

AVAILABLE FOR SALE OR LEASE: 9,105 SF (5,305 SF 2ND GEN RESTAURANT + 3,800 SF GENERAL RETAIL)



PROPERTY HIGHLIGHTS

- Positioned right off Highway 92, Sierra Vista's main North/South artery with 24,040 VPD
- Sierra Vista was ranked #25 in Fortune Magazine's 50 Best Places to Live for Families in 2023.
- Located near Fort Huachuca which has a total daily workforce ~ 18,000.
- Turnkey Opportunity - Functional restaurant state of the art entertainment layout with existing kitchen and bar infrastructure



AVERAGE HH INCOME

\$115,138 (1 mile radius)



POPULATION

52,937 (5 mile radius)



DAYTIME EMPLOYMENT

50,598 (5 mile radius)

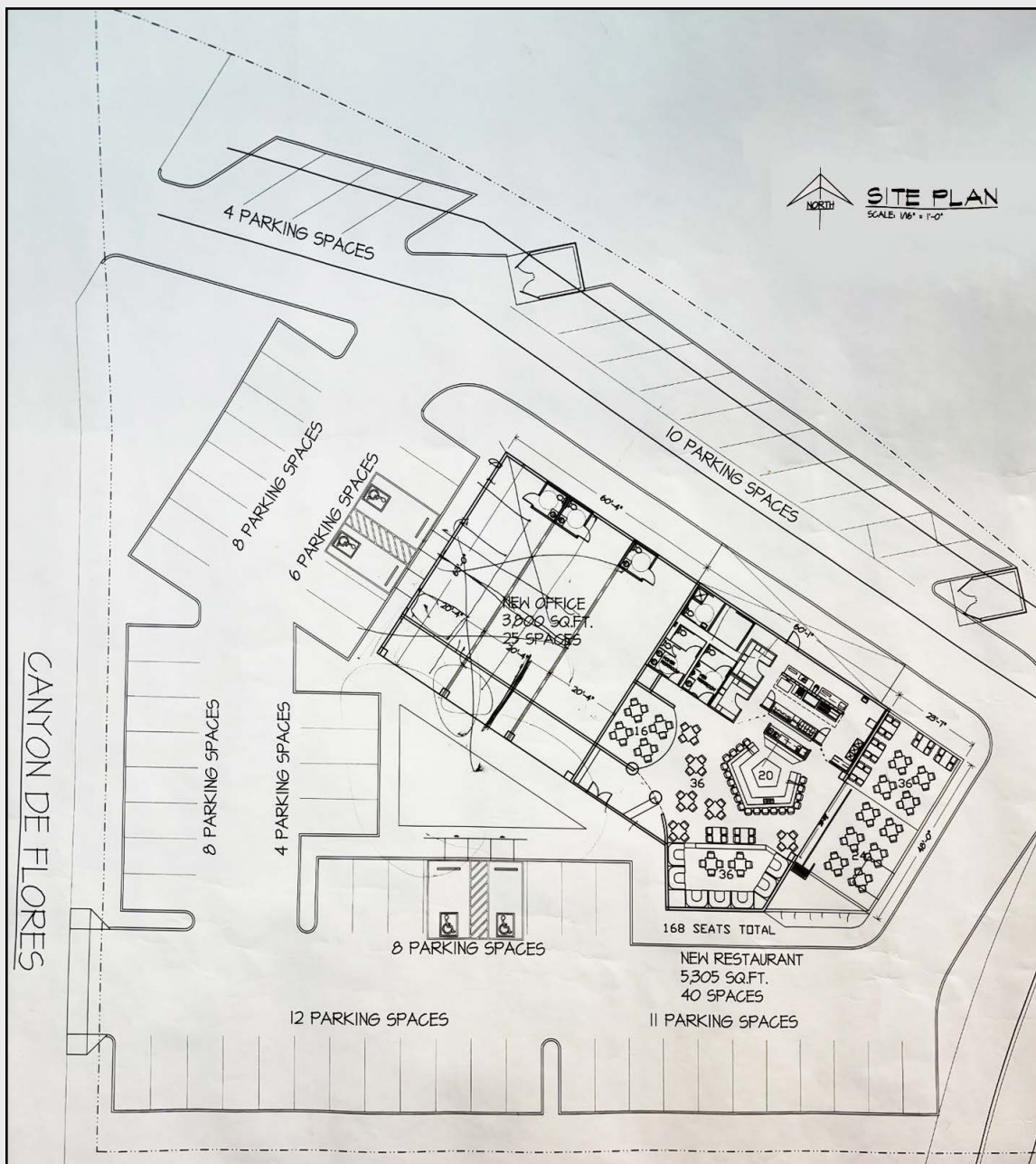


TRAFFIC COUNTS

Hwy 92: 23,331 VPD north of site
Hwy 92: 24,040 VPD south of site

* Demographics ©ESRI 2025 | Traffic Counts @AZDOT 2024





ALL MAINTENANCE REPORTS
AVAILABLE UPON REQUEST.

