

PRIME LOCATION 798 S. Highway 92 Sierra Vista, AZ 85635

8,754 sq.ft. Restaurant/Buffer



Property Highlights

- Great Location
- High Traffic Counts
- Excellent Ingress/Egress
- Great Design for Buffet

REDUCED \$1,369,000

PRICE ~~\$1,400,000~~

Real Estate Taxes . . . \$21,502.30/yr
Size 8,754 sq. ft.
Parking 92 Spaces
Site 1.68 Acres
Assessors Parcel #: . . . 105-05-618
Zoning General Commercial

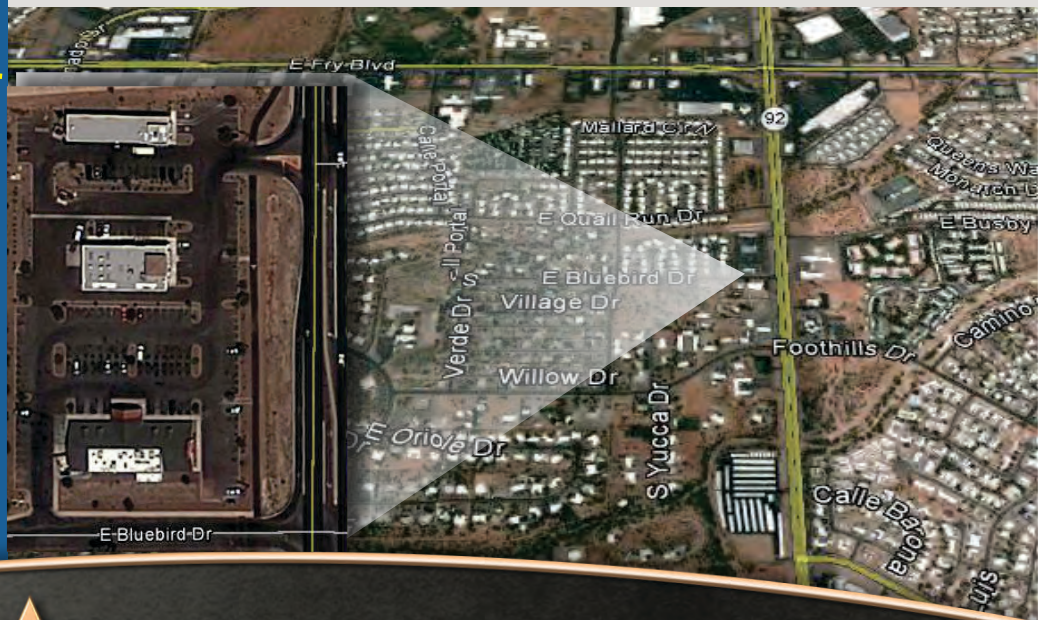
For More Information Contact

Frank T. Moro, DB

frank@fwpc.net

Description

This property is a recently closed Golden Corral ready for a new operator or alternative buffet concept. The property is approximately 8,754 square feet and sits on a 1.68 acre parcel of land. The site is located along the going home side of Highway 92, with excellent ingress/egress, ample parking, and exceptional visibility. All stainless steel included in purchase. PRICED TO SELL FAST Call us for details at (520)458-1666.



