CONNECTED LOCATION.

Built-In Demand.

Flagstaff offers the perfect blend of culture, outdoor lifestyle, and direct access to NAU. The area's vibrant arts scene, steady student and faculty presence, and year-round recreation create a dynamic customer base and strong demand for local services. It's a prime location where community energy and university activity fuel long-term business potential.



NAU ADVANTAGE

NAU'S CAMPUS HOSTS OVER 21,500 ON-CAMPUS STUDENTS AND 3,300 STAFF.

- On campus-enrollment has grown by 66% over the last 20 years.
- Ongoing demand for every day goods, services & housing
- Access to talent – Internships, student workers and collaborations
- Cultural and social vibrancy supports lifestyle and community-oriented businesses



DEMOGRAPHICS

HIGHLIGHTS	1 MILE	3 MILE	5 MILE
Median Household Income	\$84,349	\$103,639	\$109,088
Daytime Population	22,720	63,909	80,231
Households	5,176	23,915	32,904

NEARBY Amenities



Downtown Flagstaff

NAU
NORTHERN
ARIZONA
UNIVERSITY

GROCERS: 7+

RESTAURANTS: 75+

HOTELS: 25+

RETAILERS: 50+





LARRY DOWNEY

Vice Chairman
+1 602 229 5833
larry.downey@cushwake.com

BRENT MALLONEE

Executive Director
+1 602 224 4437
brent.mallonee@cushwake.com

DON ARONES

Managing Director
+1 602 224 4432
donald.arones@cushwake.com

TAYLOR HICK

Senior Associate
+1 602 229 5983
taylor.hick@cushwake.com

