

# Built-Out Dental and Office Space | For Lease

701-705 E Wilcox Dr, Sierra Vista, AZ 85635



[www.menlocre.com/property](http://www.menlocre.com/property)

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**Property Description:**

Position your practice in the heart of Sierra Vista along East Wilcox Drive, a well-established commercial corridor serving the city’s central trade area. This property benefits from convenient access to State Highways 90 and 92, providing strong connectivity to Fort Huachuca, surrounding neighborhoods, and regional traffic patterns.

The building is situated within a dense mix of medical, professional office, and retail uses, creating a synergistic environment ideal for healthcare providers. Nearby amenities, established residential neighborhoods, and proximity to major employment drivers—including Fort Huachuca and Canyon Vista Medical Center—support consistent patient demand and long-term stability. The available suite offers a functional dental buildout within a well-maintained, multi-tenant professional office property totaling approximately 8,459 SF.

**OFFERING SUMMARY**

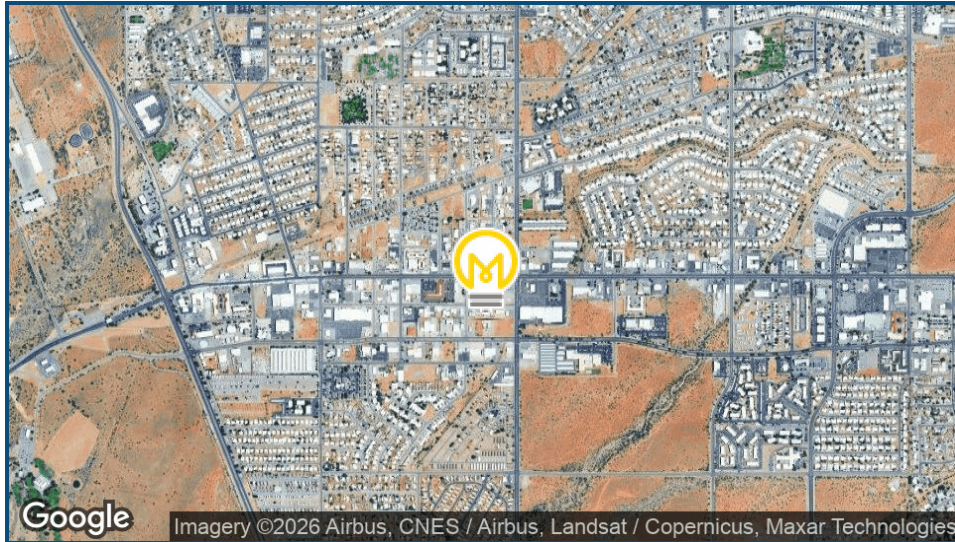
Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	2,370 SF
Parking Ratio:	4.7/1,000 SF
Zoning:	General Commercial
Build Out:	6 Operatories
Suite Number:	701

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

# General Office Suite Information

For Lease

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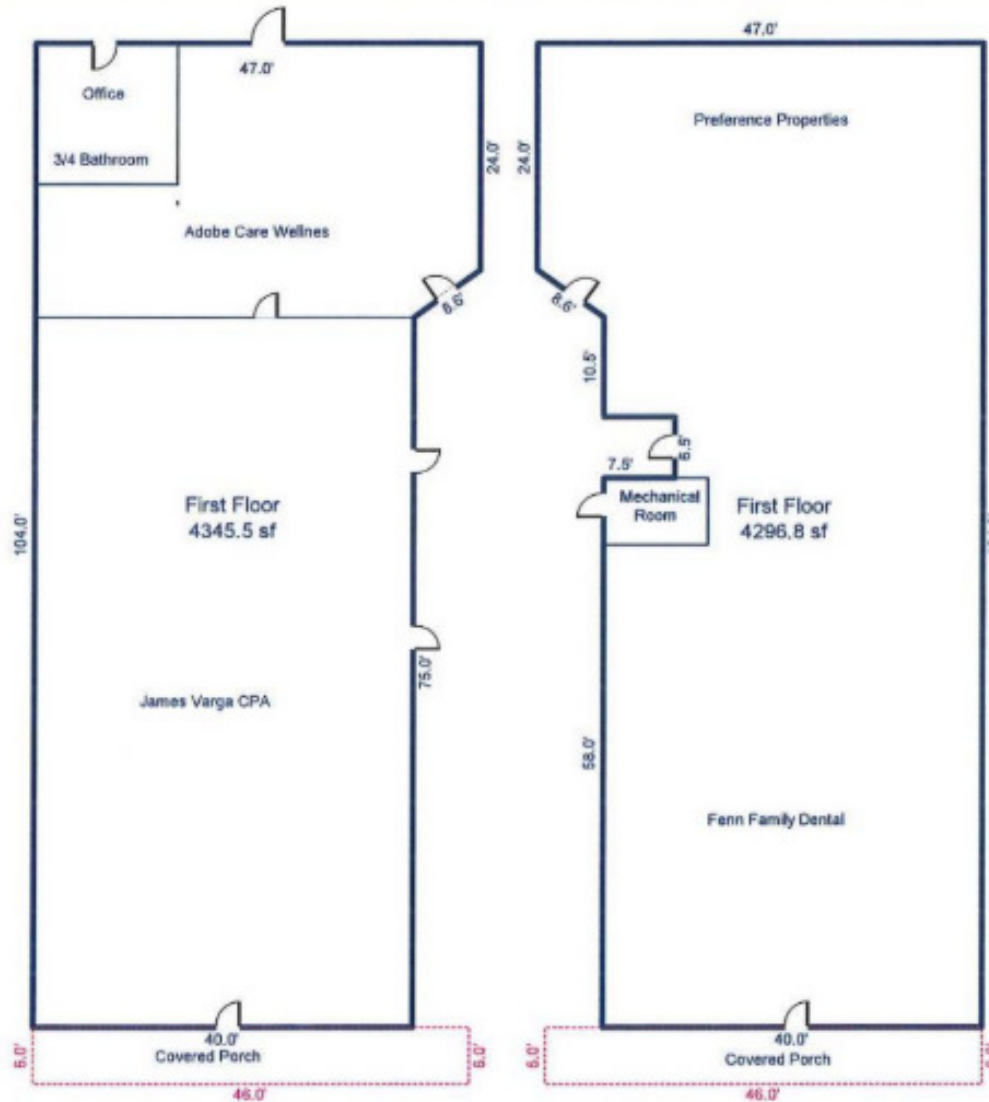


