



FOR SALE/LEASE

Former Outback Steakhouse/Redevelopment Opportunity

99 South Highway 92 | Sierra Vista, AZ 85635



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FOR SALE/LEASE

\$850,000

Price

0.55 AC

Land Size

± 6,163 SF

Building Size

CONTACT

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ABOUT THE PROPERTY

- Located at the retail hub of Sierra Vista trade area with over 43,000 VPD at the intersection
- Located 75 minutes southeast of Tucson and 45 minutes north of the US/Mexico border
- Sierra Vista benefits from the Douglas and Naco, AZ border traffic with almost 2,000,000 vehicular crossings per year
- Sierra Vista is home to Fort Huachuca with over 18,000 US military personnel
- Center anchored by Food City, Big Lots, Big 5 Sporting Goods, Buffalo Wild Wings, and Peter Piper Pizza
- Nearby retailers include Target, Fry's, Lowe's, and Walmart Supercenter
- Zoning: GC - General Commercial

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2024 Est Population	7,221	37,419	47,145
Average HH Income	\$72,200	\$89,968	\$95,779
Daytime Population	8,826	39,118	46,535

Year: 2024 | Source: Esri

TRAFFIC COUNTS

State Route 90 (Fry Boulevard)	19,394 VPD
State Route 92	25,950 VPD

Year: 2023 | Source: MPSI

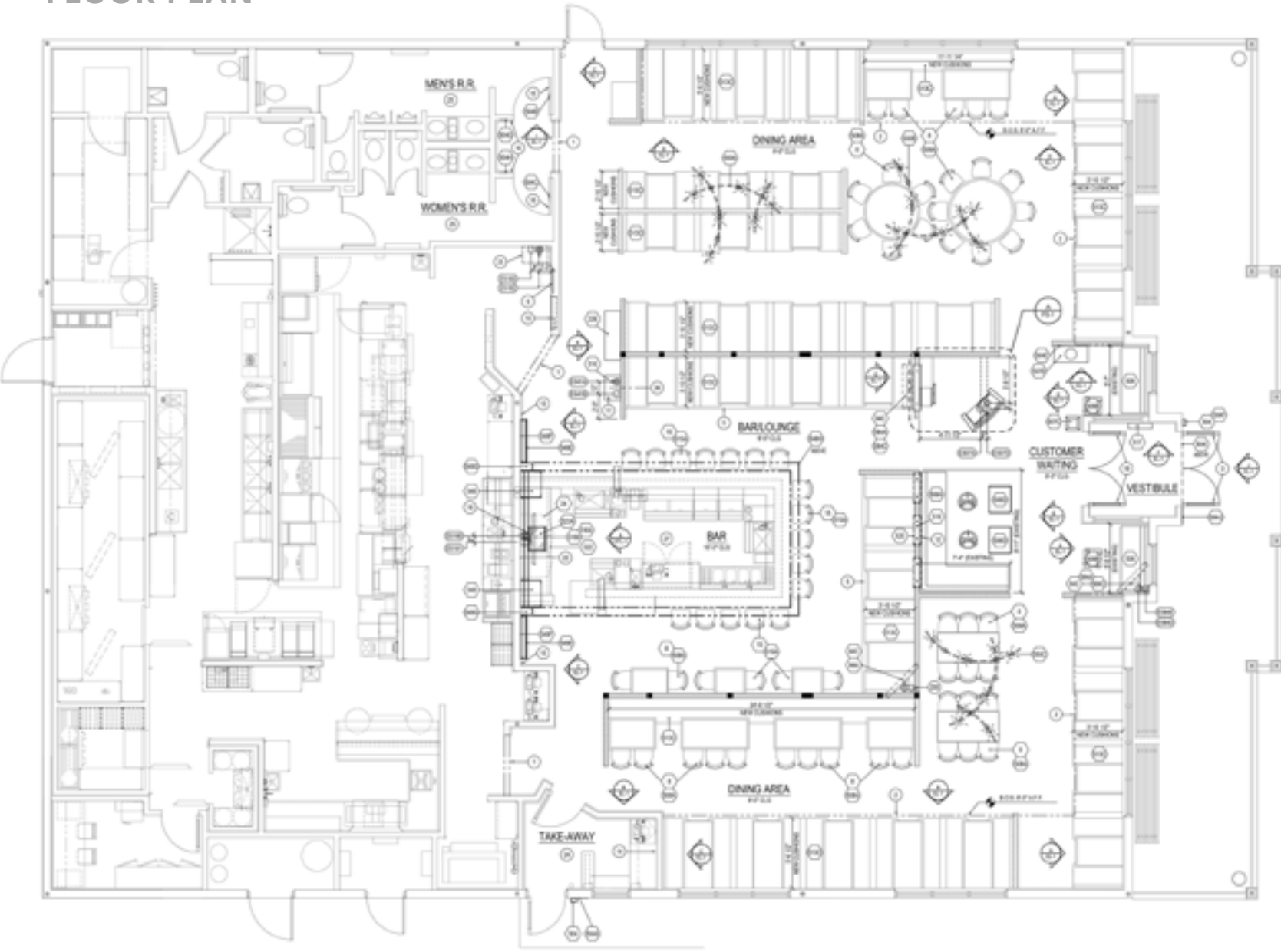
[VIEW PROPERTY PHOTOS](#)

