

FOR SALE

AVAILABLE
1.65 AC



Apartment & Storage Opportunity

110 N Ford St | Pearce, AZ 85625

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APT BUILDING SIZE

18,186 SF

ZONING

Mixed

APARTMENT UNITS

14

BUILT

1969

STORAGE UNITS

16

COMMON AMENITIES

Courtyard, Coin Laundry,
Fenced Grounds

APARTMENT UNITS

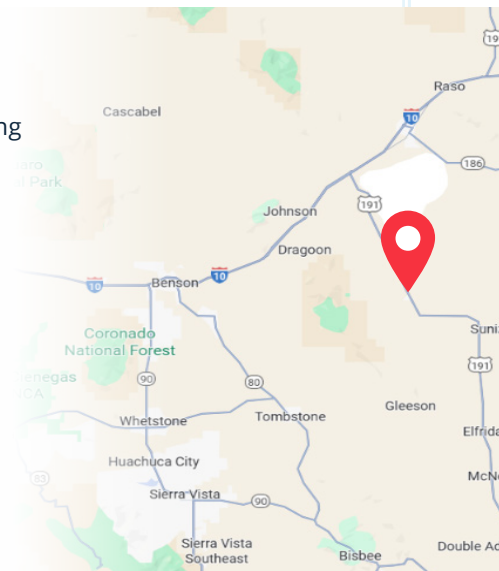


STORAGE UNITS



PROPERTY HIGHLIGHTS

- 18,186 SF apartment building offered (as-is) with strong rental demand from residents and seasonal visitors
- Easy access to major regional routes and local thoroughfares
- Region demonstrates steady population growth and rental housing demand
- Storage underutilized – significant upside once stabilized
- ±36,000 SF of rear land offers future development potential



For more information, please contact broker directly.

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110 N Ford St is positioned in the Sunsites area of Cochise County, offering convenient access to the retail, dining, and recreation hubs of nearby Sierra Vista. This location benefits from strong visibility along local thoroughfares and proximity to major regional routes, making it an destination for both short-term visitors and long-term residents. The surrounding area continues to see steady demand for quality rental housing, supported by a mix of local employment centers, tourism-driven activity, and a stable regional population, creating a reliable foundation for multifamily investment.



Property Details

110 N Ford St | Pearce, AZ 85625

Demographics (2025)

source: Esri

1 MILE

2,222	2,650	\$133,481	1,559
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

11,163	13,559	\$129,208	7,489
2025 Population	2030 Population	Avg Household Income	Daytime Population

5 MILES

11,984	14,653	\$127,231	8,008
2025 Population	2030 Population	Avg Household Income	Daytime Population

Traffic Counts (2024)

source: ADOT

2,052 VPD	624 VPD
US HWY 191	E Treasure Rd

FINANCIALS

CURRENT VS. / POST-REMODEL RENTS

Unit Type	Count	Current Rent	Post-Remodel Target	Current Monthly Total	Future Monthly Total
1BR (~500 SF)	8	\$875	\$1,000	\$7,000	\$8,000
1BR (~500 SF)	6	\$1,050	\$1,200	\$6,300	\$7,200
Subtotal	14			\$13,300/mo	\$15,200/mo

CURRENT (AS-IS; 8 UNITS LEASED)

- Gross income is limited with only 8 of 14 apartments producing rent
- Net Operating Income (NOI): ~\$106,526/yr based on partial occupancy
- Cap Rate: ~11.2% (10.4% with vacancy reserve)

POST-REMODEL PROJECTION (ALL UNITS LEASED AT NEW RENTS)

- Gross Scheduled Income: ~\$196,200/yr
- Net Operating Income (NOI): ~\$135,926/yr
- Cap Rate: ~14.3% (13.3% with vacancy reserve)

SUMMARY

At \$950,000 as-is, the property already produces a double-digit cap rate on partial occupancy. With a modest investment in plumbing and renovations, the property can achieve full lease-up, stronger rents, and \$135K+ NOI, translating to a 13-14% cap rate with additional upside from rent growth and storage stabilization.

STORAGE (MISC. INCOME)

- Current: 1 of 16 units rented at \$50/mo = \$600/yr
- Pro Forma: 12 of 16 units rented (75%) at \$50/mo = \$7,200/yr
- Laundry: ~\$6,600/yr

