



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:

± 621 SF Office/Retail
From \$12.00 + NNN*

± 1,546 SF Office/Retail
from \$14.00 + NNN*

± 1,600 SF Office/ Retail
From \$12.00 + NNN*

± 1,942 SF Office/Retail
From \$14.00 + NNN*

± 2,162 SF Office
From \$13.00 + NNN*

± 4,566 SF Office/Retail (Divisible)
From \$12.00 + NNN*

*NNN estimated at \$4.27



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:

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Aerial Map

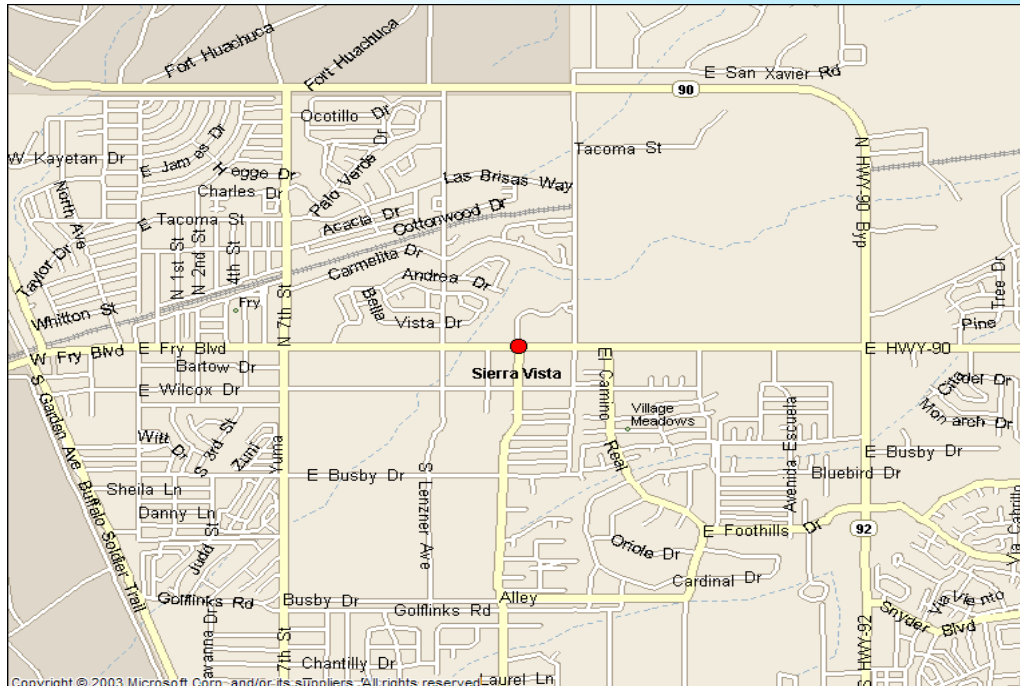


Demographics 2018

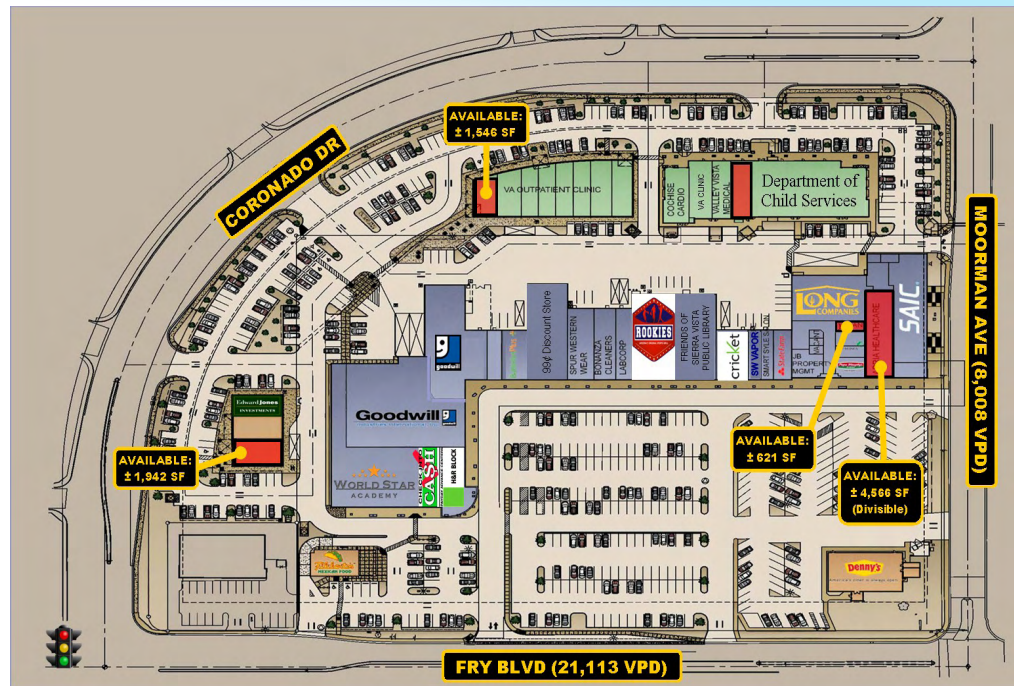
Drive Time	10 Minutes	20 Minutes	30 Minutes
Population	40,607	63,093	70,072
Average Family Income	\$74,560	\$76,047	\$75,488
Employees	14,815	20,414	23,807
Retail Expenditures	\$595.2 Million	\$666.3 Million	\$707.1 Million

