



AVAILABLE FOR LEASE

# Cochise Plaza

101 N. Coronado Dr.  
2106-2397 E. Fry Blvd.

Located at:  
NEC of Fry Blvd & Coronado Dr.  
Sierra Vista, Arizona

### Features:

- ✓ Located in the heart of Sierra Vista
- ✓ Easy Ingress & Egress
- ✓ Great Visibility & Access
- ✓ Great Signage
- ✓ Abundant Parking

### Available:

- ± 1,050 SF Office/Retail  
From \$12.00 + NNN\*
- ± 1,146 SF Office/Retail  
from \$12.00 + NNN\*
- (Combinable to ± 2,196 SF)
- ± 1,437 SF Office/Retail  
from \$12.00 + NNN\*
- ± 1,942 SF Office/Retail  
From \$12.00 + NNN\*
- ± 2,162 SF Office/Retail  
From \$12.00 + NNN\*
- ± 4,566 SF Office/Retail  
From \$10.00 + NNN\*

\*NNN estimated at \$4.81



The city of Sierra Vista is in the southeastern part of Arizona, located approximately 70 miles southeast of Tucson.

It is the major population center and serves as the main commercial, cultural, and recreational hub of the area. Sierra Vista is home to Fort Huachuca's US Army.

Sierra Vista accounts for nearly two-thirds of Cochise County's retail sales, making it the economic hub of Cochise County.

Available Properties:



For More Information Contact:

- Melissa Lal, CCIM**
- Andy Seleznov, CCIM**
- Elaina Elliott**
- Kelly Rosales**

P: 520.296.0200 / F: 520.296.1571  
 6298 E. Grant Rd., Suite #100  
 Tucson, AZ 85712  
 melissa@larsenbaker.com  
 andy@larsenbaker.com  
 elaina@larsenbaker.com  
 kelly@larsenbaker.com  
 www.LarsenBaker.com



