

# RESTAURANT SPACE FOR LEASE

## 5,269 - 8,000 sf Furnished Restaurant/Night Club



**1633 S. Highway 92**

Sierra Vista, Arizona

**LEASE RATE \$16.90/sf/yr + NNN**  
**Triple Net Expenses \$3.82/sf/yr**

**Frank T. Moro, DB**

President

520.277.7277

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1700 S. Highway 92, Ste E100  
Sierra Vista, A 85635  
(520)458-1666 • www.fwpc.net



**FIRST WEST**  
PROPERTIES CORPORATION



## PROPERTY DETAILS

5,269 sf Fully Furnished Hibachi Restaurant

2,731 sf Fully Furnished Bar/Nightclub

Kitchen Equipment & Furnishings Included

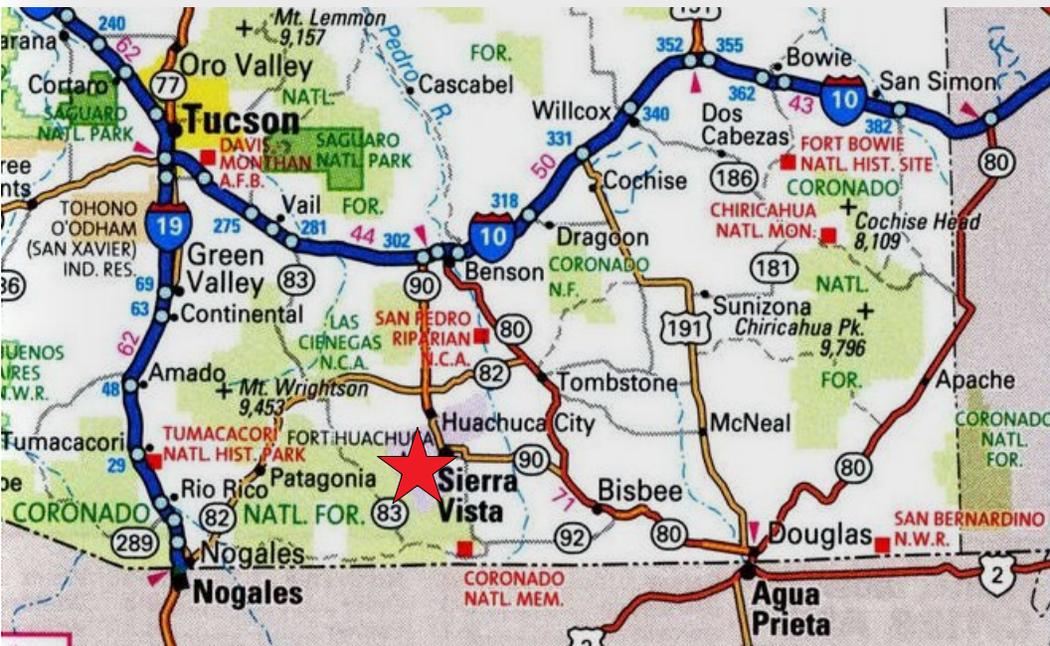
Great Visibility along Highway 92

High Traffic Count on Hwy 92 Corridor

Attractive Rental Rate

Numerous Hibachi Grills

Space can be separated for smaller venue



**RENTAL RATE: \$16.90/sf/yr**

Real Estate Taxes: \$ .86/sf/yr

Insurance: \$ .44/sf/yr

Common Area Maint: \$2.52/sf/yr

Total NNN Exp: \$3.82/sf/yr

YEAR BUILT	2008
ZONING	GC
APN	107-51-262E

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

# PROPERTY PHOTOS

RESTAURANT/BAR/NIGHTCLUB

5,269 - 8,000 sf AVAILABLE



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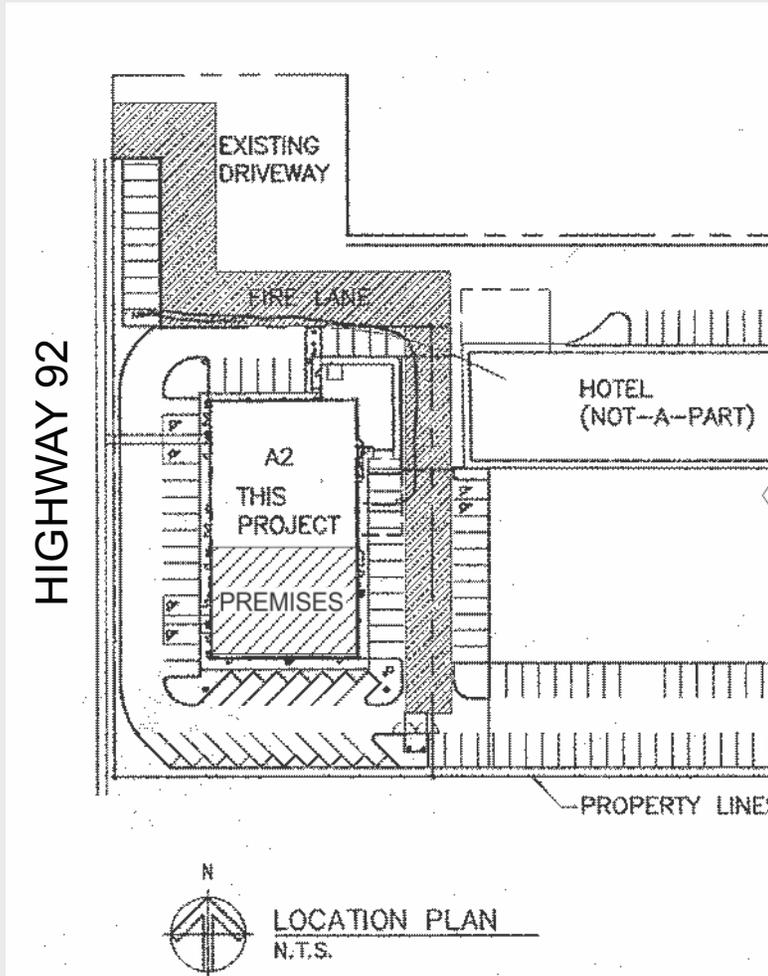