ALL REFRIGERATORS ARE TRUE
EQUIPMENT AND BURNERS/FLAT
TOPS ARE WOLF

- Indoor walk-in: 8 x 14 (Fridge)
- Outside – Dry Room, Walk-in, and Walk-in Freezer:
- Station Ice Machine – Roof Connect.
- Hoods – 16 feet
- Flat Grill and Wolf burners.
- Entertainment equipment is hooked up via an electronic matrix system.
- Full Security System, indoor and outdoor
- Occupancy – 180





American
Leadership Academy

SITE

State Farm

Edward Jones

TACO BELL

The BIT

Gentle Care
DENTISTRY & IMPLANTS

Hearing
Dynamics

CROSSCOUNTRY
MORTGAGE

McDonald's

ARIZONA
92



Canyon De Flores
3,942 VPD (25)

23,331 VPD (24)

FORT HUACHUCA

Daily Workforce:
~ 18,000

Winrow Ave

Fort Huachuca
Range 8

Lower Garden
Canyon Park

Best Western
PLUS
80 Rooms

Fry Blvd

Casa Del Sol
152 Senior Living
Apartments

Clark
Middle School
563 students
Town & Country
Elementary
428 students

The Palisades
192 Class A Apartments

77 Rooms

FAIRFIELD
INN & SUITES
Marriott
67 Rooms
TOWNEPLACE
SUITES
MARRIOTT
71 Rooms

71 Rooms

Mountain Vista
196 Class A Apartments
The Place at Desert Springs
184 Class A Apartments

Pueblo Del Sol
Elementary
343 students

Canyon Vista
Medical Center

The Mall at Sierra Vista
BEST BUY
Dillard's
maurices
Famous Footwear
Sister

American
Leadership
Academy

Huachuca
Mountain
Elementary
406 students

SITE

State Farm
Edward Jones
McDonald's
Hearing Dynamics
TACO BELL
K
U-HAUL
CROSSCOUNTRY
MORTGAGE
The BIT
Gentle Care
DENTISTRY & IMPLANTS

Veritas Christian
Community
School
128 students

Auto Zone
O'Reilly
ROOKIES
DOLLAR GENERAL
Urbano
FAMILY DOLLAR
PIT STOP
CORONADO
Veterinary Hospital

92

92

Campuhello Ave

Ramsey Rd

Manon Rd

Manon Rd

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	5,347	25,824	52,264
2020 Total Population	5,592	26,174	52,173
2020 Group Quarters	20	123	331
2025 Total Population	5,719	26,403	52,937
2025 Group Quarters	13	82	221
2030 Total Population	5,758	26,430	53,157
2025-2030 Annual Rate	0.14%	0.02%	0.08%
2025 Total Daytime Population	4,125	21,847	50,598
Workers	847	6,293	19,269
Residents	3,278	15,554	31,329

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	2,159	10,657	21,853
2010 Average Household Size	2.47	2.41	2.37
2020 Total Households	2,340	11,181	22,664
2020 Average Household Size	2.38	2.33	2.29
2025 Total Households	2,385	11,289	23,052
2025 Average Household Size	2.39	2.33	2.29
2030 Total Households	2,399	11,310	23,162
2030 Average Household Size	2.39	2.33	2.29
2025-2030 Annual Rate	0.12%	0.04%	0.10%
2025 Families	1,652	7,358	13,905
2025 Average Family Size	2.93	2.88	2.92
2030 Families	1,654	7,340	13,893
2030 Average Family Size	2.94	2.88	2.92
2025-2030 Growth Rate	0.0%	-0.1%	-0.0%

Median Household Income	1 mile	3 miles	5 miles
2025	\$94,979	\$76,974	\$62,938
2030	\$108,319	\$89,091	\$71,462



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