

THE MALL AT
SIERRA VISTA



RETAIL SPACE FOR LEASE

The Mall at Sierra Vista is Southern Arizona's go-to destination for shopping, dining, and entertainment. Serving both local residents and nearby Mexican border towns, it offers unique attractions like the region's only first-run theater and a diverse retail mix, making it a vibrant hub within a 75-mile radius.

**SUMMIT
PROPERTIES USA**



SITE OVERVIEW

Site Acres:	12.84 acres
Total Leasable Area:	370,057 sqf
Owned Leasable Area:	163,293 sqf
Parking Places:	2,288 autos
Anchor Tenants:	Best Buy Dillard's

PROPERTY OVERVIEW

National Retailers: The mall features top brands like Dillard's, Best Buy, Famous Footwear, Hibbett Sports, Spencer's, Hot Topic, and Claire's, drawing steady foot traffic from across the region.

Exclusive Entertainment: The region's only Cinemark theater makes The Mall at Sierra Vista a top destination for families and moviegoers.

Strategic Location: Positioned near Fort Huachuca and local educational institutions, the mall serves a diverse, educated customer base, ensuring consistent traffic.

Community Connection: With dynamic events and promotions, the mall fosters strong ties with the local community, boosting engagement and loyalty.



PRIME
HUB

NATIONAL
BRANDS

STORE
VARIETY

ENGAGING
EVENTS

ENTERTAIN-
MENT

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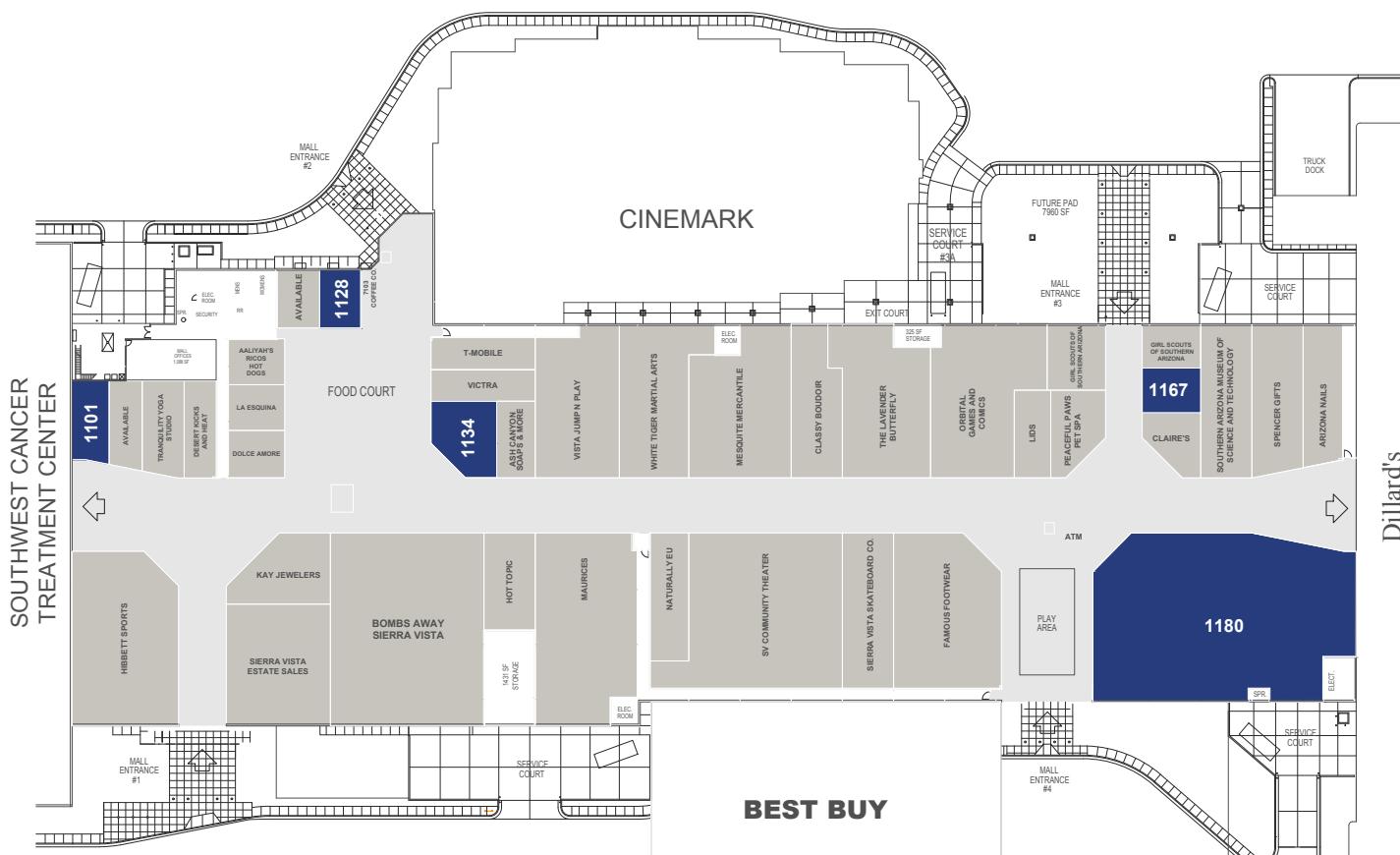
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2200 El Mercado Loop

