

Office Building With Dental For Sale

633-705 E Wilcox Dr. Sierra Vista, AZ 85635

Owner User With Income Opportunity

Page 1



MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

RYAN EDWARDS
480.760.5044
ryan@menlocre.com

 **Menlo Group**
COMMERCIAL REAL ESTATE

633-705 E Wilcox Dr

Sierra Vista, AZ 85635

Executive Summary



OFFERING SUMMARY

| | |
|-----------------------|--------------------------------|
| Sale Price: | \$1,300,000 |
| Building Size: | 8,459 |
| Lot Size: | 2.01 Acres |
| Parking Ratio: | 4.7/1,000 SF |
| Zoning: | General Commercial |
| East Bldg Year Built: | 1983 |
| West Bldg Year Built: | 2001 |
| Construction: | Masonry & Wood-Frame Stucco |

PROPERTY OVERVIEW

Opportunity to acquire a multi-tenant medical and professional office investment located along East Wilcox Drive in Sierra Vista's central commercial corridor. The property includes an 8,459 square foot office building situated on an approximately 2.01-acre assemblage comprised of four separate parcels, providing both in-place income and future development potential. The existing tenant mix includes medical and office users, including an established dental practice, within a well-maintained building featuring a functional layout and ample on-site parking. In addition to the income-producing improvements, the offering includes three adjacent vacant parcels, creating a rare opportunity to expand the existing improvements or develop additional medical, office, or commercial space. Zoned General Commercial and positioned with convenient access to State Highways 90 and 92 and Fort Huachuca, the property offers a compelling opportunity for investors or owner users.

PROPERTY HIGHLIGHTS

- Entire solar system, including panels, inverters, and switchgear conveys with the property
- 8,459 SF Building
- Built-Out One Story Office Space
- 6-Op Dental Suite available 12/01/2026
- 4 Total Suites
- 4,353 SF Available for Owner-User

