

3758 E. FRY BOULEVARD

SIERRA VISTA, AZ



For Sale or Lease / 9,029 SF Junior Anchor

WE ARE
THE CENTER
OF RETAIL



Greg Furrier / gfurrier@picor.com / +1 520 546 2735
Paul Hooker / phooker@picor.com / +1 520 546 2704
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3758 E. FRY BOULEVARD

SIERRA VISTA, AZ

RETAIL SPACE

9,029 SF

LEASE RATE

\$7.00/SF NNN

SALE PRICE

\$930,000

NEIGHBORING TENANTS

Big 5 Sporting Goods, Big Lots, Food City, Target, Fry's Food, Petsmart, Harbor Freight, Chase Bank, & More

COMMENTS

- Fry Boulevard is Sierra Vista's primary retail corridor
- Easy ingress and egress, great signage, abundant parking
- The City of Sierra Vista is the in the southeastern part of Arizona, located approximately 70 miles southeast of Tucson
- It is the major population center and serves as the main commercial, cultural, and recreational hub of the area
- Sierra Vista is the home to Fort Huachuca's US Army and accounts for nearly two-thirds of Cochise County's retail sales, making it the economic hub of the county

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN
HOUSEHOLD INCOME



TOTAL RETAIL
EXPENDITURE

1 Mile	6,660	\$51,406	\$72.4 M
3 Miles	35,366	\$57,741	\$428 M
5 Miles	45,958	\$62,271	\$545 M



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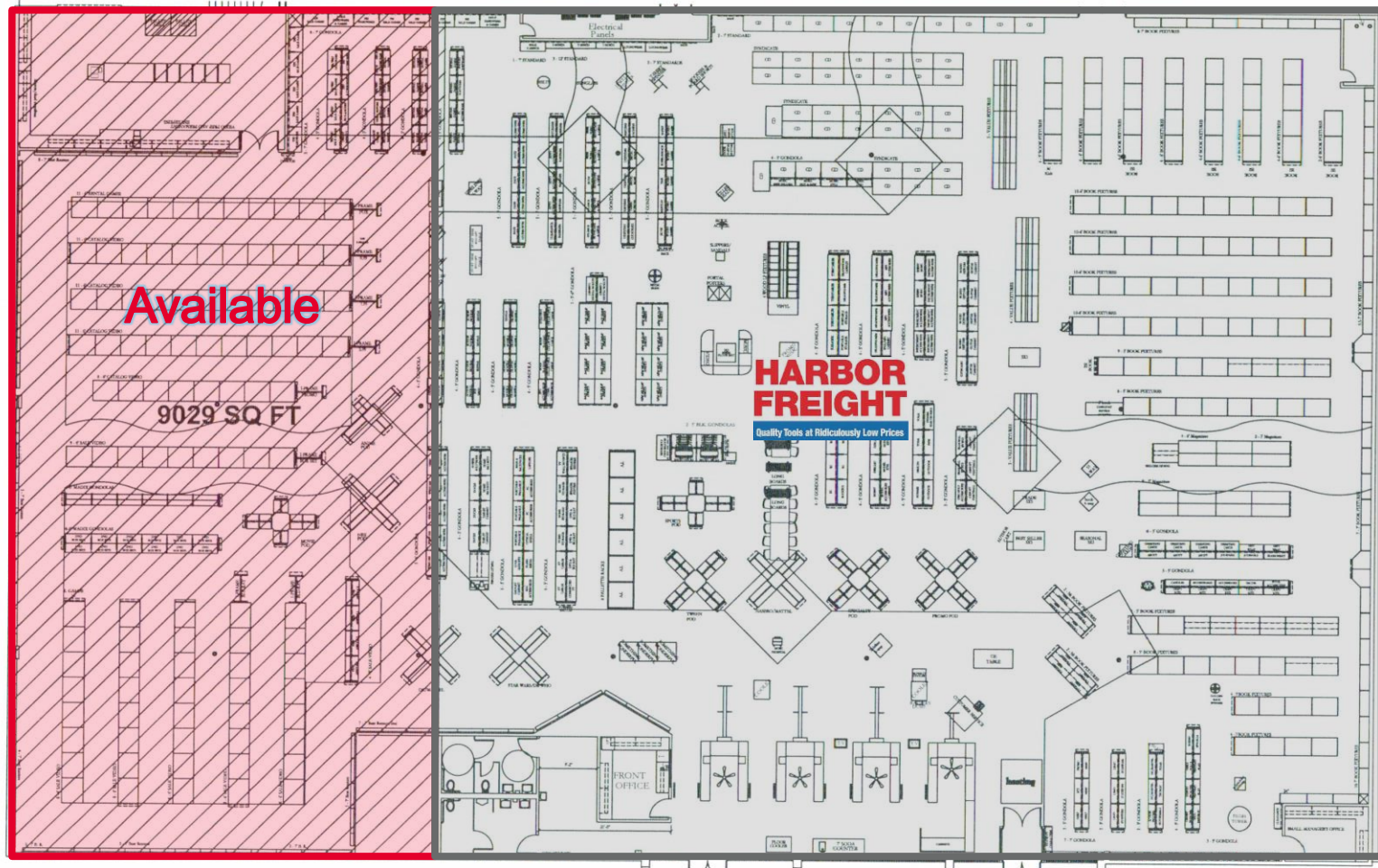


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FLOOR PLAN



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10/7/2020