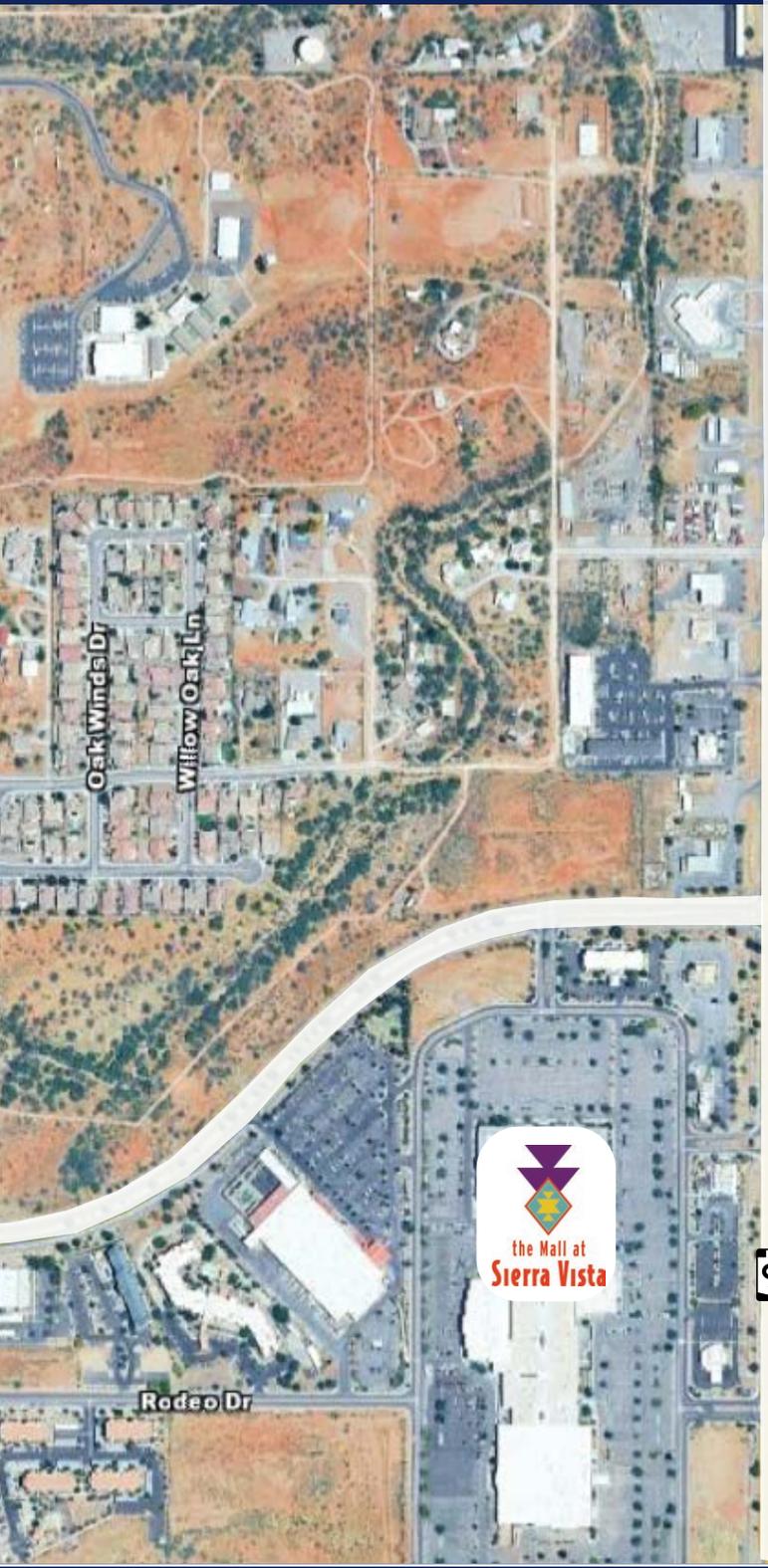




FOR SALE

# Avenida Cochise and SR 92 (E SEC)

Sierra Vista | AZ



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Address	Avenida Cochise and SR 92 (E SEC)   Sierra Vista, Arizona
Property Size	3.67 Acres
APN	107-78-803B
Sale Price	\$800,000
Zoning	<a href="#"><u>GC (General Commerce)</u></a>
Zoning Purpose	This zoning district is comprised of certain lands, structures and uses which serve the central retail marketing function of the Sierra Vista trade area.
	<a href="#"><u>Link to Permitted Uses</u></a>
Max Height	36 Feet
Property Taxes (2025)	\$1,674.36

## Strong fundamentals for Development

- o Fort Huachuca provides a stable military employment base
- o The Mall at Sierra Vista is the only indoor shopping mall south of Tucson, serving as the regional retail hub
- o Excellent transportation access with Highway 90 connecting into Interstate 10
- o Cochise College provides educational opportunities to 14,000 students annually
- o Canyon Vista Medical Center is the largest healthcare facility in Cochise County at 177,000 SF and 100 acute care beds



## Location Highlights

### Major Employer - Fort Huachuca

**Fort Huachuca** is the dominant economic driver in the region:

- Largest employer in Cochise County and largest economic contributor among all military installations in Arizona
- Over 18,000 people on post during weekday work hours
- Houses U.S. Army Intelligence Center of Excellence, Network Enterprise Technology Command, Electronic Proving Ground
- Permanent population includes ~6,500 active duty soldiers, 7,400 military family members, and 5,000 civilian employees
- Established in 1877 and annexed by Sierra Vista in 1971

### Retail & Commercial Hub

**The Mall at Sierra Vista** - Only indoor shopping mall south of Tucson:

- 50+ stores including Dillard's, Famous Footwear, Kay Jewelers, Hibbett Sports
- Full food court and Cinemark cinema
- Serves a market 2.5x the city's population
- Mexican shoppers from Sonora account for 30% of mall traffic, spending \$186.4 million annually in Cochise County

The city serves as the retail hub for over 110,000 people in the region, accounting for two-thirds of Cochise County's retail sales.

