

3518 CANYON DE FLORES

SIERRA VISTA, AZ 85650



WE ARE
THE CENTER
OF RETAIL

For Sale or Lease | Retail Visibility From State Highway 92



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RETAIL SPACE

5,402 SF

LEASE RATE

Contact Agents

SALE PRICE

\$885,000 (\$163.82/SF)

TRAFFIC COUNT

Highway 92: 21,814 VPD (2022)

NEIGHBORING TENANTS





McDonald's, Wells Fargo Home Mortgage, Pioneer Title Agency, Papa's 50's Diner, University Physical Spec Care Center & More

COMMENTS

- Excellent access and visibility on freestanding Pad with prominent exposure along Highway 92
- With 275 days of sunshine and a temperate climate, Sierra Vista is a year around destination for outdoor adventure, authentic history, and global cuisine



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 TOTAL RETAIL EXPENDITURE
1 Mile	5,858	\$93,845	763	\$78.01 M
3 Miles	24,469	\$93,060	6,134	\$333.01 M
5 Miles	51,698	\$82,979	19,293	\$656.32 M

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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 6/6/2023