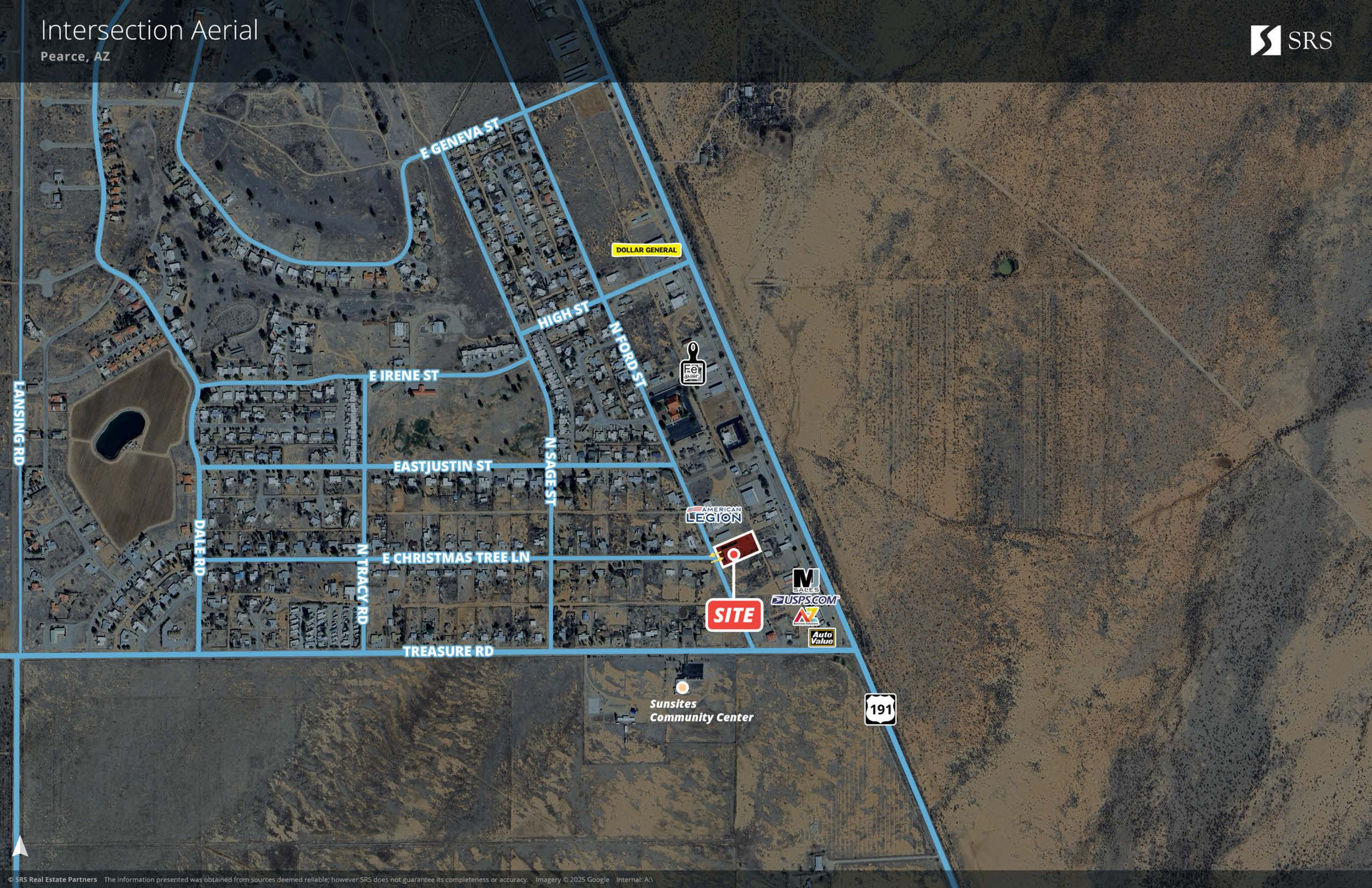
KEY VALUE-ADD POINTS

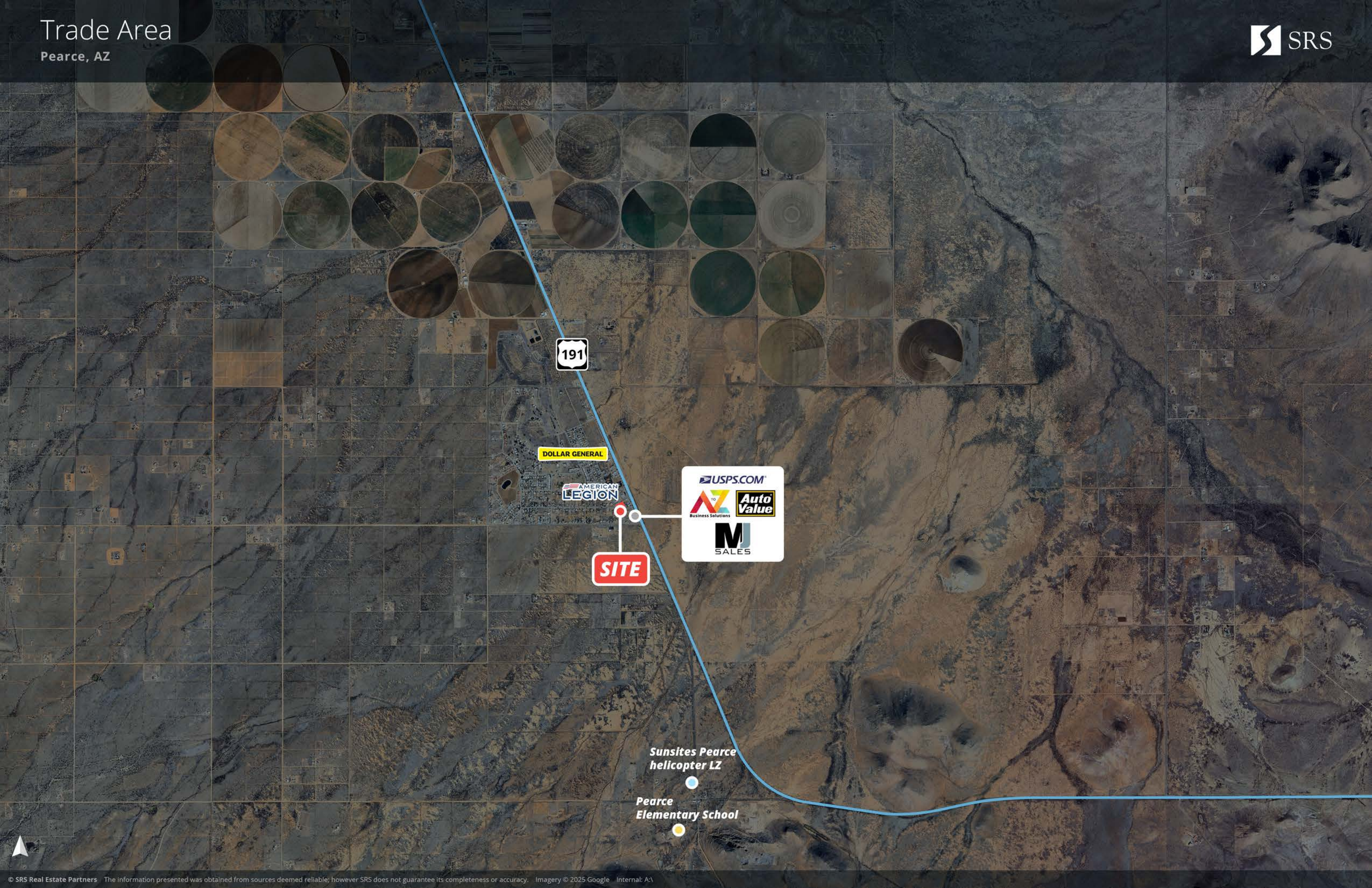
- Plumbing repairs (~\$30K) are the top priority – once completed, 5 vacant units can be leased.
- Several tenants are already lined up but cannot move in until plumbing is fixed.
- Current rents are below market; remodeled units can support higher rates.
- Storage income is underutilized – significant upside once stabilized.
- ±36,000 SF of rear land offers future development potential.

RENT ROLL

Unit	Unit SF	Tenant Name	Actual Rent	Actual Rent/SF	Tenant Deposit	Other Deposit	Misc	Misc/SF	Move In	Lease Expiration	Move Out	Balance
Current/ Notice/ Vacant Tenants												
A1	800.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
A2	800.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
A3	800.00	Edhy DelaCruz	1,000.00	1.25	600.00	0.00	0.00	0.00	04/03/2025	05/31/2026		0.00
A4	800.00	Cristina Hernandez	875.00	1.09	500.00	0.00	0.00	0.00	05/28/2022			0.00
A5	800.00	Mitzi Miranda	875.00	1.09	500.00	0.00	0.00	0.00	06/01/2022	05/31/2023		0.00
A6	600.00	Odilon Gardozo	1,050.00	1.31	750.00	0.00	0.00	0.00	01/24/2024	02/28/2026		0.00
A7	600.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
A8	600.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
A9	600.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
