



Fry Blvd 20,556 VPD (2024)

19,457 VPD (2024)

BUILT-TO-SUIT / GROUND LEASE PAD

SWC Fry Blvd & Highway 92
Sierra Vista, AZ 85635

For more information
please contact:

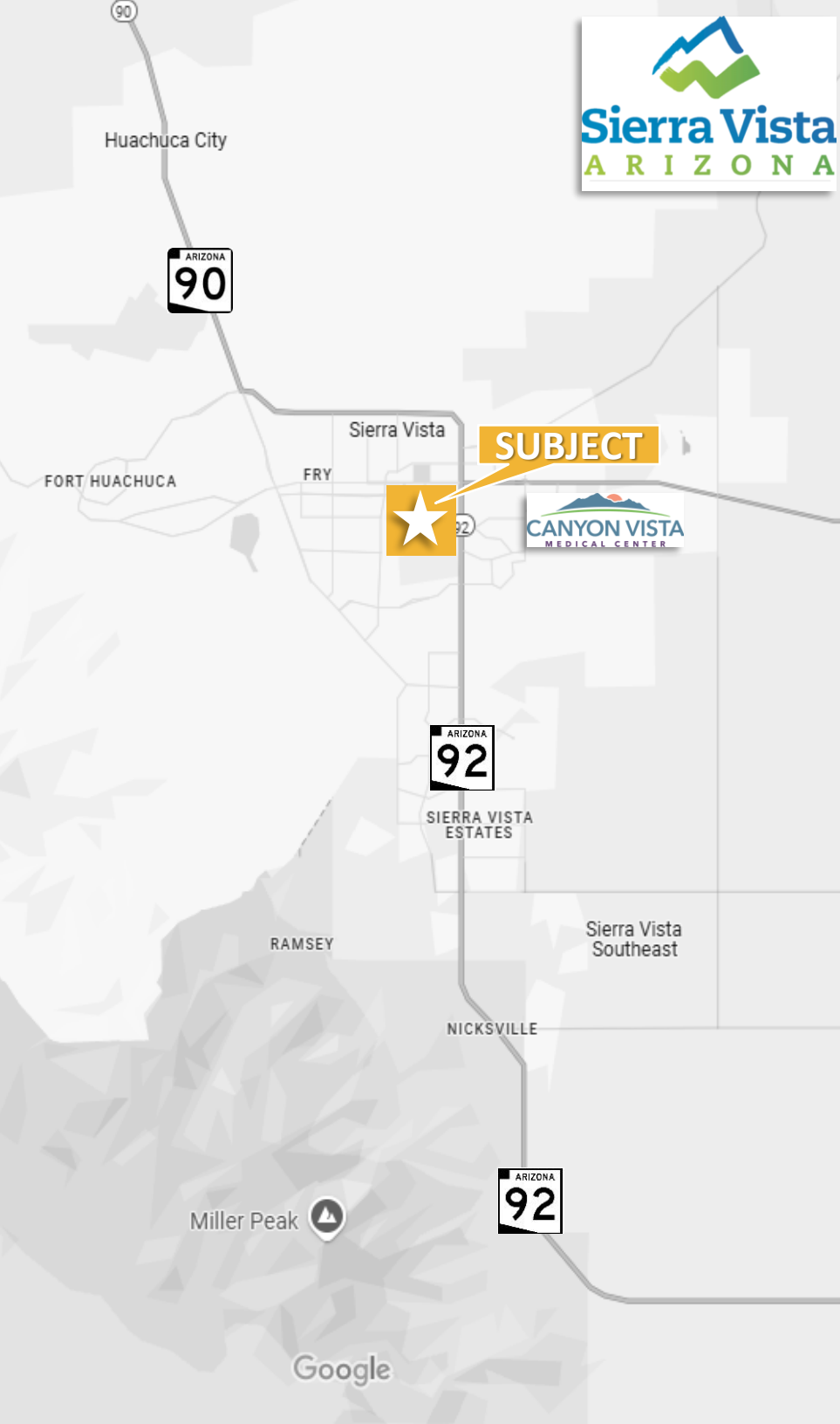
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7/3/2025



PROPERTY HIGHLIGHTS

The southwest corner of E Fry Blvd and Highway 92 is a highly visible, established retail location in Sierra Vista's main commercial corridor. Surrounded by national retailers and service providers, this intersection offers excellent access, strong traffic counts, and proximity to major employment and residential growth, making it ideal for retail, restaurant, or service uses.

