



SUBJECT

GROUND LEASE/BTS



LAND FOR LEASE

# SIERRA VISTA LAND

3370 E Fry Blvd Sierra Vista, AZ 85635



SUBJECT



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## LOCATION DESCRIPTION

SWC Fry Blvd & Avenida Escuela

## PROPERTY HIGHLIGHTS

- TWO +/- 1 AC LAND PARCELS AVAILABLE FOR GROUND LEASE OR BTS
- Busy Fry Rd frontage
- Across from Sierra Vista School and Veterans Memorial Park
- Close proximity for Fort Huachuca
- On Auto Dealer retail corridor

## AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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## LEASE INFORMATION

Lease Type:	Ground Lease or BTS	Lease Term:	Negotiable
Total Space:	1 Acres	Lease Rate:	CALL FOR PRICING

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
LAND	Available	1 Acres	Ground Lease or BTS	CALL FOR PRICING	-
LAND	Available	1 Acres	Ground Lease or BTS	CALL FOR PRICING	-

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## POPULATION

	3 MILE	5 MILES	10 MILES
Area Total	37,055	47,990	62,859
Median Age	39.9	39.1	39.6



## HOUSEHOLD INCOME

	3 MILE	5 MILES	10 MILES
Median	\$65,545	\$69,995	\$71,099
Average	\$81,742	\$85,576	\$85,912



## DAYTIME WORKFORCE

	3 MILE	5 MILES	10 MILES
Total Businesses	1,428	1,588	1,853
Employees	15,746	17,570	20,463
Daytime Population	17,756	21,262	26,890



## EDUCATION

	3 MILE	5 MILES	10 MILES
Percentage with Degrees	45.8%	46.8%	47.5%



## EMPLOYMENT

	3 MILE	5 MILES	10 MILES
White Collar Occupation	63.2%	63.3%	64.1%
Services	23.4%	22.4%	20.8%
Blue Collar	13.4%	14.3%	15.2%



## HOUSEHOLD STATISTICS

	3 MILE	5 MILES	10 MILES
Households	16,787	20,506	26,393
Median Home Value	\$194,288	\$204,781	\$214,620

\* 2023 Demographic data derived from ESRI

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