



3120 E. ROUTE 66, FLAGSTAFF | ARIZONA

## Prime Development Opportunity on Historic Route 66

This exceptional commercial site along Historic Route 66 offers unparalleled visibility and direct Interstate 40 access, ready for immediate redevelopment. With its rich hospitality heritage and high-traffic location, this landmark property presents a rare opportunity for lodging, retail, dining, or mixed-use development on one of America's most iconic corridors.

**For Sale:**  
\$2,750,000  
1.56 acres

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## Property Overview

Located along the highly traveled Historic Route 66 corridor, this 1.56-acre parcel offers exceptional visibility and convenient access to Interstate 40 via the Country Club exit. The site has a rich hospitality history, formerly home to the El Pueblo Motor Inn.

The current owner has removed two of the five original structures, with the remaining structures reduced to studs, providing an open slate for redevelopment. With high traffic flow and prominent exposure, this site is ideal for a variety of commercial uses including lodging, dining, retail, or mixed-use development. Don't miss this rare opportunity to reimagine a landmark location in a high-demand area.

## Features

Access	Easy access to Interstate 40
Zoning	Highway Commercial
Lot Size	1.56 acres
Assessor Parcel	#108-08-002
Lot Improvements	Curb, Sidewalk, and utilities to the property



## Market Summary 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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