±33,500 SF

HIGHLIGHTS

- Anchored by Harbor Freight Tools
- Property can accommodate a drive thru
- Prime intersection with high visibility and easy access
- Close proximity to Fort Huachuca, a major regional employer
- Located along two of Sierra Vista's busiest thoroughfares
- Strong local demographics and ongoing residential development
- Zoning: GC, Commercial (Sierra Vista)

SITE PLAN



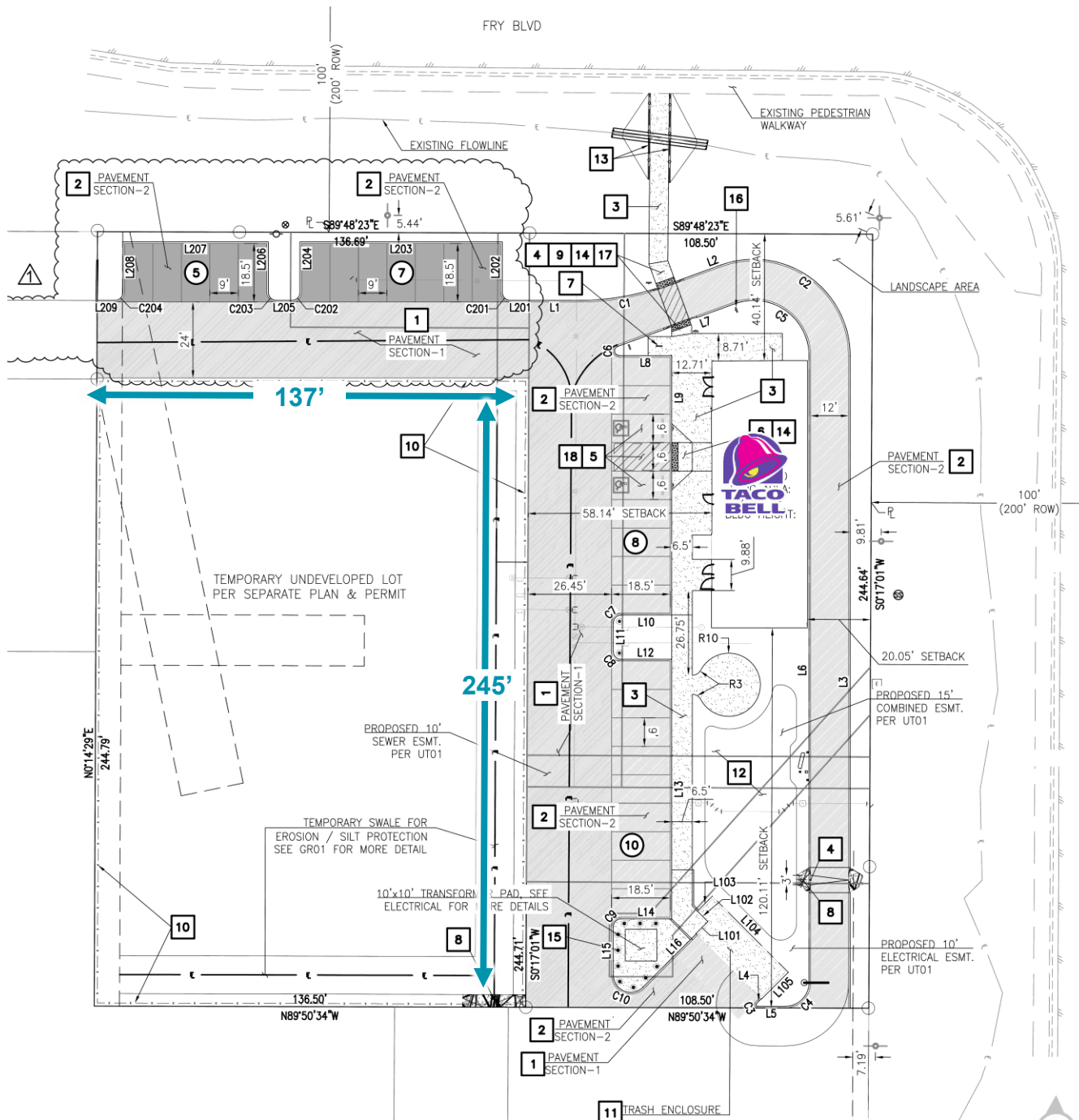
Parcel Size:
±0.85 Acres



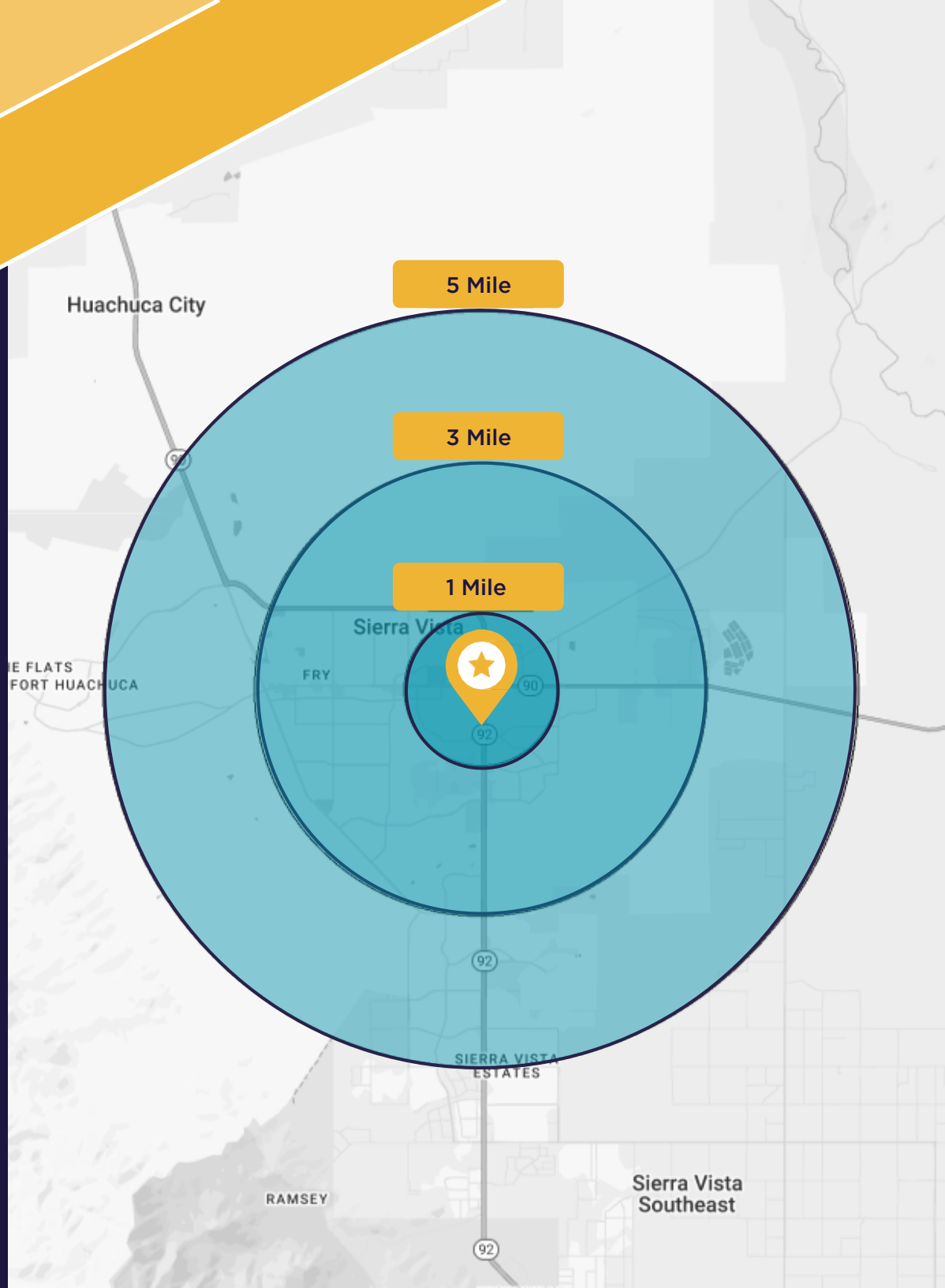
RSF: Up to
3,000 SF with
Drive-Thru



Zoning:
GC, Commercial
(Sierra Vista)



LOCATION MAP



DEMOGRAPHICS

1 MILE	5 MILES
6,841	46,345
POPULATION	POPULATION
\$79,415	\$95,816
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
3,889	16,629
DAYTIME POPULATION	DAYTIME POPULATION

AERIAL MAP

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Businesses shown: Walmart, Lowe's, Target, Hobby Lobby, Dutch Bros, Burger King, Boost Mobile, Ross Dress for Less, Marshalls, Dollar Tree, Ulta, Jiffy Lube, Discount Tire, Harbor Freight, Ace Hardware, Schlotzsky's, Chase, Circle K, Valero, Native, Mister Car Wash, Olive Garden, Cal Fresh, Mattress Firm, Chilis, PetSmart, Staples, Mod, Food City, Biceys, Buffalo Wild Wings, and many others.

