

THE PAD SHOPPES AT SIERRA VISTA

PLAZA VISTA MALL

Sierra Vista, Arizona



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- ◆ Northeast corner of Highway 90 & Charleston Rd
- ◆ Largest open air shopping center in Cochise County – approx. 350,000 SF of retail space and approx. 800 parking spaces
- ◆ New high-profile pad to be constructed near the lighted intersection of Highway 90 & Charleston Rd, as well as one of the main entrances into the Plaza Vista Mall, giving this pad excellent access and visibility.
- ◆ \$29.00 per square foot, triple net. Triple nets estimated to be \$4.75/SF
- ◆ Currently existing or planned nearby, there are approximately 850,000 SF of retail space, making the Plaza Vista Mall trade area the retail hub of Cochise County and Sierra Vista. Exciting tenants located within Plaza Vista Mall include:



- ◆ And many more nearby, including:



DEMOGRAPHIC HIGHLIGHTS:

2007 Estimates	5 Miles	10 Miles	25 Miles
Population	40,018	56,271	77,259
Avg. HH Income	\$58,724	\$58,036	\$55,664

Source: Applied Geographic Solutions/TIGER Geography, Aug. 2007



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. The prospective buyer or tenant should carefully verify all information contained herein.

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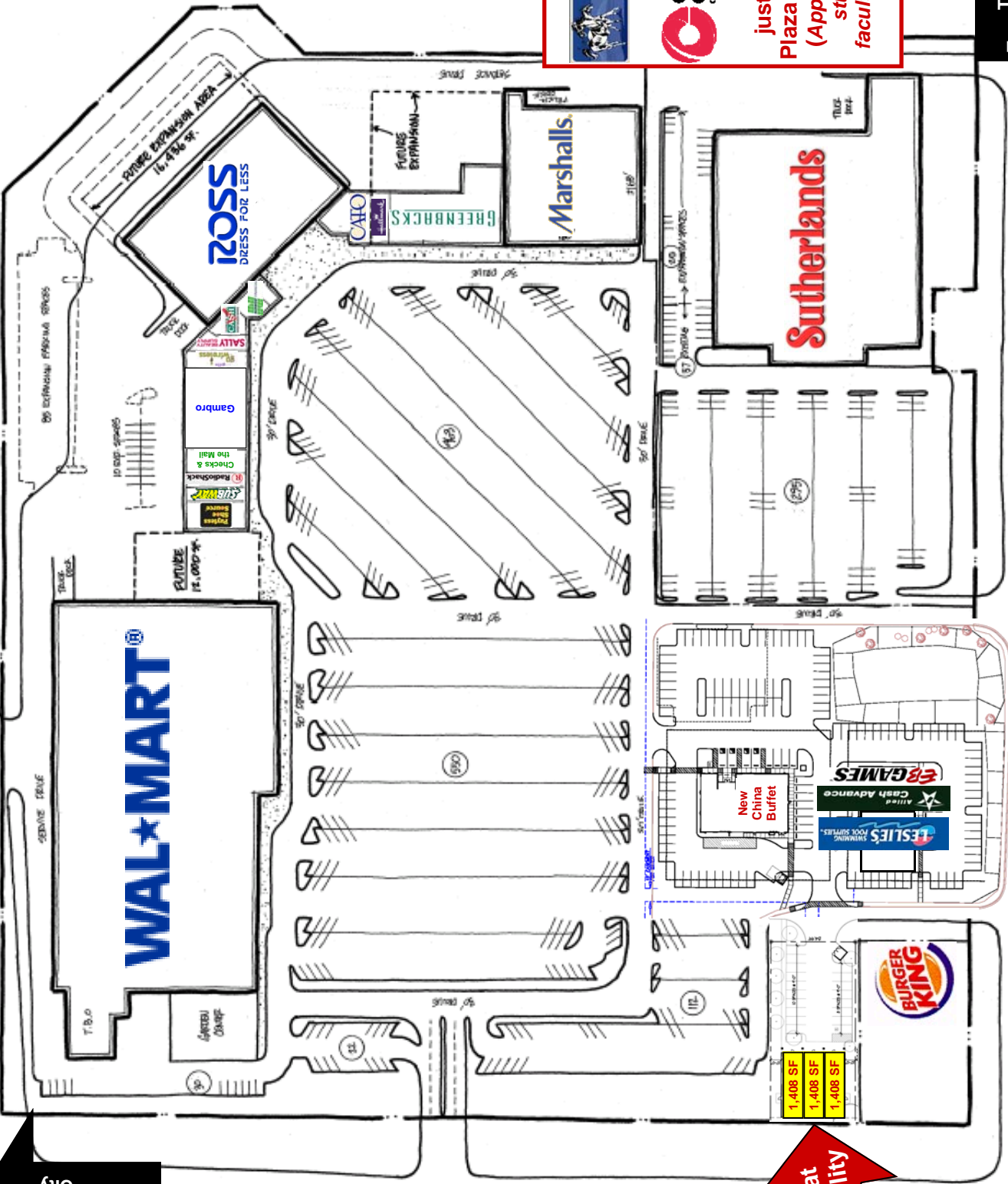
NORTH

To: Whetstone City

ARIZONA STATE HWY 90

SUBJECT - great street-side visibility

To: Hereford



BUENA HIGH SCHOOL

GOCHISE COLLEGE

just east of Plaza Vista Mall (Approx. 3,000 students, faculty, & staff)

To: Bisbee Tombstone St. David Benson

CHARLESTON ROAD

DIRECTLY ACROSS THE STREET:

fry's **STAPLES** **chilis** **TARGET**

CONCEPTUAL AND NOT TO SCALE — FOR ILLUSTRATION PURPOSES ONLY.