(520) 458-1666
Toll Free: 1(800)320-2381
Fax: (520) 459-0718

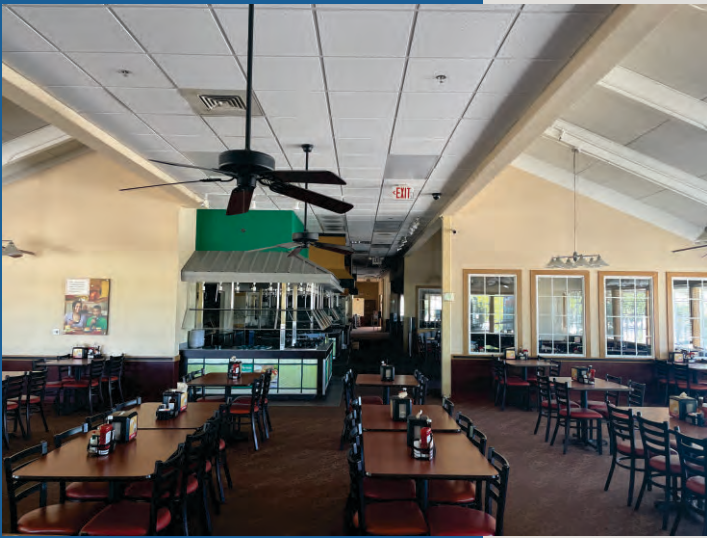


FIRST WEST
PROPERTIES CORPORATION

www.fwpc.net
1700 South Highway 92, Ste. E100
Sierra Vista, Arizona 85635

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Sierra Vista is 75 miles southeast of Tucson and 15 miles north of the Mexico border with easy access via Interstate 10 and State Route 90. The city serves as the hub of Cochise County and northern Sonora, Mexico. The city has solidified its role as the regional center for health care and education. In April 2015, RegionalCare Hospital Partners opened its new \$100 million, 175,000 square foot, 100-bed hospital in Sierra Vista. The newly named Canyon Vista Medical Center is a level three trauma center that offers additional beds, services and doctors. RegionalCare has committed \$18 million to recruit 25 physicians during the next seven years and hired about 100 new employees when it opened. Headquartered in Sierra Vista, Cochise College was named one of the "Top 10 Community Colleges in the Country" by the *Huffington Post* in 2015. Additionally, the southern campus of University of Arizona is located here. At an elevation of 4,600 feet and an average daytime temperature of 74 degrees, Sierra Vista is a cool respite from hot climates and a delightful escape from winter's chill.

Principal Economic Activities

As the largest military employer in the state, Fort Huachuca has long been an important economic driver for the city with more than 12,000 military and civilian employees. Cyber intelligence, security testing and security integration have a long and honorable history at Fort Huachuca. It is the headquarters for the U.S. Army Intelligence Center of Excellence and School, as well as the Army Communications Command and Army Electronic Proving Council. Sierra Vista also features a private Unmanned Aerial Systems testing facility that covers 160 acres. The fort is the only place in the U.S. that can conduct high-power, full-frequency spectrum jamming as part of the critical cyber warfare testing mission.

With the opening of the Canyon Vista Medical Center and an expanding nursing program at Cochise College, Sierra Vista is seeing a surge in the medical sector. Visitors from the United States and Mexico are taking advantage of the improved facility and new medical office buildings. Retail opportunities abound as Sierra Vista offers a trade area that extends south of the border to the major population centers of Sonora and the entire southeastern-Arizona area.

Scenic Attractions

In Sierra Vista, travelers can discover award-winning wines and international cuisine, hundreds of miles of hiking and mountain biking trails and historic sites dating back to 9,000 B.C. Explore the stunning Huachuca Mountains rising high above cool canyons and open grasslands. Along the way, delve into Fort Huachuca's military heritage and find out how the Buffalo Soldiers stationed there helped tame the Wild West, or learn about the Fort's current mission as a center for U.S. Army Intelligence training and communications.

Community Facilities

Sierra Vista offers a broad range of community facilities for all ages including a community center, library, indoor water park, skate and bike court, teen center and museums. There are many opportunities to enjoy an active lifestyle with more than 25 miles of multi-use paths, 20 parks, a variety of sports fields and health clubs, golf courses and hiking trails. Cultural and artistic amenities include the symphony, weekly outdoor concerts and movies during the summer in a brand new performing arts pavilion and regular arts events in the parks. Weekly farmers markets occur year round in the city park.



Community Profile for
Sierra Vista, Arizona



BASIC INFORMATION

Founded:	1927	Incorporated:	1956
Elevation:	4,626 ft.	Location:	Cochise County
Distance to major cities:			
Phoenix:	188 miles	San Diego:	482 miles
Tucson:	74 miles	Los Angeles:	560 miles
Las Vegas:	481 miles		

POPULATION

	2000	2010	2017 (est.)
Sierra Vista	37,775	45,047	43,824
Cochise County	117,755	131,436	128,383
State of Arizona	5,130,632	6,401,569	6,965,897

Office of Economic Opportunity

PROPERTY TAX

	2000	2010	2016
Elementary / High School	6.71	3.21	4.36
City / Fire District	0.01	0.11	0.11
Cochise County	5.70	5.07	5.92
Totals (Cochise County)	12.42	8.39	10.39

Arizona Dept. of Revenue & Arizona Tax Research Foundation

SALES TAX / TRANSACTION PRIVILEGE TAX

Sierra Vista	1.95%
Cochise County	0.50%
State	5.60%

Arizona Dept. of Revenue & Arizona Tax Research Foundation

LABOR FORCE

	2000	2010	2017
Civilian Labor Force	15,336	20,791	18,184
Unemployed	416	1,646	904
Unemployment Rate	2.7%	7.9%	5.0%