# Aerial Map

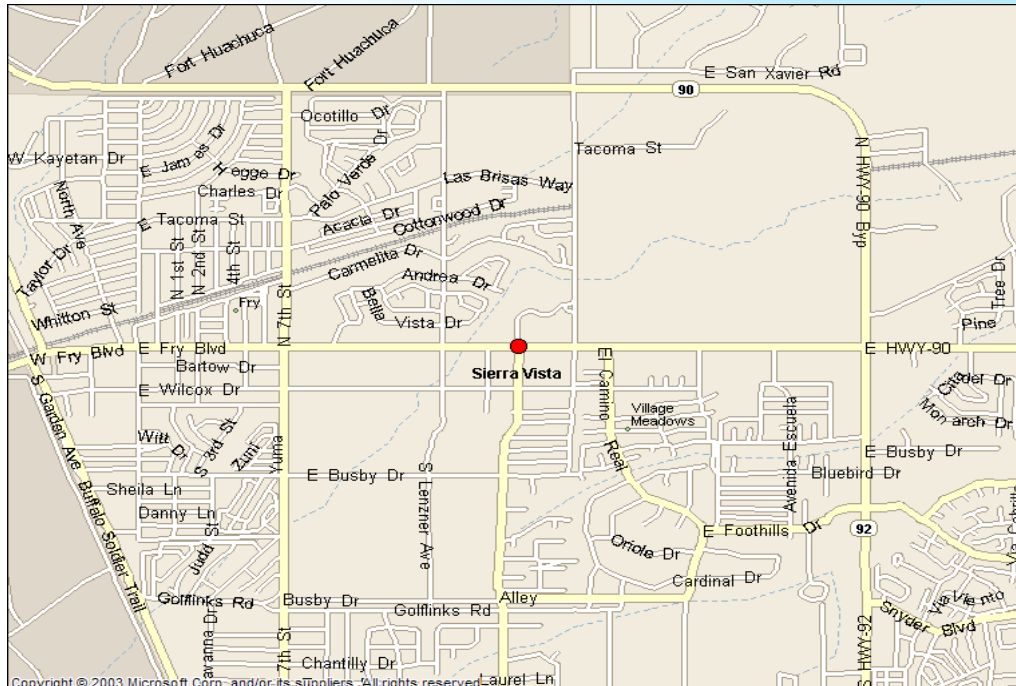


# Demographics 2020

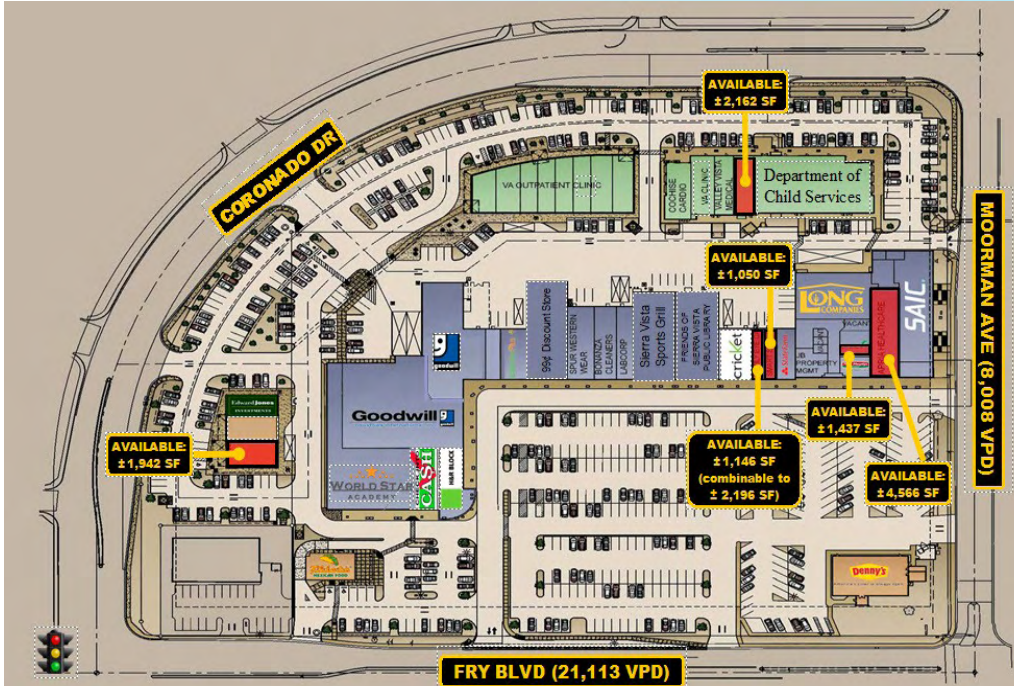
Drive Time	10 Minutes	20 Minutes	30 Minutes
Population	41,594	62,843	70,0304
Average Family Income	\$77,996	\$79,420	\$78,959
Employees	15,083	20,143	23,951
Retail Expenditures	\$597 Million	\$662 Million	\$713 Million

