



Tribute Plaza

SIERRA VISTA, AZ

4001 E. BUFFALO SOLDIER TRAIL
SIERRA VISTA, AZ

SPROUTS ANCHORED COMMUNITY SHOPPING CENTER

ANCHOR, PAD & SHOP SPACE AVAILABLE FOR LEASE





PROPERTY OVERVIEW

SIERRA VISTA'S NEWEST RETAIL DESTINATION

Tribute Plaza is an expansive **13.09-acre, Sprouts anchored** retail development set to redefine shopping in Sierra Vista. With an impressive and diverse retail opportunity, including prime pad sites, anchor space and inline shops, this development is poised to become the community's exciting new go-to shopping destination. A robust \$203M annual F&B market in the high-growth submarket of Sierra Vista, AZ further enhances the potential.



Four retail pads,
20,000 SF anchor space
12,000 SF shop space



Grocery Anchored
by Sprouts Farmers
Market



Close to Fort Huachuca
providing a strong
customer base



Prime corner location
along two major
thoroughfares
(±37,248 VPD at intersection)



68% of the Sierra Vista
workforce is white
collar jobs



2,000-acre
master planned
community adjacent

TRIBUTE PLANNED MASTER COMMUNITY
2,000 acres

TRIBUTE PLAZA
Under Development

AMERICAN LEADERSHIP ACADEMY
Pre K - 12 Charter School
1,800 Students

FUTURE MAJOR
20,000 SF

SPROUTS FARMERS MARKET

SHOPS A
12,000 SF

FUTURE PAD 1
38,855 SF
(0.89 Acre)

FUTURE PAD 2
39,925 SF
(0.92 Acre)

FUTURE PAD 4
31,595 SF
(0.73 Acre)

FUTURE PAD 3
36,350 SF
(0.83 Acre)