### Transportation Access

**Highway 90** provides direct access to **Interstate 10**:

- Exit 302 on I-10 connects to Highway 90 South (32 miles to Sierra Vista)
- Strategic location: 75 miles southeast of Tucson, 15 miles north of Mexico border
- Positioned between California and New Mexico on I-10 corridor
- 186 miles southeast of Phoenix

### Healthcare Infrastructure

**Canyon Vista Medical Center** (opened 2015):

- \$100 million, 177,000 sq ft, 100-bed acute care hospital
  - Level III Trauma Center
  - Largest healthcare facility in Cochise County
  - RegionalCare committed \$18 million to recruit 25 physicians
- Southwest Cancer Care** - Premier oncology center opened in 2019

### Education

**Cochise College** - Named one of "Top 10 Community Colleges in the Country" by Huffington Post (2015):

- Multiple campuses including Sierra Vista, Fort Huachuca center, and Downtown Center
- 14,000 students annually
- Recently named best community college in Arizona

**University of Arizona South** - Southern campus located in Sierra Vista

### Quality of Life Factors

- Population of 45,308 (2020 Census), part of metro area of 131,346
- Elevation 4,623 feet with temperate four-season climate
- Known as "Hummingbird Capital of the United States"
- Growing community with family-friendly atmosphere
- 15 miles from Mexico border (cross-border commerce opportunity)



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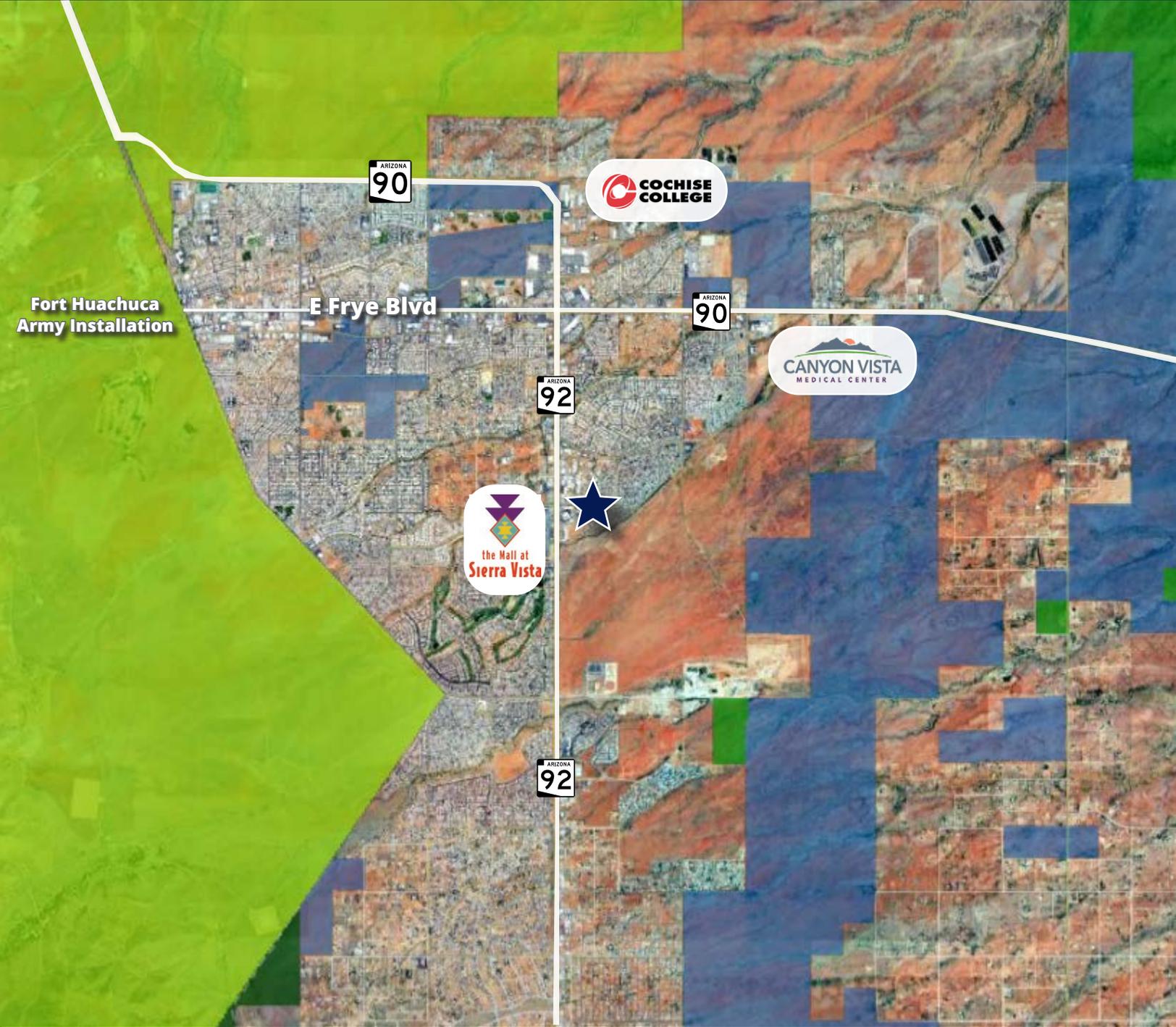




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