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

Location Map

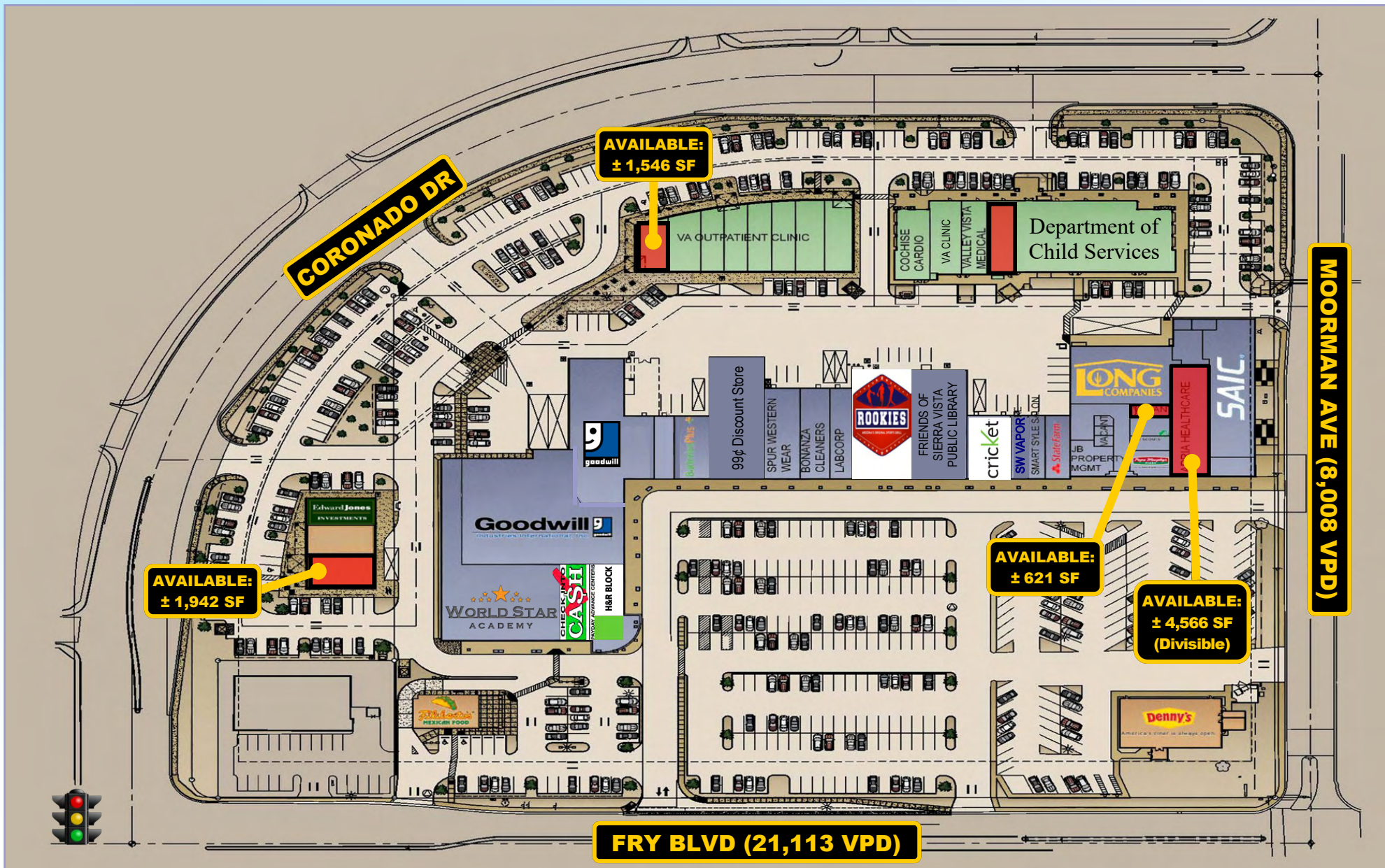


Site Map



Cochise Plaza

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



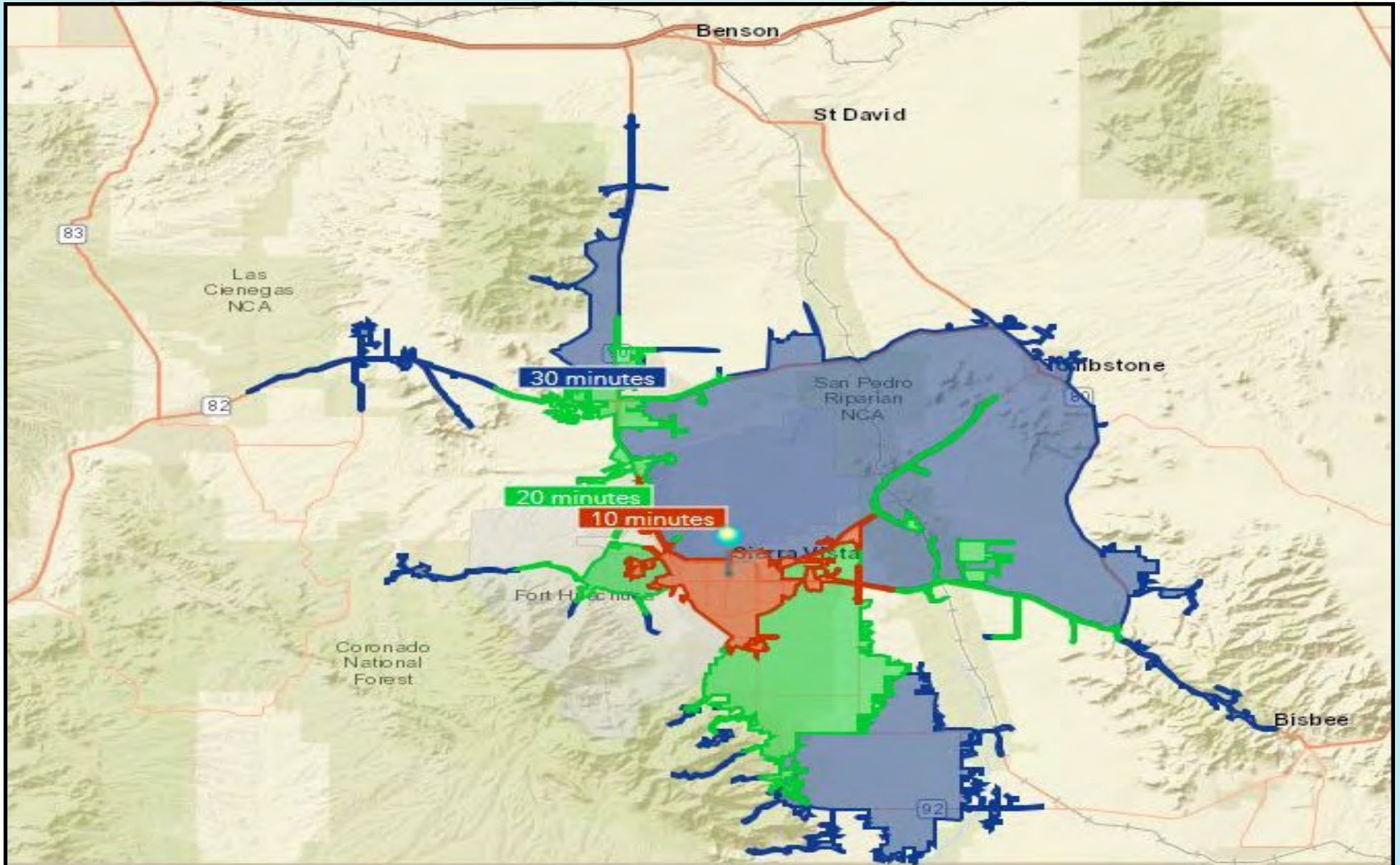
NOT TO SCALE
SUBJECT TO CHANGE

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



NOT TO SCALE
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

Tenant	Suite #	Sq.Ft.	Tenant	Suite #	Sq.Ft.
Goodwill Superstore	205	21,863	Epic Smokeless	2309A	1,146
World Star Academy	205A	9,108	Sound Point Audiology Hearing	2325	1,050
H&R Block	205B	3,760	Smart Look Salon	2333	1,050
Check Into Cash	205C	1,960	State Farm Insurance	2341	1,450
AVAILABLE	2137	1,600	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	AVAILABLE	2346	621
LabCorp	2241	1,800	Long Realty	2363	7,299
Rookies	2239	6,000	Papa Murphy's Pizza	2373	1,242
Friends of Sierra Vista Public Library	2243	6,000	Boy Scouts	2367	1,437
Southern Arizona VA Healthcare	101A	11,079	AVAILABLE	2377	4,566
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	AVAILABLE	101B	1,546
AVAILABLE	157D	2,162	Taco Giro	PAD	2,000
Department of Child Services	157E-G	10,143	AVAILABLE	49C	1,942
Integrated Services Improvement	157H	7,780	H&G Hair Salon	49B	2,472