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TRADE MAP



TRADE MAP

TRADE MAP

Fort Huachuca

Buffalo Soldier Trail

Fry Blvd

Arizona 90

Arizona 92

SUBJECT

Logos and businesses shown on the map include:

- Walmart Supercenter
- verizon
- Great Clips
- Marshall's
- ROSS
- DOLLAR TREE
- HOBBY LOBBY
- ULTA
- Target
- fray's
- MOD
- PET SMART
- ACE Hardware
- CHASE
- Domino's
- SONIC
- Harbor Freight
- Pizza Hut
- Food City
- Peter Piper
- Buffalo Wild Wings
- Bickley's Barbecue Pit
- Dillard's
- CINEMARK
- Best Buy
- Texas
- AutoZone
- Aaron's
- UPS
- SAFeway
- CVS pharmacy
- TOYOTA
- ED MORSE HYUNDAI
- SIERRA VISTA
- CHEVROLET
- NISSAN
- HONDA
- O'Reilly Auto Parts
- Discount Tire
- native
- Mister Car Wash
- Lowe's
- Papa Murphy's
- Denny's
- TACO GARD

North Arrow (N)



TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



1.1%

POPULATION
GROWTH RATE



\$74,400

MEDIAN HOUSEHOLD
INCOME



3.9%

UNEMPLOYMENT
RATE



±56,544

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY



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