Office of Economic Opportunity

WORKFORCE EDUCATION ATTAINMENT

	Count	Share
Less than high school	1,896	6.8%
High school or equivalent, no college	5,003	17.8%
Some college or Associate degree	12,635	45.1%
Bachelor's degree or advanced degree	8,495	30.3%

American Community Survey

INDUSTRY (RANKED BY EMPLOYMENT)

	Count	Share
Education, health care & social assistance	3,356	21.8%
Public administration	3,220	21.0%
Professional, scientific, & administrative services	2,160	14.1%
Arts, entertainment, food & recreation services	1,778	11.6%
Retail trade	1,486	9.7%
Finance, insurance & real estate	810	5.3%
Manufacturing	601	3.9%
Other services, except public administration	528	3.4%
Transportation, warehousing, & utilities	460	3.0%
Construction	422	2.7%
Information	278	1.8%
Wholesale trade	227	1.5%
Agriculture, forestry, fishing, hunting, & mining	42	0.3%

American Community Survey

This profile was prepared by the Arizona Commerce Authority in cooperation with local sources. For further information, please contact:

City of Sierra Vista

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Cochise County Economic Development

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 LMarra@cochise.az.gov
 Bisbee, AZ 85603
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 Website: www.cochise.az.gov

Sierra Vista Economic Development Foundation

Mignonne Hollis
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 Sierra Vista, AZ 85635
 Phone: 520-458-6948
 Email: hollism@svedf.org
 Website: www.svedf.org

ACA has partnered with APS to provide you with Arizona Prospector, a free database to access available real estate opportunities in rural Arizona. Click [here](#) to access available properties in this community.



Population & Demographics

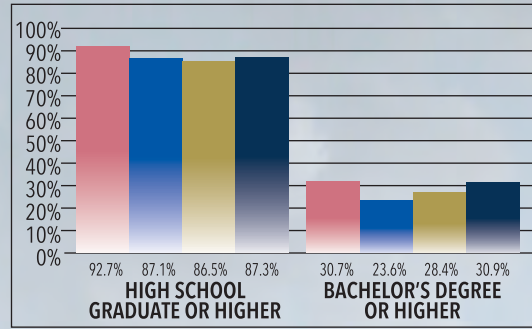
The population of Sierra Vista as of 2018 was 45,359; however, as the economic hub of Cochise County, the city's daytime population is much larger. The city's retail market serves an estimated population of more than 110,000 on both sides of the U.S.-Mexico border.

Sierra Vista's population includes Fort Huachuca as the result of annexation. The resident population of the fort (those residing on post) was 6,160 as of January 2019, consisting of 1,054 military personnel and 2,600 family members residing in on-post family housing, as well as 2,506 unmarried or unaccompanied

	SIERRA VISTA		COCHISE COUNTY		ARIZONA	
	POPULATION	GROWTH %	POPULATION	GROWTH %	POPULATION	GROWTH %
1990	33,281	32.6	97,624	12.9	3,680,800	34.7
2000	37,775	13.5	117,755	20.6	5,130,632	39.4
2010	43,888	16.2	131,346	11.5	6,392,017	24.6
2011	45,098	2.8	130,537	-0.6	6,438,178	0.7
2012	45,794	1.5	130,752	0.2	6,498,569	0.9
2013	45,303	-1.1	130,906	0.1	6,581,054	1.3
2014	44,286	-2.2	129,628	-1.0	6,667,241	1.3
2015	44,183	-0.2	129,112	-0.4	6,758,251	1.4
2016*	43,754	-1.0	128,343	-0.6	6,835,518	1.1
2016**	44,023	N/A	129,140	N/A	6,866,195	N/A
2017	43,824	-0.5	128,383	-0.6	6,965,897	1.5
2018	45,359	3.5	130,319	1.5	7,076,199	1.6

*Original estimates; use for comparison to estimates for 2011 through 2015.
 **Revised estimates; use for comparisons to estimates for 2017 forward (revisions due to a change in estimate methodology).
 N/A = Not Applicable.
 Note: Growth rates shown for 1990, 2000, and 2010 reflect preceding 10-year periods; rates for 2011 forward are annual.
 Source: U.S. Census Bureau, Arizona Office of Economic Opportunity, and Cochise College Center for Economic Research

EDUCATIONAL ATTAINMENT

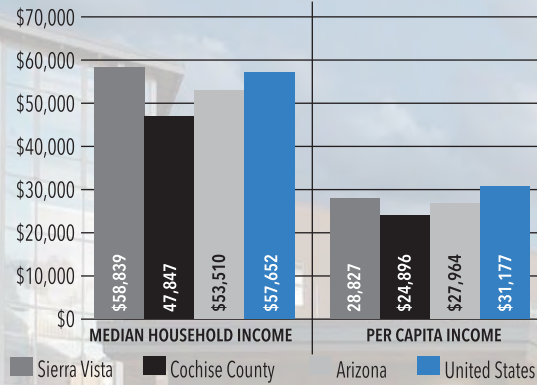


Sierra Vista Cochise County Arizona United States

Note: Population 25 years and older.

