

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

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

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



Sher French
Account Director
 +1 314 391 2980
sher.french@cushwake.com

TUCSON CONTACT
Greg Furrier
Principal, Retail Properties
 +1 520 546 2735
gfurrier@picor.com

TUCSON CONTACT
Rob Tomlinson
Principal, Retail Properties
 +1 520 546 2757
rtomlinson@picor.com

FOR SALE

3651 S Hwy 92
Sierra Vista, AZ 85650

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

TAX PARCEL ID	107-56-006
2021 RE TAXES	\$6,916.55
ZONING	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:

Sher French
Account Director
+1 314 391 2980
sher.french@cushwake.com

TUCSON CONTACT
Greg Furrier
Principal, Retail Properties
+1 520 546 2735
gfurrier@picor.com

TUCSON CONTACT
Rob Tomlinson
Principal, Retail Properties
+1 520 546 2757
rtomlinson@picor.com