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FLOOR PLAN



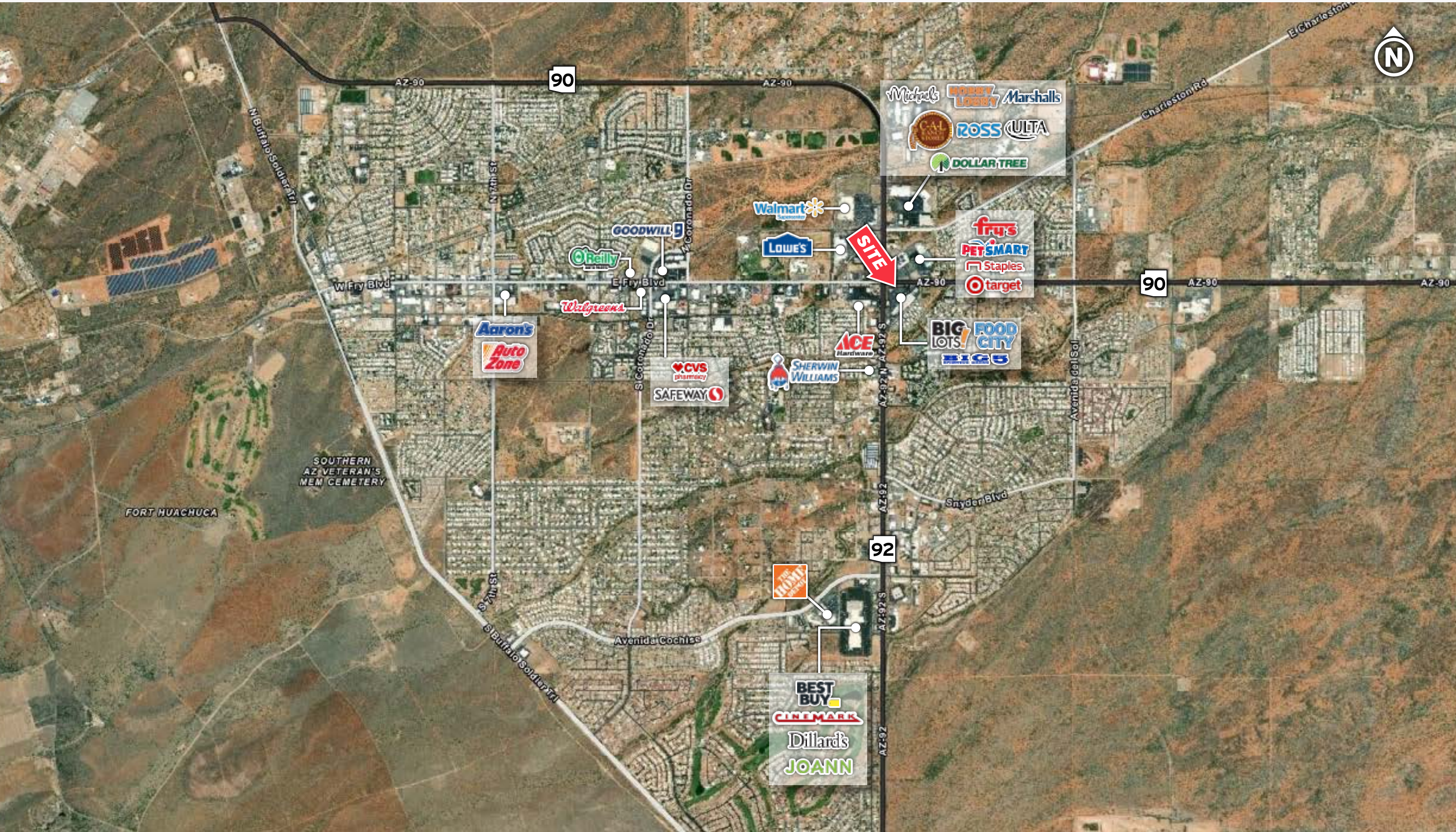
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Market Overview