Source: U.S. Census Bureau (2013-2017 American Community Survey 5-Year Estimates) and Cochise College Center for Economic Research

INCOME



Note: All figures expressed in 2017 dollars.

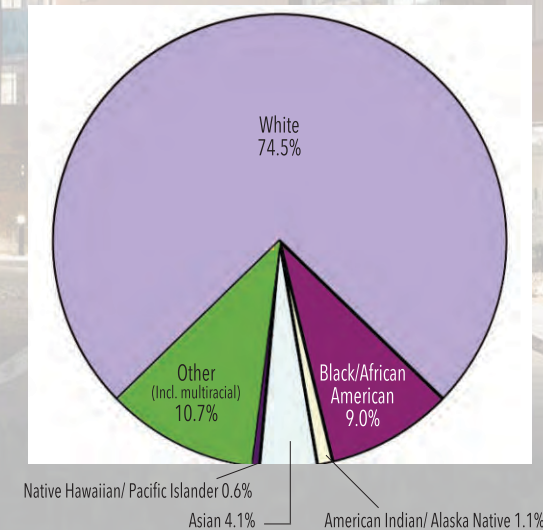
Source: U.S. Census Bureau (2013-2017 American Community Survey 5-Year Estimates) and Cochise College Center for Economic Research

POPULATION PROJECTIONS

Year	Sierra Vista	Cochise County
2025	47,017	131,146
2030	48,271	130,906
2035	49,469	130,686
2040	50,649	130,456
2045	51,877	130,240
2050	53,229	130,177

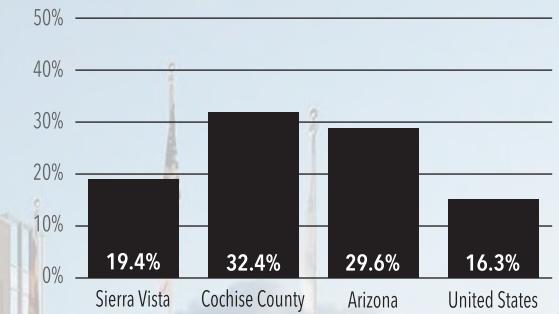
Source: Arizona Office of Economic Opportunity

RACIAL COMPOSITION (SIERRA VISTA)



Source: U.S. Census Bureau (Census 2010) and Cochise College Center for Economic Research

HISPANIC/LATINO POPULATION



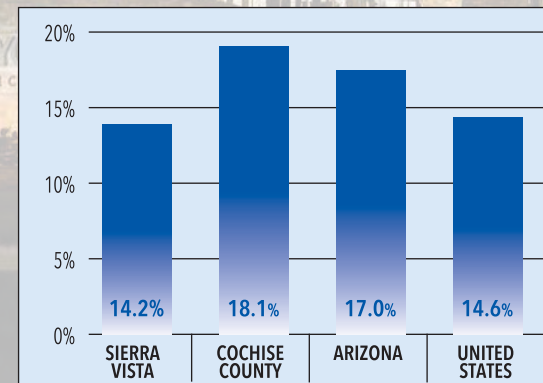
Source: U.S. Census Bureau (Census 2010) and Cochise College Center for Economic Research

AGE GROUPS (SIERRA VISTA)

Age Group	2000	2010
Under 5	7.7%	7.5%
5 to 9	7.1%	6.4%
10 to 14	6.9%	5.6%
15 to 19	8.2%	7.3%
20 to 24	9.0%	8.7%
25 to 34	15.4%	16.9%
35 to 44	13.8%	11.9%
45 to 54	11.0%	11.3%
55 to 59	4.7%	4.9%
60 to 64	4.2%	4.8%
65 to 74	7.1%	8.0%
75 to 84	4.1%	4.9%
85 and over	0.9%	1.7%

Source: U.S. Census Bureau (Census 2000 and Census 2010)

POVERTY LEVEL



Source: U.S. Census Bureau (2013-2017 American Community Survey 5-Year Estimates) and Cochise College Center for Economic Research