ARIZONA
92

24,612 VPD

BUFFALO SOLDIER TRAIL



12,636 VPD



SITE PLAN



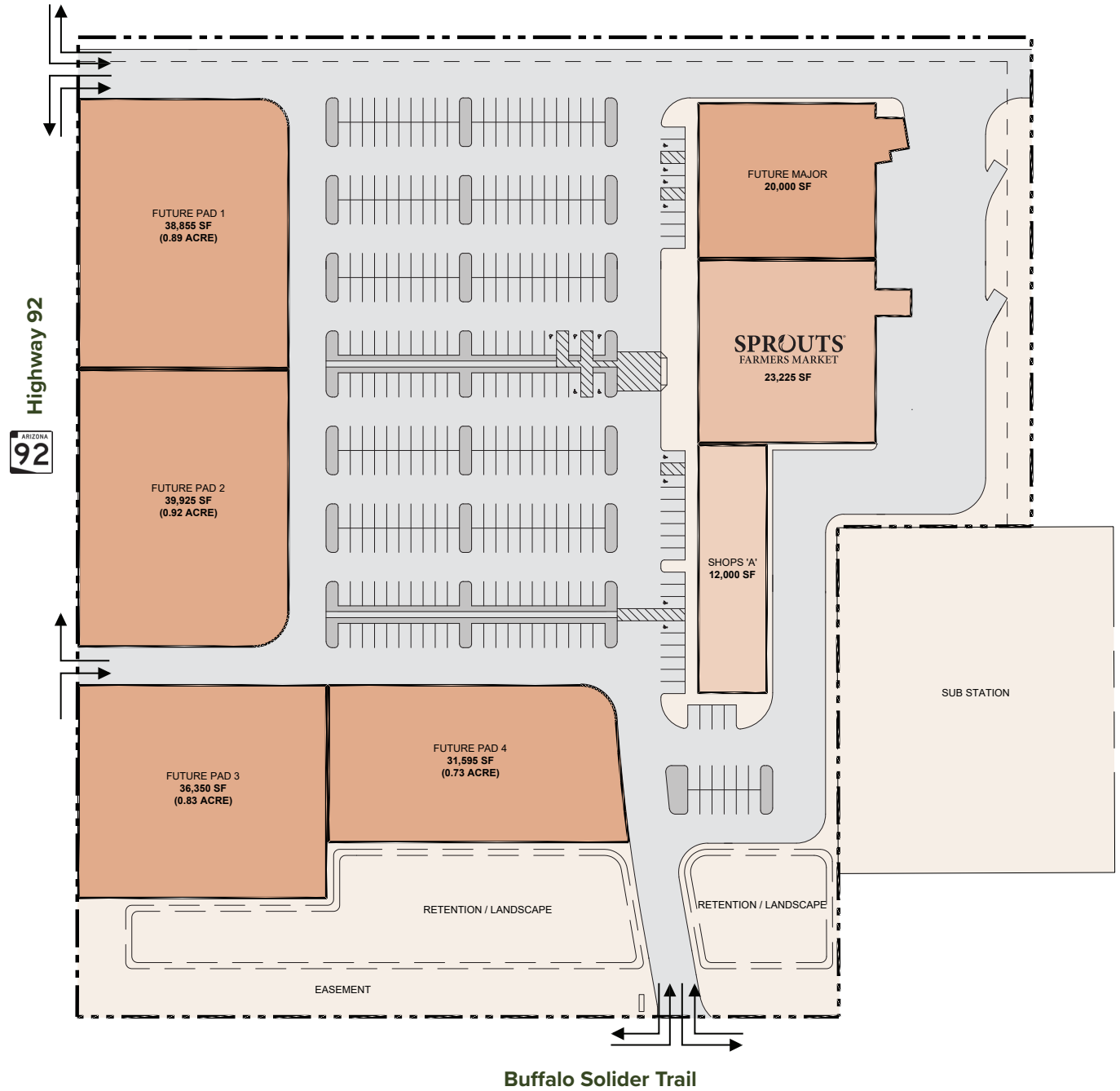
Four pads

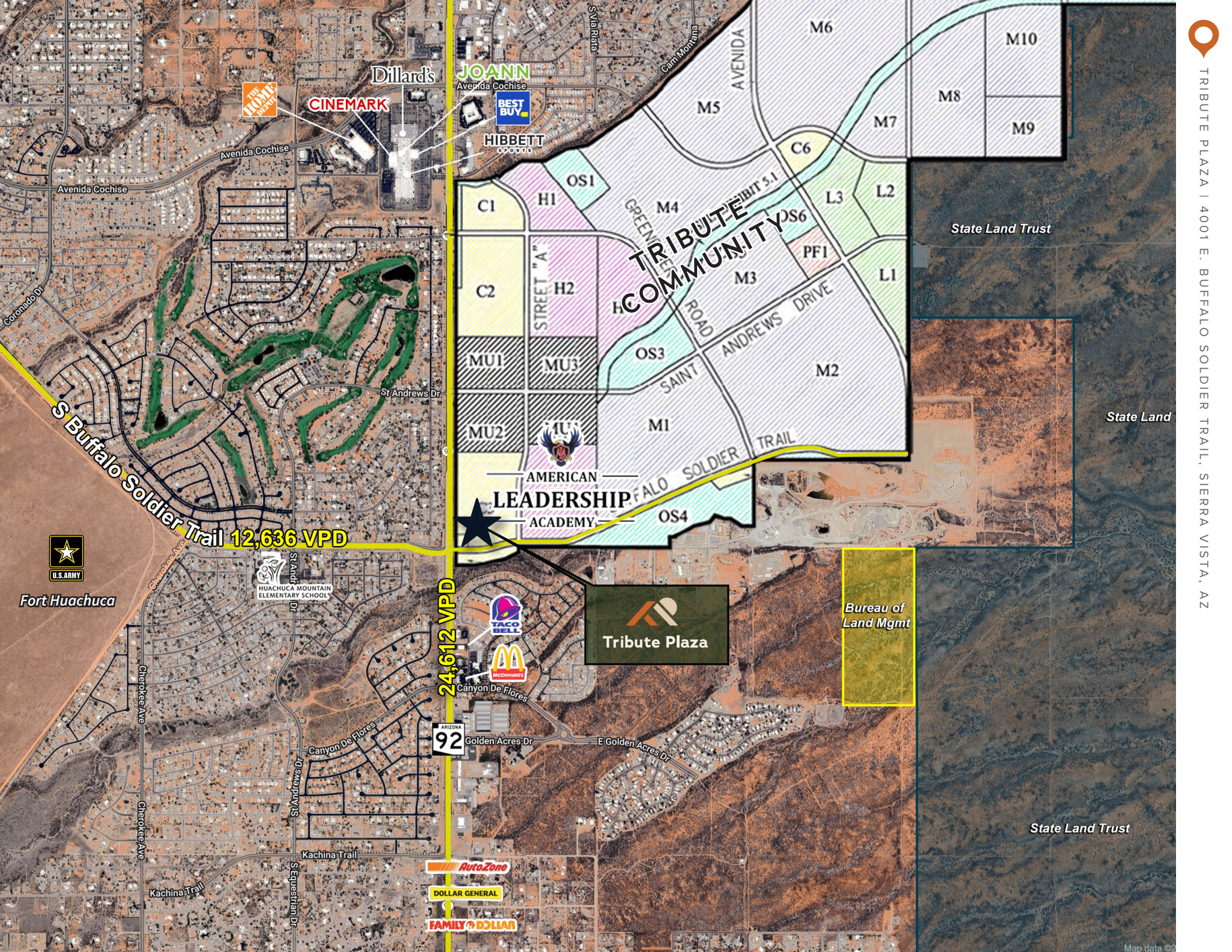


±20,000 SF anchor space



±12,000 SF shop space





CINEMARK

Dillard's

JOANN

Avenida Cochise

BEST BUY

HIBBETT

SPORING

S Buffalo Soldier Trail 12,636 VPD

24,612 VPD

AMERICAN LEADERSHIP ACADEMY

Tribute Plaza

Bureau of Land Mgmt



Fort Huachuca

HIJACHUCA MOUNTAIN ELEMENTARY SCHOOL



92

AutoZone

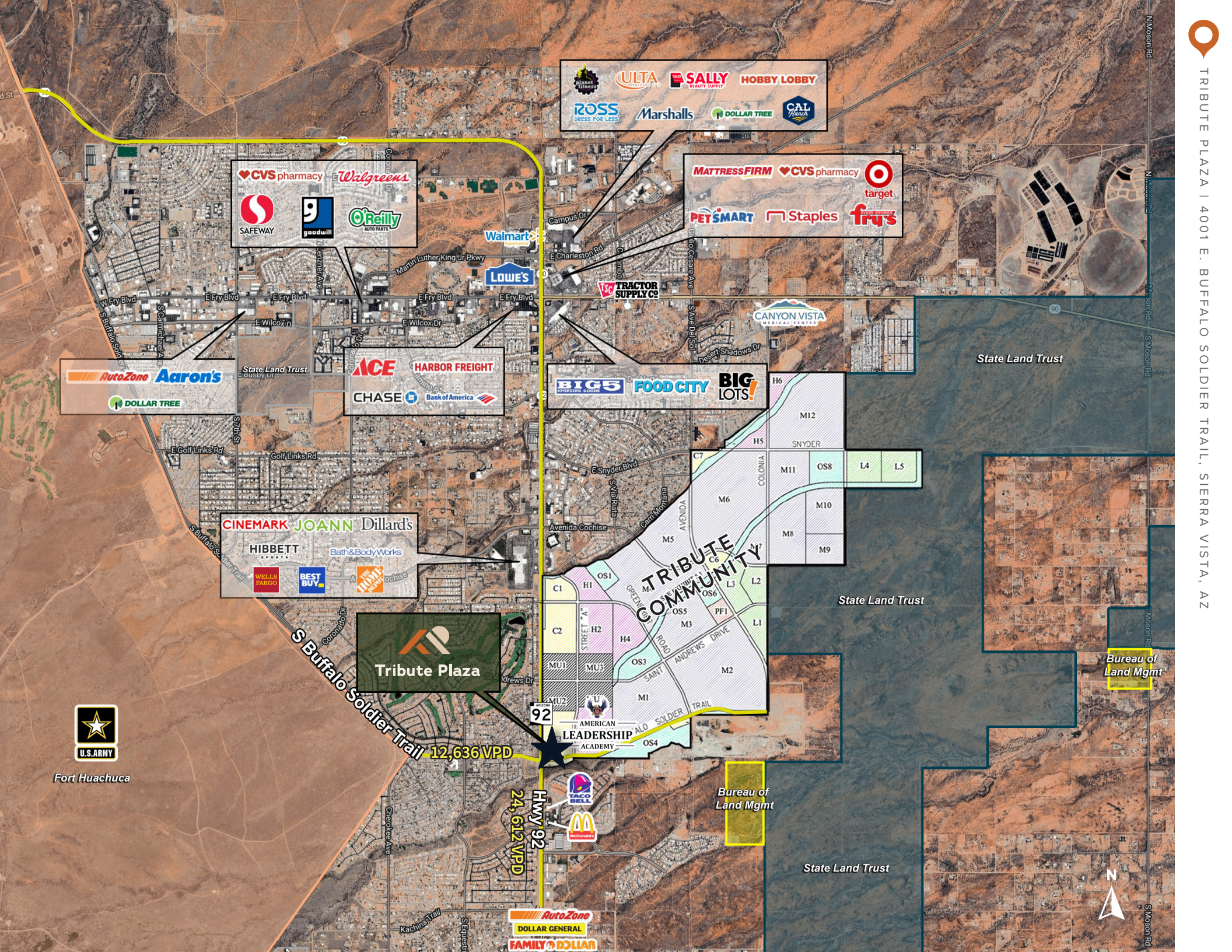
DOLLAR GENERAL

FAMILY DOLLAR

State Land Trust

State Land

State Land Trust



planet fitness | ULTA | SALLY BEAUTY SUPPLY | HOBBY LOBBY
 ROSS DRESS FOR LESS | Marshalls | DOLLAR TREE | CAL Ranch