Cricket Wireless	2309	1,444	Edward Jones	49A	1,428

EMPLOYMENT



White Collar

63%



Blue Collar

13%



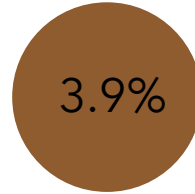
Services

24%

Cochise Plaza

2103 E Fry Blvd, Sierra Vista,
Arizona, 85635

Drive time of 10 minutes



Unemployment
Rate



1,497

Total Businesses



14,815

Total Employees

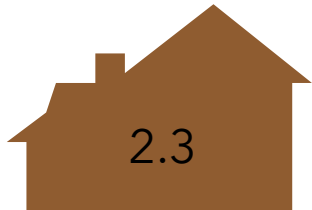
KEY FACTS

40,607

Population



Median Age



2.3

Average
Household
Size

\$57,365

Median
Household
Income

EDUCATION



No High School
Diploma



19%
High School
Graduate



44%
Some College



29%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



9,857

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



7,652

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



8,617

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

EMPLOYMENT



White Collar

64%



Blue Collar

13%

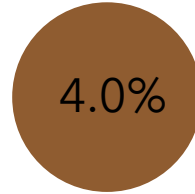


Services

22%

Cochise Plaza

2103 E Fry Blvd, Sierra Vista,
Arizona, 85635
Drive time of 20 minutes



Unemployment
Rate

BUSINESS



1,917

Total Businesses



20,414

Total Employees

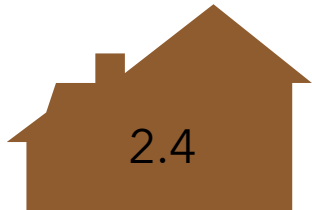
KEY FACTS

63,093

Population



Median Age



2.4

Average
Household
Size

\$57,204

Median
Household
Income

EDUCATION



No High School
Diploma



19%
High School
Graduate



44%
Some College



30%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



15,624

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



11,507

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



13,952

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

 **LARSEN
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EMPLOYMENT



64%

White Collar



14%

Blue Collar



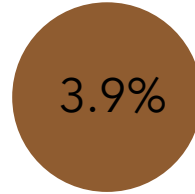
23%

Services

Cochise Plaza

2103 E Fry Blvd, Sierra Vista,
Arizona, 85635

Drive time of 30 minutes



3.9%
Unemployment
Rate



2,186

Total Businesses



23,807

Total Employees

BUSINESS

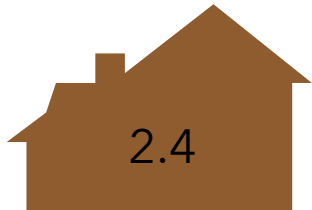
KEY FACTS

70,072

Population



39.3
Median Age



2.4

Average
Household
Size

\$56,462

Median
Household
Income

EDUCATION



7%
No High School
Diploma



20%
High School
Graduate



44%
Some College



29%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



16,794

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



12,794

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



16,350

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

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