

# RETAIL SPACE AVAILABLE SIERRA VISTA PLAZA

2260 E. Fry Boulevard, Sierra Vista, Arizona (SE Corner of Coronado and Fry Blvd)



## SAFeway/CVS ANCHORED CENTER

**Location:** 2260 E. Fry Boulevard, Sierra Vista, AZ  
(Located on the south east corner of Fry Boulevard and Coronado, among the top two busiest intersections in Sierra Vista.)

**Description:** Sierra Vista Plaza is anchored by Safeway and CVS. There are three suites currently available in this high traffic center. Sierra Vista is the largest population center of Southeastern Arizona and the retail hub for Cochise County. The trade area includes both Fort Huachuca, Cochise County, portions of Santa Cruz County and Mexico.

**Space Available:**

Suite C1	1,288 sf
Suite C5	1,609 sf

**Lease Rate:** Starting at \$15.75-18.50/sf/year NNN

**Property Taxes, Ins., CAM Fees:** \$3.78 per sq. ft. per year

**Traffic Counts:**

Fry Boulevard:	36,618 VPD
Coronado:	8897 VPD
	<u>45,515 VPD (2023)</u>

**Demographics:** Population Est. 98,000 within a 10 mile radius

**Tenants:**

- Safeway Foods
- CVS
- Hallmark
- Health Food Store
- Toner West
- Kims Salon
- Jimmy Johns
- Metro by T-Mobile



For More Information Contact

**Frank T. Moro**  
Designated Broker  
frank@fwpc.net

(520) 458-1666 Fax (520)459-0718  
1-800-320-2381 frank@fwpc.net



**FIRST WEST**  
PROPERTIES CORPORATION

1700 S. Highway 92, Ste. E100  
Sierra Vista, AZ 85635

# PRIME RETAIL LOCATION



## Sierra Vista Plaza