633-705 E Wilcox Dr

Sierra Vista, AZ 85635

Photos



633-705 E Wilcox Dr

Sierra Vista, AZ 85635

Additional Photos



Built-Out Medical/Office Space | For Sale

633-705 E Wilcox Dr. Sierra Vista, AZ 85635

Aerial

Page 5



MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

RYAN EDWARDS
480.760.5044
ryan@menlocre.com

 **Menlo Group**
COMMERCIAL REAL ESTATE

Built-Out Medical/Office Space | For Sale

633-705 E Wilcox Dr. Sierra Vista, AZ 85635

Rent Roll

Page 6

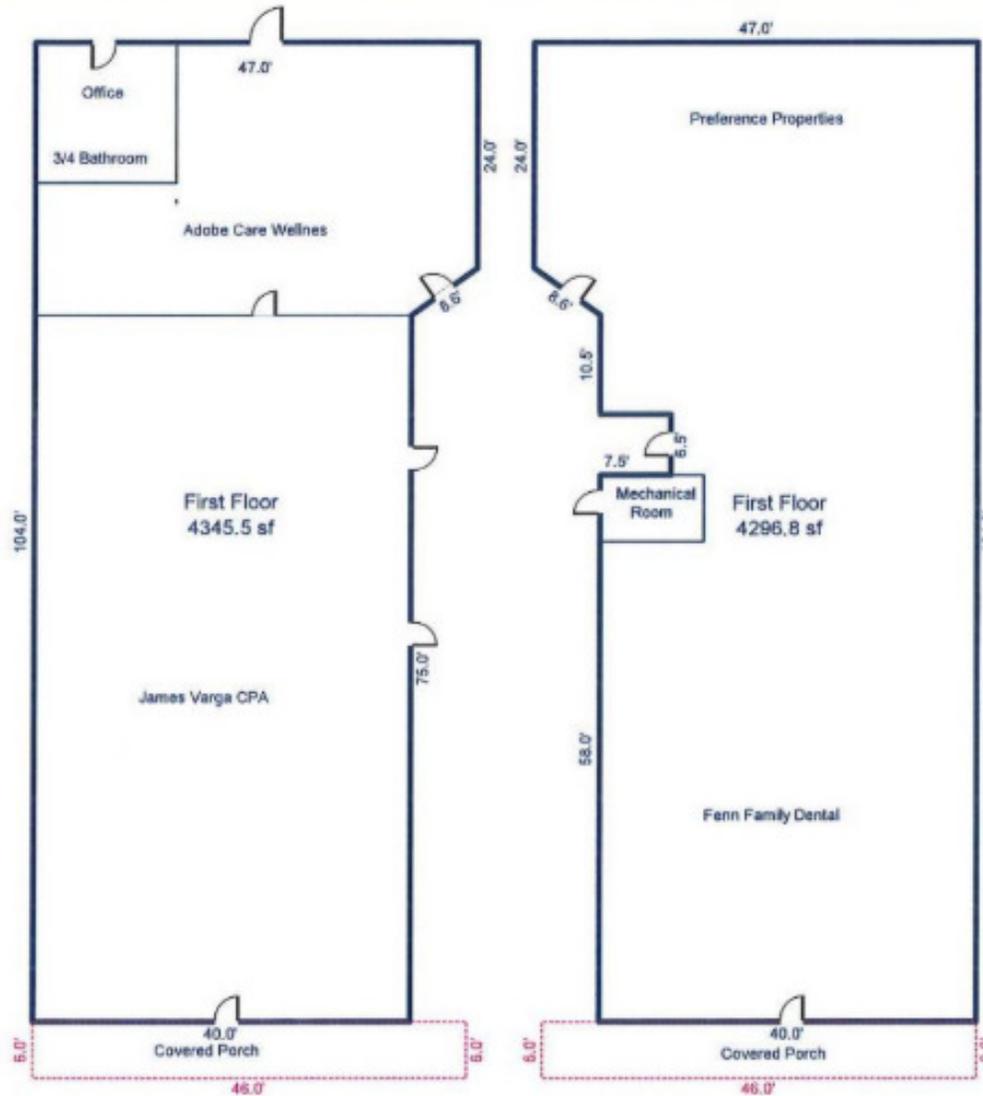
Current Rent Roll

| Unit | Tenant | Size (SF) | Lease Expiration | Status | Monthly Base Rent | Lease Structure |
|------|-----------------------|-----------|------------------|----------------|-------------------|------------------------|
| 633 | James R. Varga, CPA | ~3,150 | 31-Dec-27 | Current | \$4,000.00 | Gross (includes taxes) |
| 637 | Adobe Care & Wellness | ~956 | 28-Feb-29 | Current | \$1,215.00 | Modified Gross |
| 701 | Fenn Family Dental | ~2,370 | 30-Nov-26 | Current | \$4,413.29 | Modified Gross |
| 705 | Preference Properties | ~1,983 | 30-Nov-16 | Month-to-Month | \$1,500.00 | Modified Gross |

Medical/Office Space | For Sale

633-705 E Wilcox Dr. Sierra Vista, AZ 85635

Building Plan

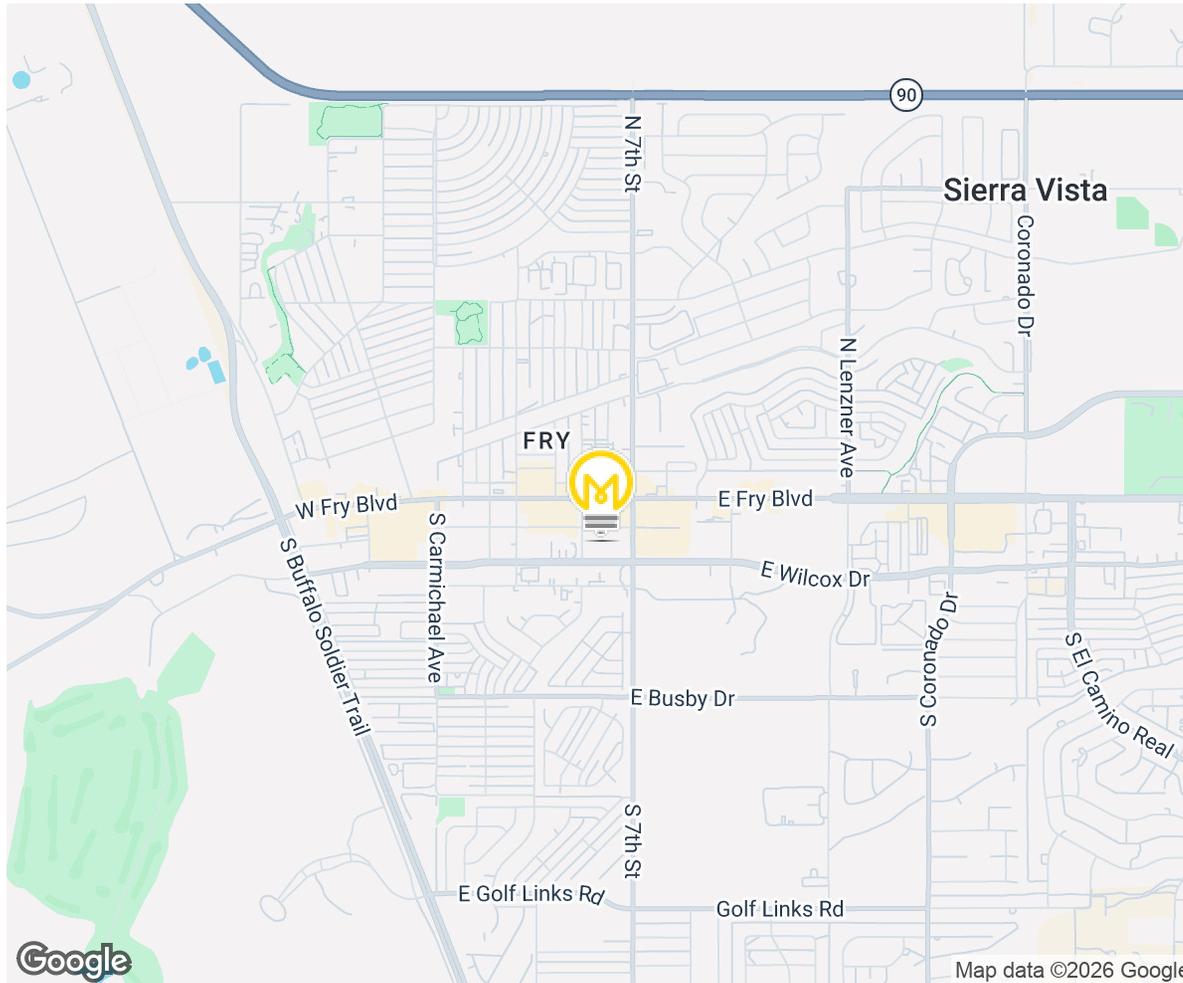


Sketch No. A

Built-Out Medical/Office Space | For Sale

633-705 E Wilcox Dr. Sierra Vista, AZ 85635

Site Details



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 4,790 | 14,459 | 19,638 |
| Total Population: | 10,815 | 32,952 | 47,365 |
| Average HH Income: | \$72,517 | \$79,926 | \$87,757 |