

**FOR SALE**

**3651 S Hwy 92**  
Sierra Vista, AZ 85650


**PROPERTY HIGHLIGHTS**

- Class C, built in 1974
- Located in a high-growth area
- Great option for retail, professional office, daycare, or vet clinic

<b>BUILDING SF</b>	2,400
<b>LAND SF</b>	22,651
<b>YEAR BUILT</b>	1974
<b>PARKING</b>	20 Spaces (Est.)
<b>TRAFFIC COUNTS</b>	26,121 VPD on Highway 92

<b>SIGNAGE TYPE</b>	N/A
<b>1-MILE (POP.)</b>	5,745
<b>3-MILE (POP.)</b>	22,511
<b>MED. INCOME</b>	\$80,310
<b>SPACE USE</b>	Retail / Office



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### MARKET COMMENTARY

Sierra Vista's population is under 45,000, the businesses serve more than 125,000. Sierra Vista is the largest metropolitan community in southeast Arizona. The median household income (in 2020 dollars) is \$52,183. Businesses and citizens pay one of the lowest sales tax rates in Arizona - 1.95 percent.

As of 2017, 1,745 employer firms operate out of Sierra Vista. A strategic military post, Fort Huachuca, employs 8,000. Canyon Vista Medical Center employs 750.

Fort Huachuca, Canyon Vista Medical Center, Sierra Vista Unified School District, City of Sierra Vista, Walmart, JACOBS Technology and other nationally owned chains as well as locally owned businesses.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	107-56-006
<b>2021 RE TAXES</b>	\$6,916.55
<b>ZONING</b>	GB - General Business

### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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