**TRAFFIC COUNTS:** 29,121 Vehicles per day  
 Fry Blvd: 21,113 Vehicles Per Day  
 Moorman Rd: 8,008 Vehicles Per Day

# Location Map



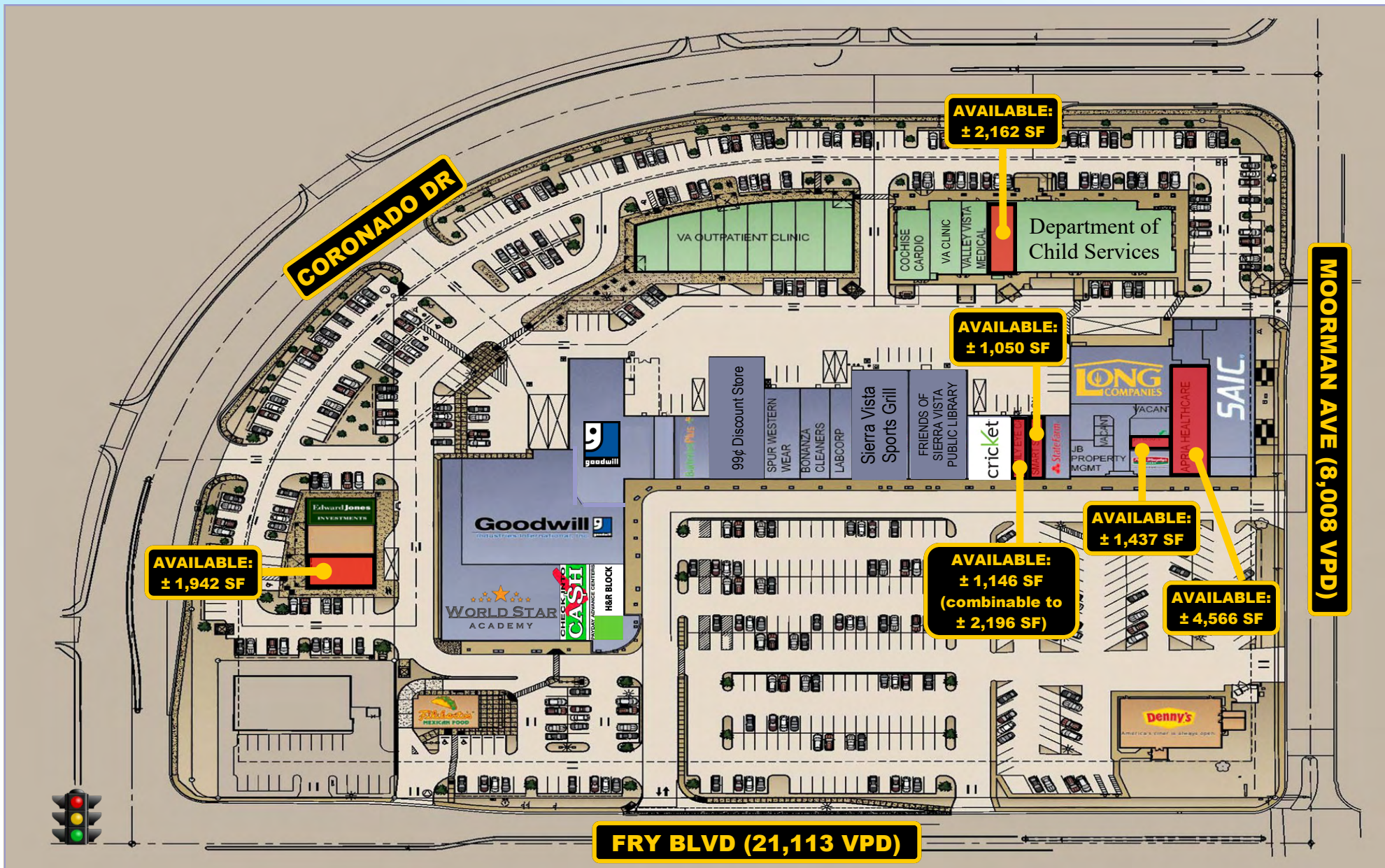
# Site Map





# Cochise Plaza

NE Corner of Fry Blvd. & Coronado Dr.  
Sierra Vista, Arizona  
Site Plan



NOT TO SCALE  
SUBJECT TO CHANGE



**Cochise Plaza**  
NE Corner of Fry Blvd. & Coronado Dr.  
Sierra Vista, Arizona  
Aerial



NOT TO SCALE



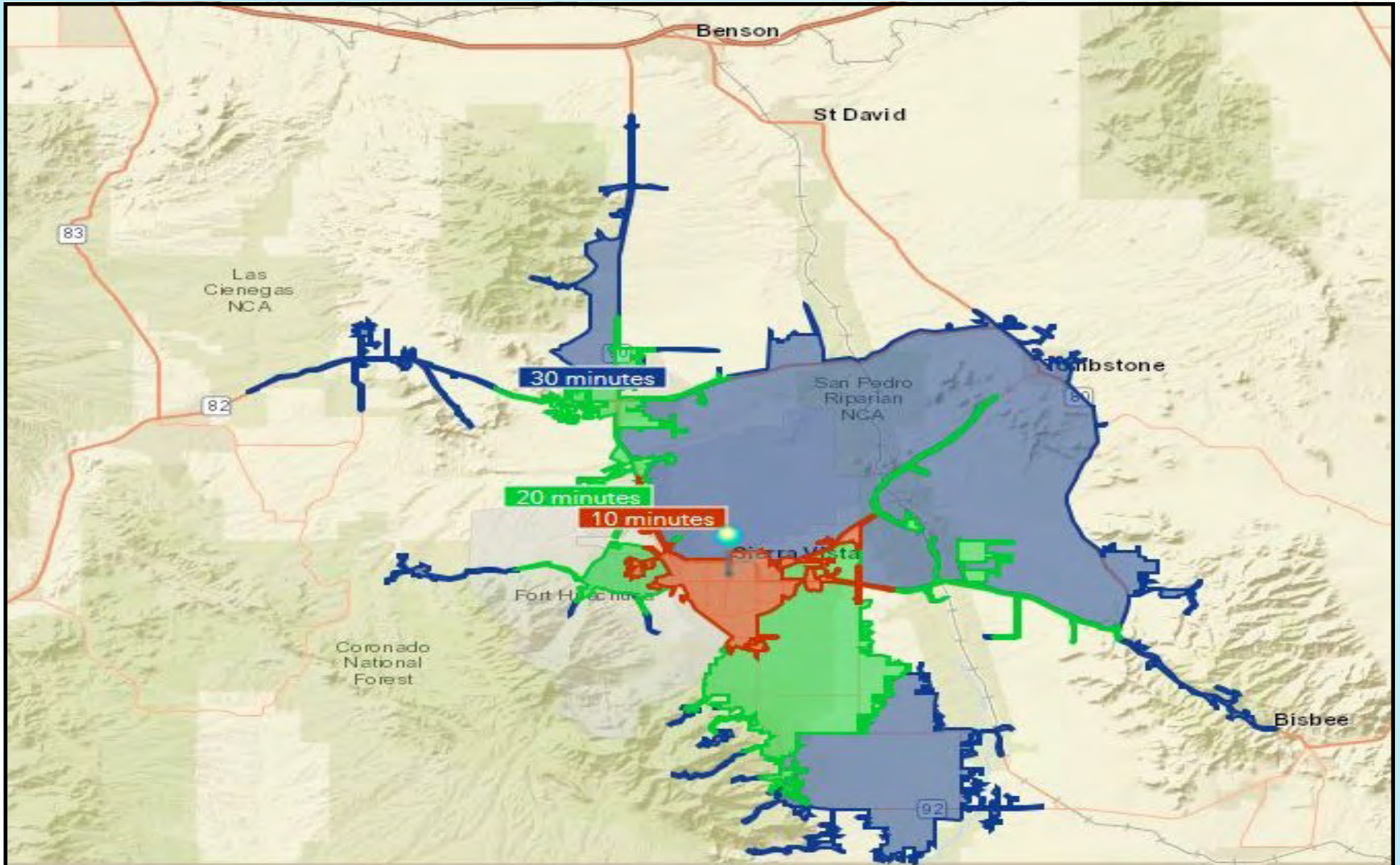
**Cochise Plaza**  
**NE Corner of Fry Blvd. & Coronado Dr.**  
**Sierra Vista, Arizona**  
**Aerial**



NOT TO SCALE  
SUBJECT TO CHANGE



**Cochise Plaza**  
NE Corner of Fry Blvd. & Coronado Dr.  
Sierra Vista, Arizona  
2017 Drive Time: **10**, **20**, **30** Minutes



NOT TO SCALE  
SUBJECT TO CHANGE

**Cochise Plaza**  
**NE Corner of Fry Blvd. & Coronado Dr.**  
**Sierra Vista, Arizona**  
**Current Tenant List**

<b>Tenant</b>	<b>Suite #</b>	<b>Sq.Ft.</b>	<b>Tenant</b>	<b>Suite #</b>	<b>Sq.Ft.</b>
Goodwill Superstore	205	21,869	<b>AVAILABLE</b>	<b>2137</b>	<b>1,146</b>
World Star Academy	205A	9,108	<b>AVAILABLE (Combinable to ±2,196 SF)</b>	<b>2325</b>	<b>1,050</b>