Sierra Vista, Arizona



Demographics (2024)

99 South Highway 92 | Sierra Vista, AZ 85635



Prepared by Esri

Latitude: 31.55314

Longitude: -110.25688

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Population			
2010 Population	7,587	37,619	47,187
2020 Population	7,383	37,268	47,062
2024 Population	7,221	37,419	47,145
2029 Population	7,071	36,830	46,327
2010-2020 Annual Rate	-0.27%	-0.09%	-0.03%
2020-2024 Annual Rate	-0.52%	0.10%	0.04%
2024-2029 Annual Rate	-0.42%	-0.32%	-0.35%
2024 Male Population	48.3%	48.5%	49.0%
2024 Female Population	51.7%	51.5%	51.0%
2024 Median Age	40.1	43.0	42.7
Households			
2010 Households	3,324	16,134	19,370
2020 Households	3,464	16,687	20,201
2024 Households	3,522	17,035	20,614
2029 Households	3,535	17,159	20,730
2010-2020 Annual Rate	0.41%	0.34%	0.42%
2020-2024 Annual Rate	0.39%	0.49%	0.48%
2024-2029 Annual Rate	0.07%	0.15%	0.11%
2024 Average Household Size	2.04	2.18	2.26
Housing Units			
2024 Total Housing Units	3,820	18,606	22,373
2024 Owner Occupied Housing Units	55%	63%	66%
2024 Renter Occupied Housing Units	45%	37%	34%
2024 Vacant Housing Units	8%	8%	8%
Race and Ethnicity			
2024 White Alone	62.3%	63.9%	64.7%
2024 Black Alone	7.4%	6.9%	6.8%
2024 American Indian/Alaska Native Alone	0.9%	1.1%	1.0%
2024 Asian Alone	3.7%	4.0%	4.1%
2024 Pacific Islander Alone	0.7%	0.8%	0.7%
2024 Hispanic Origin (Any Race)	26.3%	25.3%	24.4%
Income			
2024 Median Household Income	\$61,275	\$66,326	\$70,324
2024 Average Household Income	\$72,200	\$89,968	\$95,779
2024 Per Capita Income	\$34,411	\$40,938	\$42,193
2024 Population 25+ by Educational Attainment			
Total	5,199	27,041	33,748
High School Graduate	16.4%	18.2%	18.1%
GED/Alternative Credential	5.6%	4.8%	4.5%
Some College, No Degree	22.8%	22.3%	22.5%
Associate Degree	14.5%	13.4%	14.0%
Bachelor's Degree	23.1%	21.8%	21.6%
Graduate/Professional Degree	10.1%	12.7%	13.0%
Daytime Population			
2024 Total Daytime Population	8,826	39,118	46,535
Workers	4,637	17,047	19,378
Residents	4,189	22,071	27,157
2024 Key Demographic Indicators			
2024 Population Density (Pop per Sq Mile)	1 mile 2,300.3	3 miles 1,323.7	5 miles 600.4

Source: U.S. Census, Esri, Esri-Data Axle