Sierra Vista AZ 85635

[TheMallatSierraVista](#)

SPACE	UNIT TYPE	SIZE SF
1180	Anchor	12,254 SF
1134	Inline	1,332 SF
1101	Inline	883 SF
1167	Inline	783 SF
1128	Food Court	749 SF



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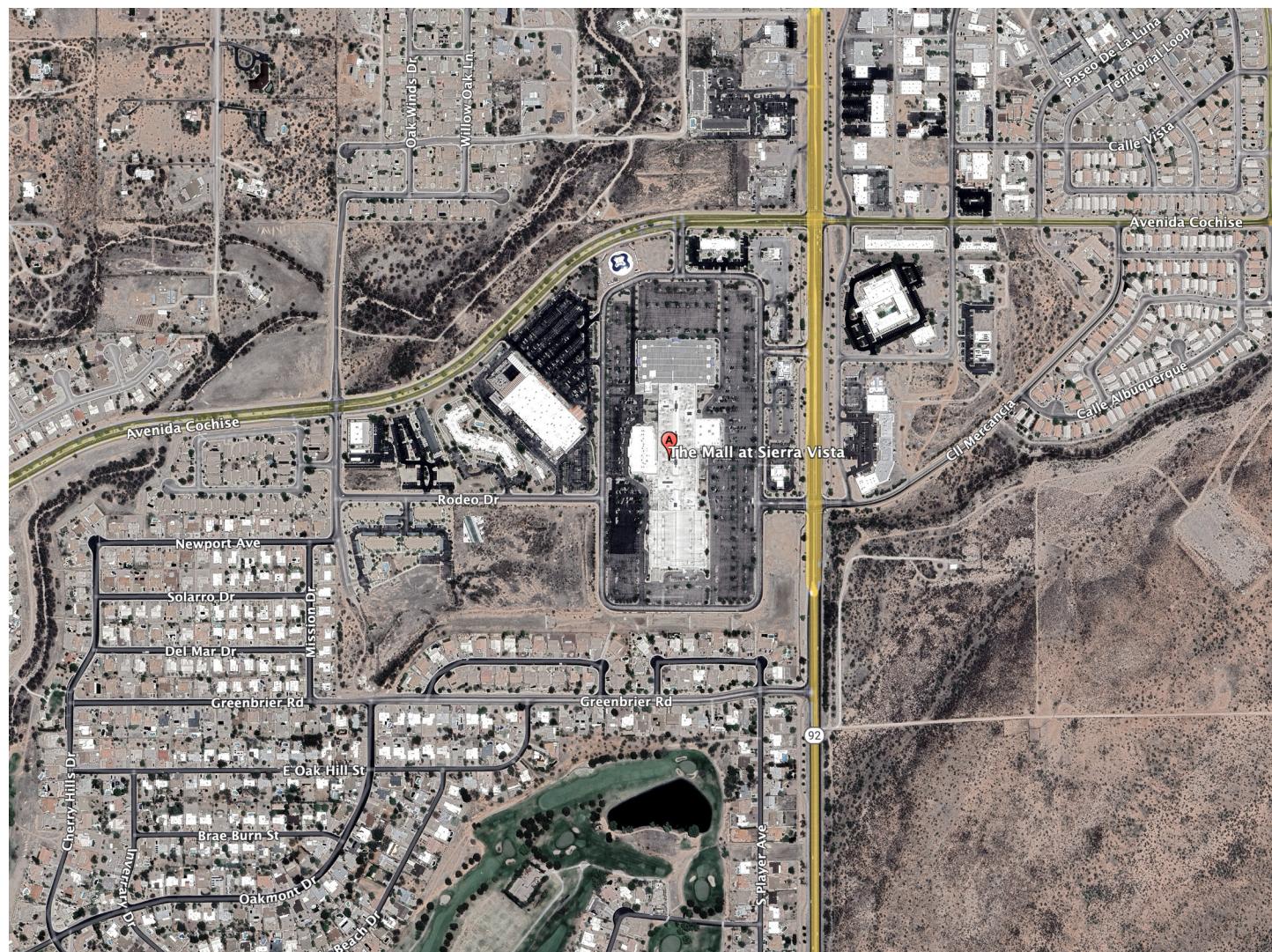
DEMOGRAPHICS

