

FOR LEASE

RETAIL
RESTAURANT
OFFICE

THE SHOPPES AT PLAZA VISTA MALL

NEC HWY 90 & CHARLESTON HWY | SIERRA VISTA, AZ



HIGHLIGHTS:

- ◆ Largest open air shopping center in Cochise County – approx. 315,000 SF with approx. 1,600 parking spaces
- ◆ Excellent access and visibility
- ◆ Cochise County's retail hub with exciting tenants such as:



SPECIFICS:

1,200 SF (end cap) \$19.00/SF
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NNN charges currently estimated at \$5.00/SF.

TRAFFIC COUNTS (average cars per day)

Highway 90	14,500
Charleston Rd	<u>14,811</u>
Total	29,311

Source: ADOT, 2008 and Sierra Vista Traffic Engineering Dept., 2007

DEMOGRAPHIC SUMMARY:

2011 Estimates	1 Mile	3 Miles	5 Miles
Population	5,136	34,330	46,255
# Households	2,227	14,726	19,023
Avg HH Income	\$53,516	\$64,757	\$69,898
# of Employees	3,720	14,223	16,837

*Source: Applied Geographic Solutions/
TIGER Geography, August 2011*

EXCLUSIVELY REPRESENTED BY:

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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.



SUBJECT
TJ-maxx
BURGER KING
ROSS
DRESS FOR LESS
Sutherlands

Buena
CHS

Future site
of Wal-Mart &
Sam's Club

Cochise
College

Denny's
LONG
SAMS
Papa Murphy's
RadioShack

LOWE'S
DISCOUNT
TIRE

fray's
chili's
TARGET
STAPLES

SAFeway
CVS
Star
Car's etc.
ups
verizon wireless

SONIC
ACE
Pizza Hut
TACO BELL
CHASE

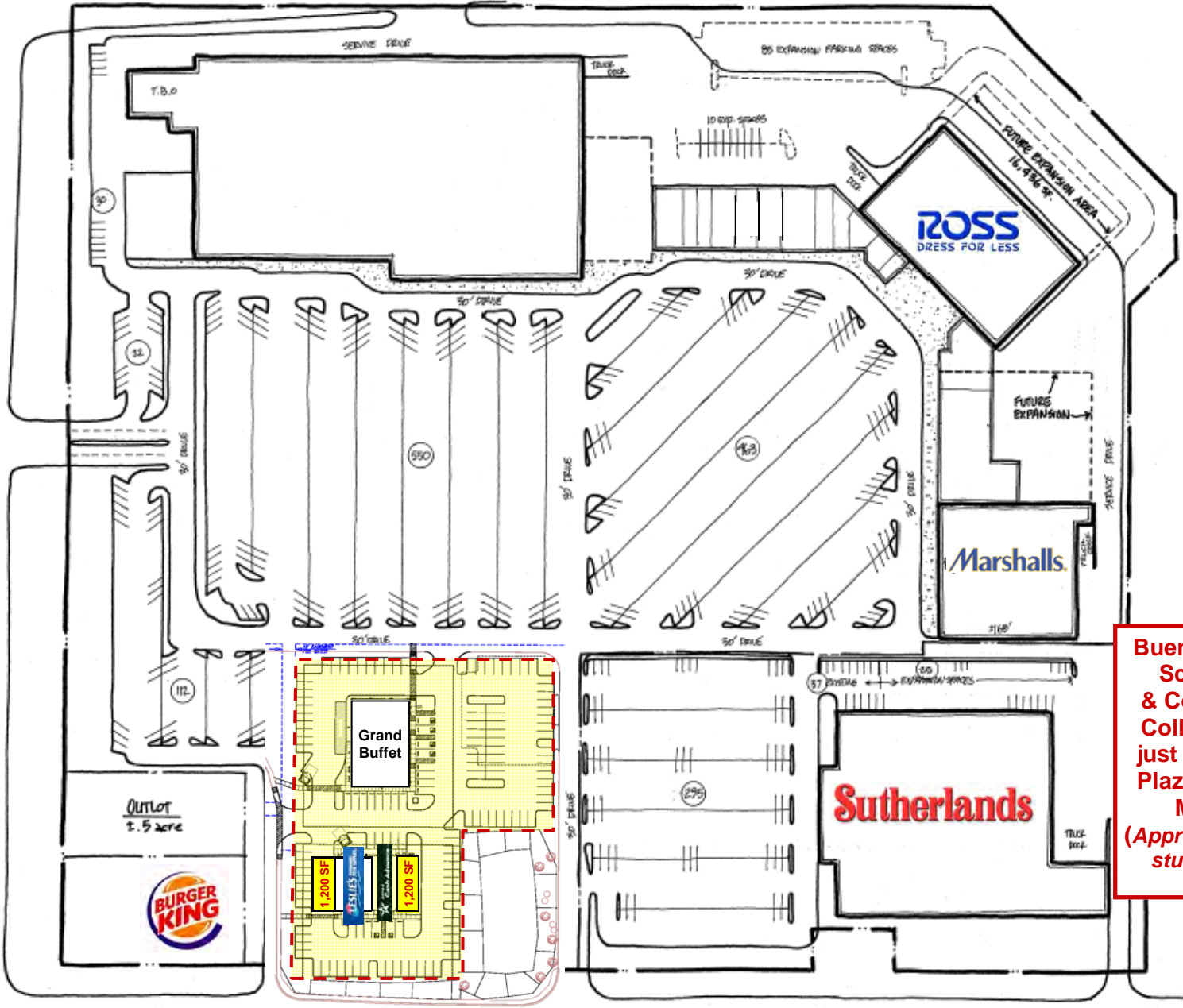
National Bank
FOOD CITY
OUTBACK
STEAKHOUSE
BIG LOTS!
BIG 5

Dillard's
THE HOME
DEPOT
TEXAS
BEST BUY

#

ACROSS THE STREET:
WAL*MART Planned
SUPERCENTER

ARIZONA STATE HWY. 90 (200' R/W)



Buena High School & Cochise College — just east of Plaza Vista Mall (Approx. 3,000 students,

Bisbee Tombstone

DIRECTLY ACROSS THE STREET:
FRYS **STAPLES** **chili's** **TARGET**

CHARLESTON ROAD (100' R/)

ACROSS THE STREET:
LOWES DISCOUNT STORE

CONCEPTUAL AND NOT TO SCALE — FOR ILLUSTRATION PURPOSES ON-