CVS pharmacy | Walgreens
 SAFEWAY | goodwill | O'Reilly AUTO PARTS

MATTRESS FIRM | CVS pharmacy | target
 PET SMART | Staples | frus

AutoZone | Aaron's
 DOLLAR TREE

ACE | HARBOR FREIGHT
 CHASE | Bank of America

BIG 5 | FOODCITY | BIG LOTS!

CINEMARK | JOANN | Dillard's
 HIBBETT SPORTS | Bath & Body Works
 WELLS FARGO | BEST BUY | THE HOME DEPOT

Tribute Plaza

AMERICAN LEADERSHIP ACADEMY

AutoZone | DOLLAR GENERAL | FAMILY DOLLAR

TACO BELLA | MCDONALD'S



Fort Huachuca

12,636 VPD

24,612 VPD

HWY 92

State Land Trust

State Land Trust

State Land Trust

State Land Trust



N

Bureau of Land Mgmt

Bureau of Land Mgmt

Nikason Rd

Nikason Rd

Nikason Rd

Nikason Rd

Nikason Rd

Nikason Rd

Nikason Rd

Nikason Rd

Nikason Rd

Nikason Rd

Nikason Rd

Nikason Rd



DEMOGRAPHICS

2023
3/5/10 MILE RADIUS

POPULATION

3 MILES	28,655
5 MILES	50,497
10 MILES	62,269

ESTIMATED HOUSEHOLDS

3 MILES	12,456
5 MILES	22,134
10 MILES	26,132

AVERAGE HH INCOME

3 MILES	\$111,164
5 MILES	\$102,643
10 MILES	\$103,570



Tribute Plaza

SIERRA VISTA, AZ

JOIN THE FUTURE OF RETAIL IN SIERRA VISTA

REGAN G. AMATO

Executive Vice President

T +1 602 282 6322

M +1 602 377 5110

regan.amato@jll.com

RYAN TANNER

Senior Associate

T +1 602 282 6318

M +1 502 609 2002

ryan.tanner@jll.com

CONNOR SAMPSON

Associate

T +1 480 626 6305

M +1 602 574 5856

connor.sampson@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.