5 MILE

10 MILE

20 MILE

Population	50'092	62'486	73'308
Households	21'324	25'743	30'590
Avg. Household Income	\$85'649	\$85'172	\$83'903
Median Age	41	40	42



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Leasing Manager

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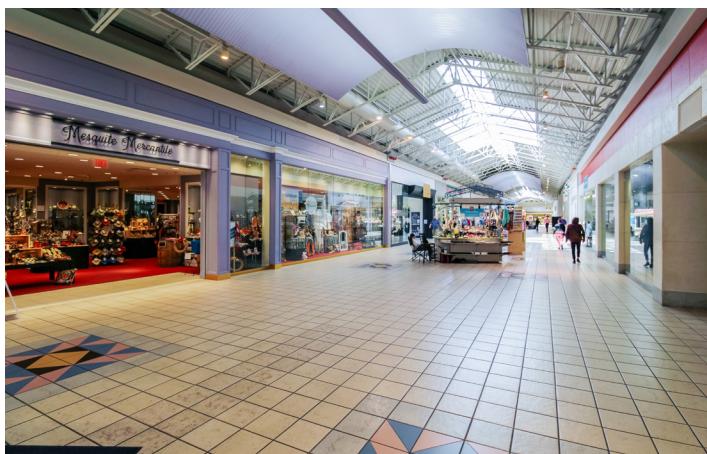
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SIERRA VISTA

Sierra Vista, located in southeastern Arizona, is a growing city known for its proximity to Fort Huachuca, a major U.S. Army installation, and its beautiful desert surroundings. With a population of over 45,000, the city serves as a regional hub for commerce, education, and recreation. Key institutions like Cochise College and Canyon Vista Medical Center attract a diverse and dynamic population. Conveniently situated near Highway 92 and a short drive from Interstate 10, The Mall at Sierra Vista benefits from excellent accessibility and a steady flow of visitors from the local community and surrounding areas. The city's unique combination of military presence and community growth makes it an ideal market for retail businesses.



AREA

City	152.5 sq mi
Land	152.3 sq mi
Water	0.2 sq mi
Elevation	4,633 ft

