



FOR SALE

BELLA VISTA RESTAURANT SPACE

Property Highlights

- 7,500 ± SF Restaurant For Sale
- Site Area: 1.16 ± AC
- Sale Price: \$3,300,000
- Zoning: C-2
- Located on a hard corner on Bella Vista Way going from Bentonville into Bella Vista seeing 35,000 VPD
- Surrounded by existing and planned mountain biking and recreational developments
- Less than 2 miles from future OZ Trails Bike Park which will feature Arkansas' first and only chairlift-served mountain bike park
- Easy access to Hwy 71
- Adjacent to Lake Rayburn and planned new developments
- Currently occupied by Rosita's Mexican Restaurant

*information deemed reliable but not guaranteed

For more information, please contact:

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LOCATION OVERVIEW

1889 BELLA VISTA WAY | BELLA VISTA, AR 72714



CUSHMAN &
WAKEFIELD

sage
PARTNERS

Nestled in the Ozark Mountains, Bella Vista is quickly emerging as a leading outdoor recreation and cycling destination in Northwest Arkansas. A landmark 2,700-acre land purchase by Blue Crane, a Bentonville-based developer backed by the Walton family, marks a major step in the city's growth. Momentum continues with the planned OZ Trails Bike Park—featuring over 20 miles of chairlift-served downhill trails and direct access to the region's trail networks.

Set to begin construction in spring 2025, the park will offer high-performance recreation and community features like dining, art installations, a pump track, and gathering spaces. Blue Crane's additional \$33.9 million in local real estate acquisitions reflects a strong commitment to Bella Vista's future. With its prime location along Highway 71, access to the Razorback Greenway, and dedication to preserving the natural landscape, Bella Vista is steadily growing as a destination for outdoor recreation, thoughtful development, and community-focused living.

AREA DEMOGRAPHICS



POPULATION
33,629



MEDIAN HH INCOME
\$88,585



TOTAL BUSINESSES
459



TOTAL EMPLOYEES
3,713



ARVEST
HARPS
HOMETOWN FRESH



Lake Ann

71

BELLA VISTA WAY

Lake Rayburn

SUBJECT PROPERTY



Kingswood Golf
Course

Lake Windsor

Bella Vista
Recreation Center



35,000
VEHICLES PER DAY



Future Runway Group Recreational
Development (click for more information)

Bank OZK

OZ Trails Bike Park & Chairlift
(click for more information)



Mercy

Sugar Creek
Soccer Park