



 NewGen  
ADVISORY

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EXCLUSIVE LISTING:

Sierra Inn

3460 E Fry Blvd.  
Sierra Vista, AZ 85635

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Senior Vice President

AZ#SA675144000

Dan Rama  
NewGen Advisory AZ LLC  
DESIGNATED BROKER  
AZ#BR515223000

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## INVESTMENT PROFILE

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Jigar "Jay" Desai of NewGen Advisory is proud to present the for sale of Sierra Inn located in Sierra Vista. This 40-room, independently operated economy hotel offers a compelling opportunity for investors seeking a turnkey asset in a growing market. Situated on a spacious 2.04-acre parcel with GC zoning along the main commercial corridor of E Fry Blvd, the Sierra Inn benefits from excellent visibility and accessibility in the Southeast Arizona and Sierra Vista submarket. Built in 1995 and continuously operated since 1996, the 19,981 square-foot masonry-constructed building features exterior corridors, high-speed internet, a business center, pool, and ample surface parking with a 1.75 ratio per room. With its strong fundamentals and strategic location in a small metro area, the property presents a stable cash-flowing investment with upside through operational and branding improvements.



## OFFERING SUMMARY

	<b>Sale Price:</b>	<b>\$2,900,000</b>
	Building Size:	19,981 SF
	Lot Size:	2.04 AC
	Year Built:	1995
	Number of Rooms:	40
	Stories:	2
	Zoning:	GC
	Hotel Type:	Economy

## PROPERTY HIGHLIGHTS

- Absentee managed allowances any owner to be hands on to increase revenues and decrease expenses
- Large managers apartment on site
- Upside to increase revenues with numerous brand options available with great incentives
- Motivated seller bring all offers
- Financing available for qualified buyers via sba or conventional

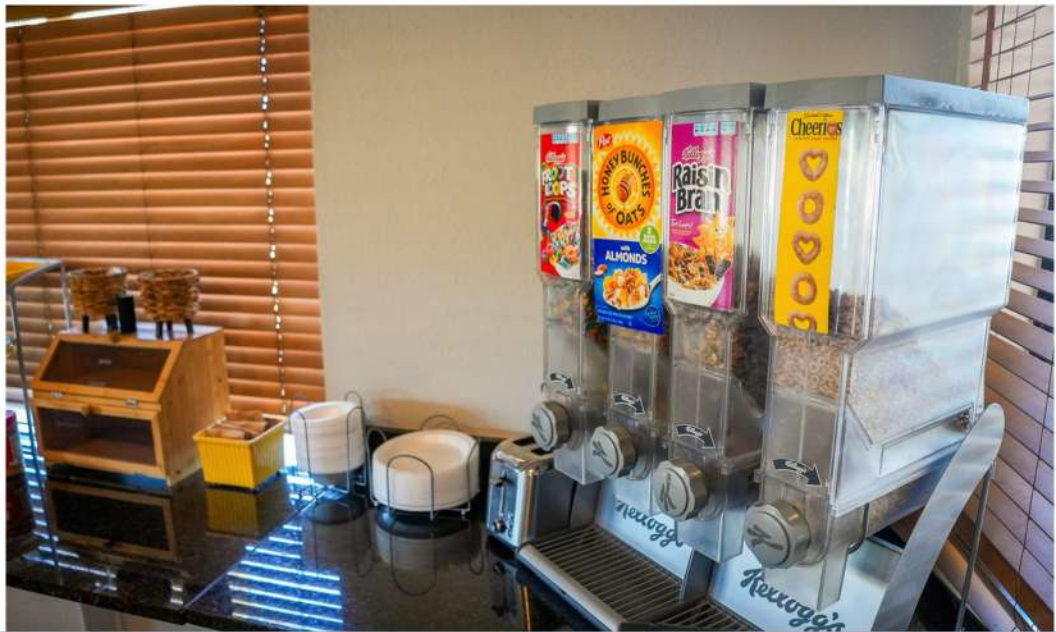
## PROPERTY IMPRESSIONS

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### UNIVERSITY OF ARIZONA SIERRA VISTA

The University of Arizona Sierra Vista campus serves as a vital educational hub in the region, offering upper-division undergraduate and graduate programs for community college transfer students and working professionals. As of 2024, the campus enrolled approximately 395 students and employed around 40 full-time staff members. Its proximity to Fort Huachuca fosters academic-military collaborations, attracting visiting faculty, guest lecturers, and prospective students. These activities generate steady demand for local accommodations, benefiting nearby hotels like the Sierra Inn.



### SIERRA VISTA REGIONAL HEALTH CENTER

Sierra Vista Regional Health Center, now part of Adventist Health's Central Coast Service Area, is a key healthcare provider in the region. Employing between 201 and 500 staff members, the hospital offers a range of medical services that attract patients, visiting specialists, and medical professionals to the area. These healthcare-related visits contribute to the demand for local accommodations, with facilities like the Sierra Inn providing convenient lodging options for out-of-town guests and healthcare workers.



### THE MALL AT SIERRA VISTA

As the only indoor shopping mall south of Tucson, The Mall at Sierra Vista serves as a primary retail and entertainment destination for residents and visitors alike. Featuring over 50 stores, including national chains such as Dillard's and Bath & Body Works, as well as a food court and a cineplex, the mall attracts shoppers from across southern Arizona and neighboring Mexican border towns like Agua Prieta and Naco. Its role as a regional shopping hub contributes to increased tourism and overnight stays, bolstering occupancy rates for nearby hotels like the Sierra Inn.



## FORT HUACHUCA

Fort Huachuca is the largest economic driver in Sierra Vista and one of the most important military installations in the Southwest. As home to the U.S. Army Intelligence Center of Excellence and the 9th Army Signal Command (NETCOM), the fort plays a critical role in national defense and cyber operations. The installation supports over 21,000 jobs and contributes an estimated \$2.86 billion annually to the region's economy. On any given weekday, more than 18,000 military personnel, civilian employees, and contractors are present on post, and thousands more visit throughout the year for training cycles, change-of-command ceremonies, family visits, and military-related events. This constant flow of activity generates a robust, year-round need for accommodations, making nearby hotels like the Sierra Inn a strategic choice for both short- and long-term stays.



## FORT HUACHUCA MUSEUM

Adjacent to these operations is the Fort Huachuca Museum, located in the historic Old Post area. The museum preserves and showcases the rich military history of the fort and the broader role of the U.S. Army in the Southwest. It is free to the public and offers guided tours, rotating exhibits, and educational programs that attract history buffs, military families, school groups, and tourists. Its exhibits include artifacts from the Buffalo Soldiers, World War II intelligence units, and the evolution of military communications. While the museum has been listed among sites potentially facing closure by 2029 due to Army consolidation efforts, it remains fully operational and continues to serve as a unique cultural and tourism asset. Together, Fort Huachuca and its museum not only shape the identity of Sierra Vista but also generate significant lodging demand throughout the year.





## ADVISOR BIO

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## JIGAR "JAY" DESAI

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### **PROFESSIONAL BACKGROUND**

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client. Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

### **EDUCATION**

Jigar graduated from the U of A in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

### **MEMBERSHIPS**

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

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