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# SITE PLAN

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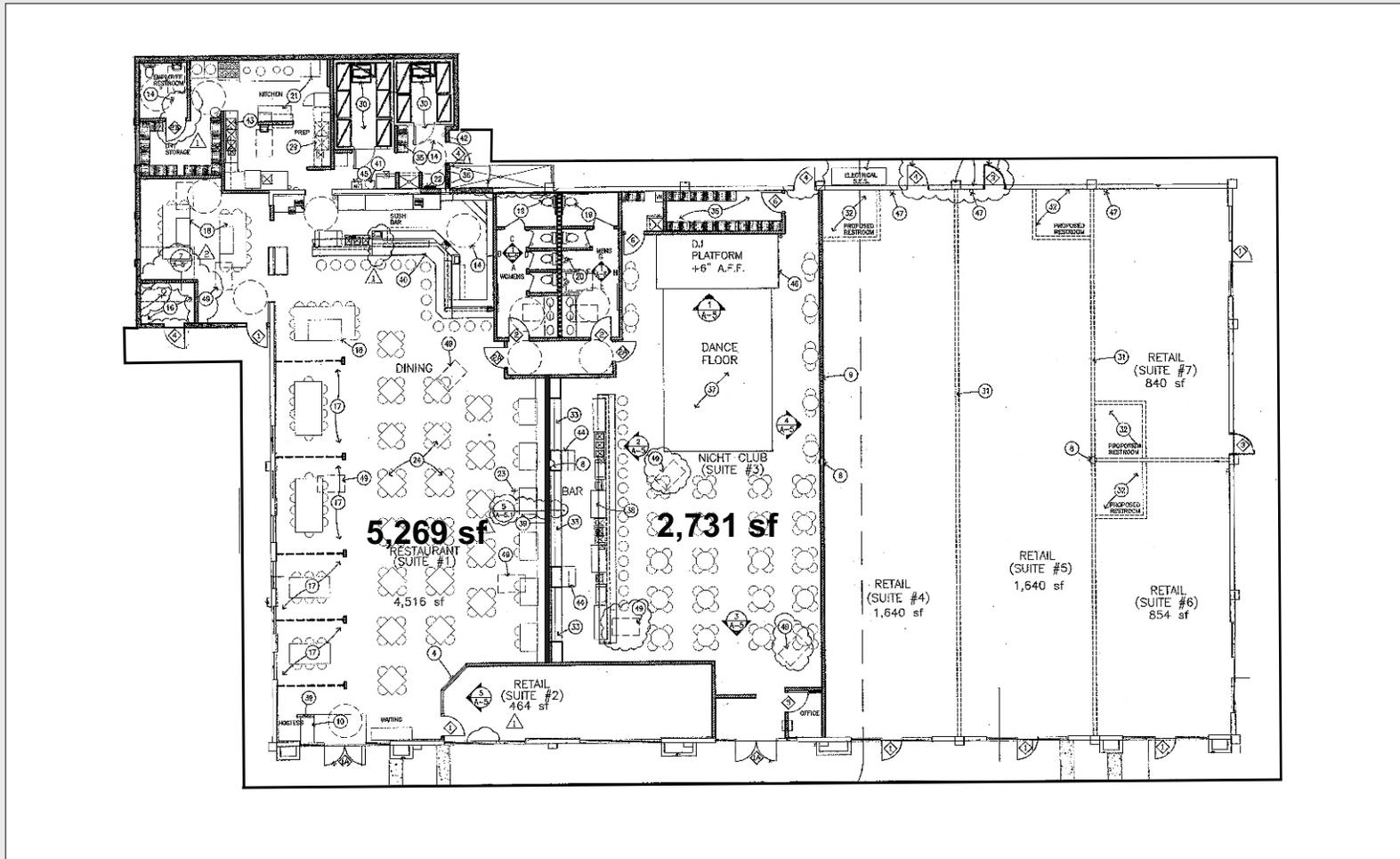


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# FLOOR PLAN

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