H&R Block	205B	3,760	Smart Look Salon	2333	1,050
Check Into Cash	205C	1,960	State Farm Insurance	2341	1,450
Party Time	2137	1,594	Chip Doctor	2351	212
Party Store	2161	1,190	Unique Body Balance	2347	361
Energy Smart	2185	2,100	Canyon Taxi	2359	221
99¢ Discount Store	2201	4,500	Walson Homes	2344A	255
Spur Western Wear	2217	3,000	JB Property Management	2345	1,494
Bonanza Cleaners	2221	2,500	Maxwell House	2346	621
LabCorp	2241	1,800	Long Realty	2363	7,299
Sierra Vista Sports Grill	2239	6,000	Papa Murphy's Pizza	2373	1,242
Friends of Sierra Vista Public Library	2243	6,000	<b>AVAILABLE</b>	<b>2367</b>	<b>1,437</b>
Southern Arizona VA Healthcare	101A	11,079	<b>AVAILABLE</b>	<b>2377</b>	<b>4,566</b>
Cochise Cardiovascular	157A	2,207	SAIC	2380	6,800
Southern Arizona VA Healthcare	157B	2,211	Denny's	2397	5,295
Valley Vista Medical	157C	2,252	<b>AVAILABLE</b>	<b>101B</b>	<b>1,546</b>
<b>AVAILABLE</b>	<b>157D</b>	<b>2,162</b>	Taco Giro	PAD	2,000
Department of Child Services	157E-G	10,143	Neighborhood Home Loans	49C	1,942
Integrated Services Improvement	157H	7,780	The Realm Hair Salon	49B	2,472
Cricket Wireless	2309	1,444	Edward Jones	49A	1,428

