

7TH STREET MARKETPLACE

SIERRA VISTA, AZ 85635



For Lease | SEC of Fry Blvd & 7th St

WE ARE
THE CENTER
OF RETAIL



Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111

7TH STREET MARKETPLACE

SIERRA VISTA, AZ 85635

AVAILABLE SPACE

10,240 SF (Retail)
11,361 SF (Office)

LEASE RATE

\$8.00/SF

NNN CHARGES

Call Listing Agent

NEARBY TENANTS

Safeway, Fry's Food, CVS Pharmacy, UPS, Pizza Hut, AutoZone, and 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 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 Base
- Sierra Vista accounts for nearly two-thirds of Cochise County's retail sales, making it the economic hub of Cochise County

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

1 Mile	10,913	\$62,030	5,450	\$117.08 M
3 Miles	34,675	\$73,610	14,689	\$400.51 M
5 Miles	49,375	\$77,980	18,676	\$569.39 M



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5/31/2024

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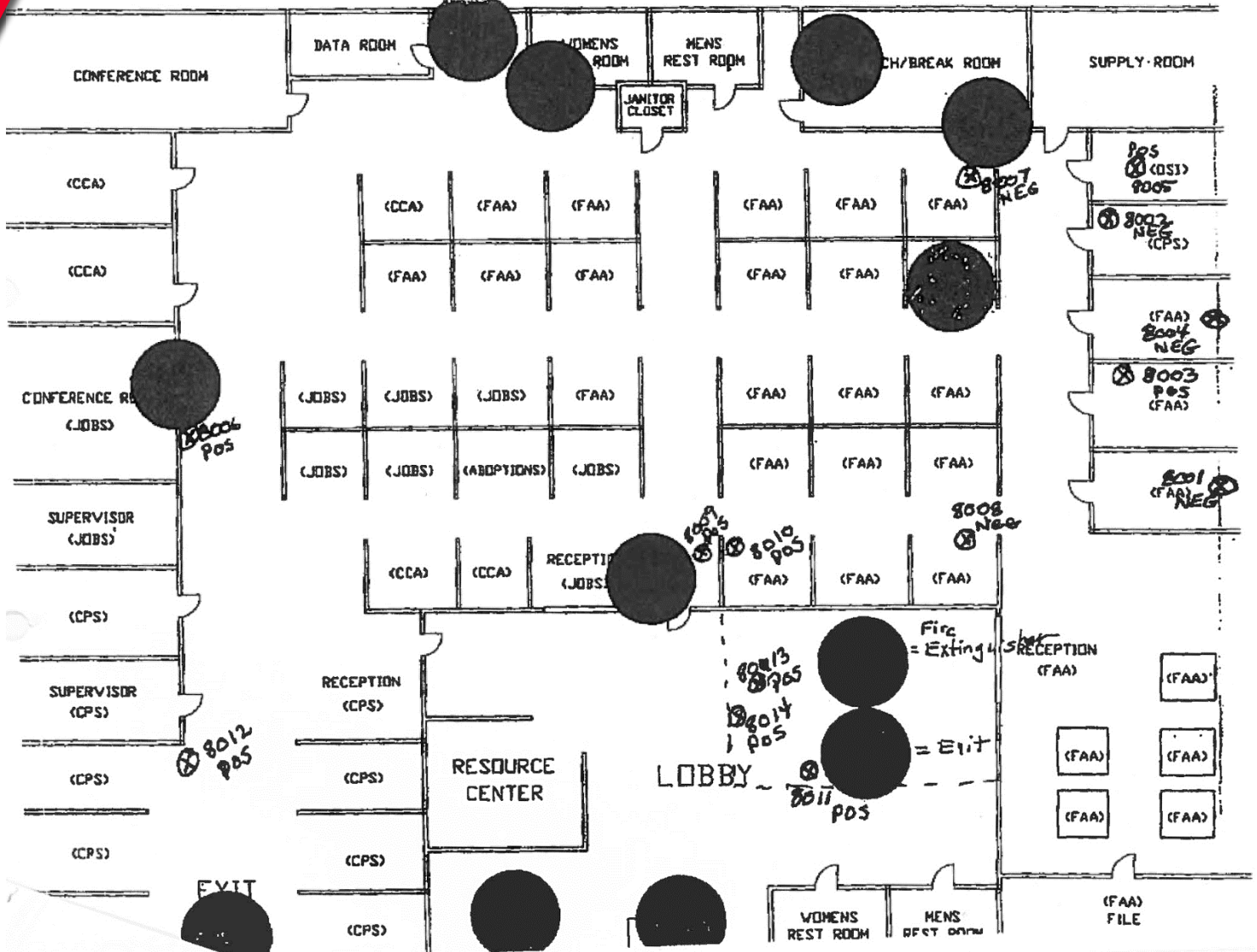
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Floor Plan: 11,361 SF



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