S3	187.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
S9	187.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
A10	600.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
A11	600.00	Maria Guadalupe	900.00	1.50	0.00	0.00	0.00	0.00	12/14/2024	07/31/2025		1,955.00
A12	650.00	Peggy Jackson	650.00	1.00	0.00	0.00	52.50	0.08	01/01/2021			0.00
A13	700.00	Wilber Bautista Perez	820.00	1.17	0.00	0.00	0.00	0.00	02/31/2023			0.00
A14	650.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
Future Tenants/ Applicants												
A2	800.00	Amber Anderson	0.00		0.00	0.00	0.00	0.00	07/26/2024	07/31/2025		0.00
Total			6.43 AC		2,350.00	0.00	52.50	0.01				1,955.00

Summary Groups	Square Footage	Tenant Namezzz	Actual Rent	Actual Rent/SF	Tenant Deposit	Other Deposit	Misc
Current/Notice/Vacant Tenants	10,175.00	6,170.00	2,350.00	0.00	52.50	16	43.75
Future Tenants/Applicants	800.00	0.00	0.00	0.00	0.00	1	0.00
Occupied Units	5,150.00	0.00	0.00	0.00	0.00	7	43.75
Total Vscant Units	5,025.00	0.00	0.00	0.00	0.00	9	56.25
Total	10,175.00	6,170.00	2,350.00	0.00	52.50	16	100.00





DOLLAR GENERAL

AMERICAN
LEGION

SITE



Sunsites Pearce
helicopter LZ

Pearce
Elementary School





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AVAILABLE 1.16 AC

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