Property Type	Office
Available SF:	1,983 SF
Suite Number:	705
Lease Rate:	\$15.00/SF/YR (MG)
Property Subtype	Office Building
Building Size	8,459 SF
Lot Size	2.01 Acres
Building Class	B

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## Building Plan

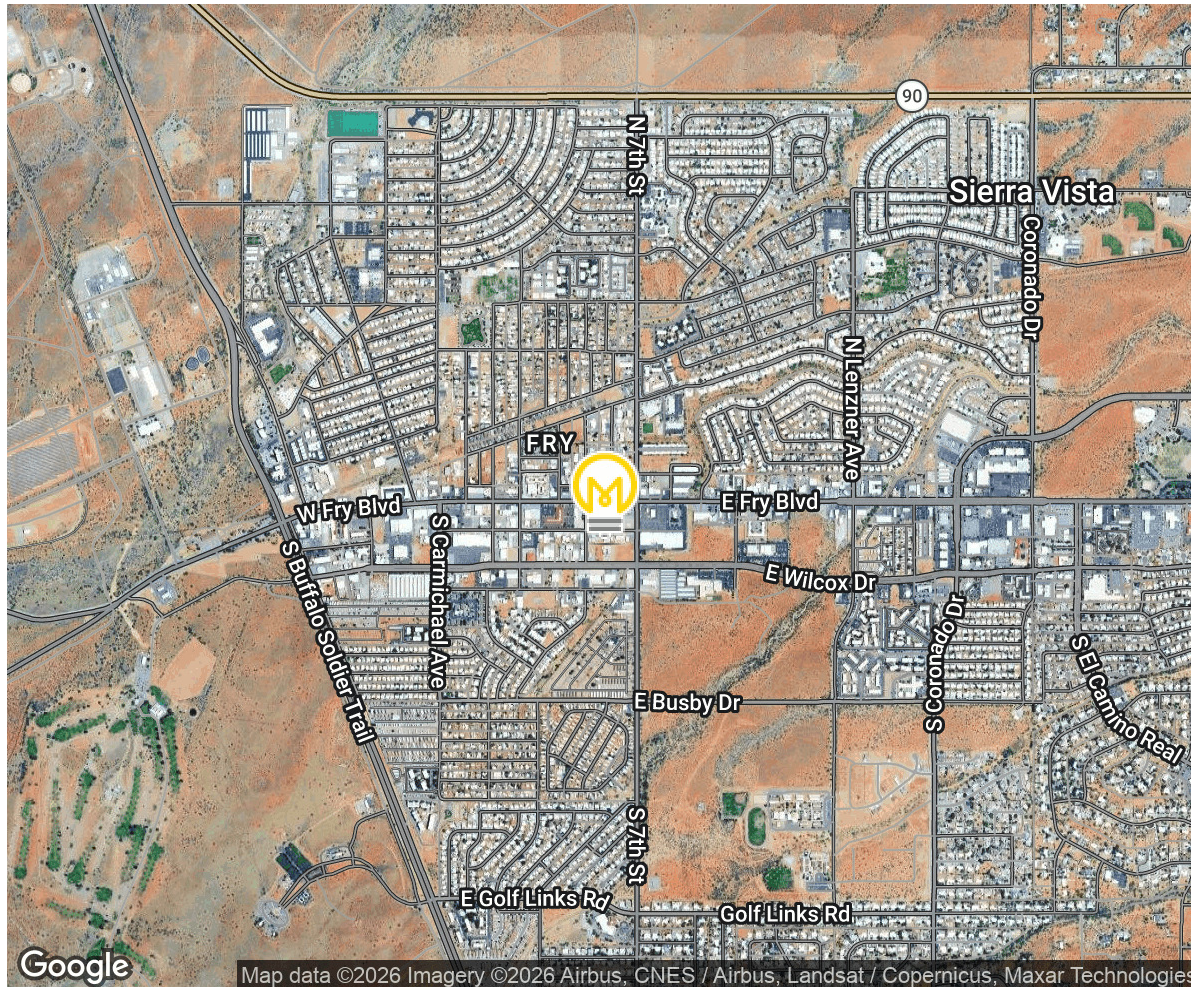


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## Site Details



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