

Canyon Vista Medical Office Building

5750 E Highway 90, Sierra Vista, AZ 85635



AVAILABLE SPACE
5,428 RSF

 **VIEW SUITE**

- Three-story, Class A medical office building totaling 51,370 RSF
- Comprehensive on-campus services including ER, imaging, surgery, birthing suites, and rehab
- Positioned in Sierra Vista's healthcare corridor with growing residential development
- On-campus at Canyon Vista Medical Center, a 106-bed acute care facility
- Stabilized, hospital-backed tenancy with built-in referral flow from adjacent inpatient services
- Generous Tenant Improvement allowance and flexible terms

Class A medical office building located on the Canyon Vista Medical Center campus.

POPULATION (5-MILE RADIUS)

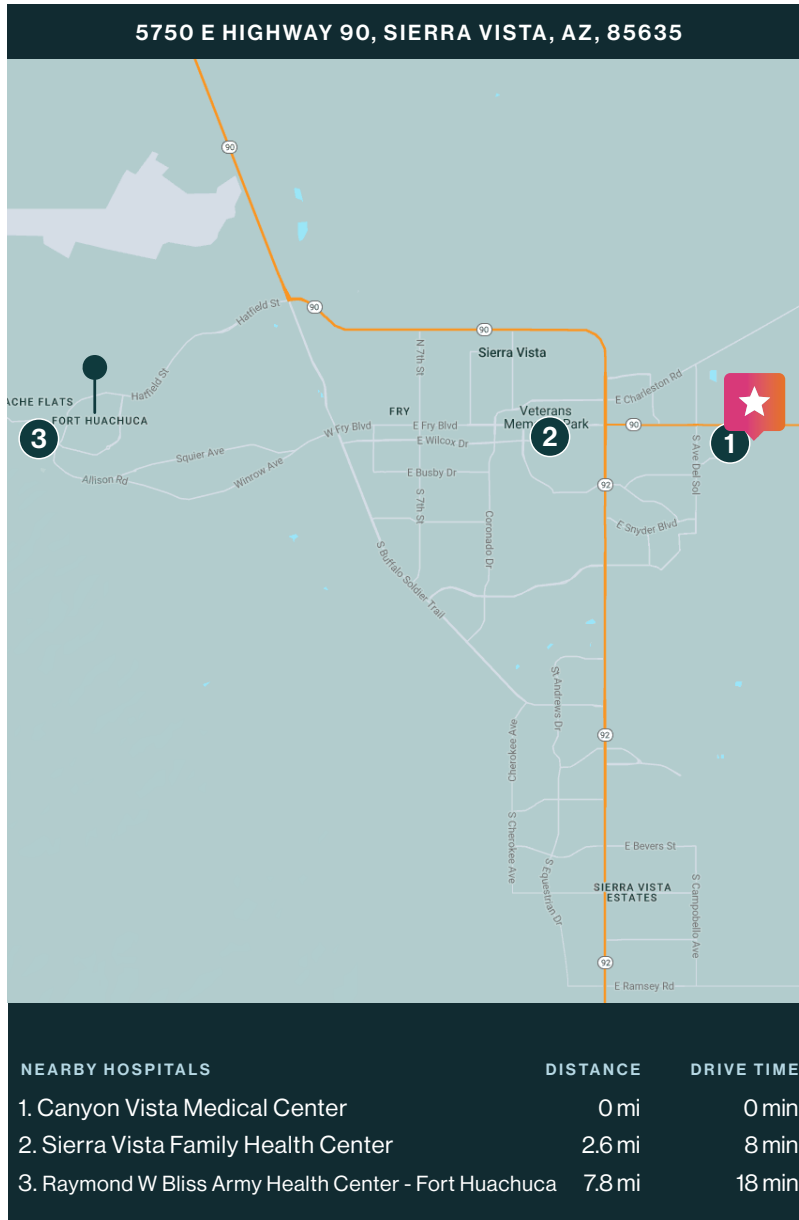
45,758

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$83,525

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

98.6%



FORT HUACHUCA: REGIONAL ECONOMIC DRIVER

Located just minutes from Canyon Vista MOB, Fort Huachuca is a major U.S. Army installation and the largest employer in Sierra Vista. The base supports over 20,000 military personnel, civilians, and contractors and plays a critical role in the local economy. Its presence drives consistent population growth, healthcare demand, and housing development across the region.

ANDREW STERNBERG, SVP | LEASING

520.241.7915 cell

asternberg@remedymed.com

MADYSON MARLOW, ASSOCIATE | LEASING

210.556.4417 cell

mmarlow@remedymed.com