## EMPLOYMENT



White Collar

64%



Blue Collar

14%



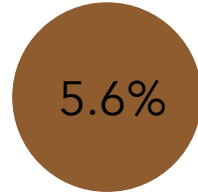
Services

21%

## Cochise

2097 E Fry Blvd, Sierra Vista,  
Arizona, 85635

Drive time of 10 minutes



5.6%  
Unemployment  
Rate

## BUSINESS



1,516

Total Businesses



15,083

Total Employees

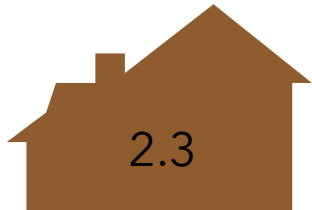
## KEY FACTS

41,594

Population



38.9  
Median Age



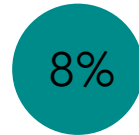
2.3

Average  
Household  
Size

\$62,074

Median  
Household  
Income

## EDUCATION



8%  
No High School  
Diploma



20%  
High School  
Graduate



43%  
Some College



30%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



10,177

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



7,727

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



8,756

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

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## EMPLOYMENT



White Collar

64%



Blue Collar

14%



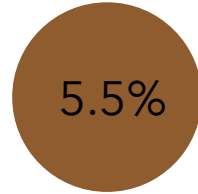
Services

21%

## Cochise

2097 E Fry Blvd, Sierra Vista,  
Arizona, 85635

Drive time of 20 minutes



5.5%  
Unemployment  
Rate

## BUSINESS



1,901

Total Businesses



20,143

Total Employees

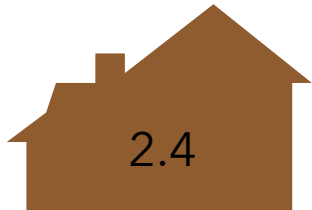
## KEY FACTS

62,843

Population



38.7  
Median Age



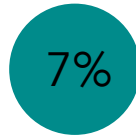
2.4

Average  
Household  
Size

\$61,858

Median  
Household  
Income

## EDUCATION



7%  
No High School  
Diploma



19%  
High School  
Graduate



43%  
Some College



30%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



15,351

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



11,392

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



13,861

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

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## EMPLOYMENT



White Collar

64%



Blue Collar

15%



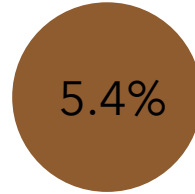
Services

21%

## Cochise

2097 E Fry Blvd, Sierra Vista,  
Arizona, 85635

Drive time of 30 minutes



5.4%  
Unemployment  
Rate

## BUSINESS



2,209

Total Businesses



23,951

Total Employees

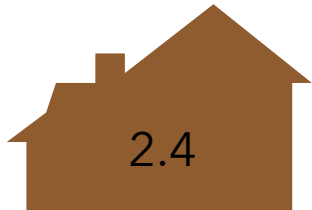
## KEY FACTS

70,304

Population



39.7  
Median Age



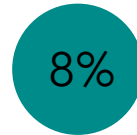
2.4

Average  
Household  
Size

\$61,218

Median  
Household  
Income

## EDUCATION



8%  
No High School  
Diploma



19%  
High School  
Graduate



43%  
Some College



30%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



16,661

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



12,755

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



16,388

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

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