



Mall at Sierra Vista

Sierra Vista, Arizona



Mall at Sierra Vista

THE FAMILY FAVORITE FOR COCHISE COUNTY

- 30 minutes from Mexico port of entry
- One hour south of Tucson
- Highly educated and culturally diverse population
- University of Arizona South and Cochise College within 5 miles
- Located within 30 miles of world-renowned historic sites
- Many local natural wonders, including historic Fort Huachuca

PURCHASING POWER

- Located within two (2) miles from Fort Huachuca
- Fort Huachuca provides \$491million in wages
- Tenants include Bath & Body Works, Victoria's Secret, Finish Line and B. Dalton Bookseller
- 39% of primary trade area residents had incomes in excess of \$50,000 in 2005
- Over 2.7 million shoppers annually
- Home Depot located on adjoining property
- Fairfield Inn and Applebee's located on the north end of property

GROWING PRIMARY TRADE AREA

- Superior vehicle and public transportation access
- 650 new homes under construction with 9,000 more to be constructed over a 15-year period
- The primary trade area population is projected to grow 7.7% over the next five years which is faster than the 4.9% national projected growth rate
- Consistently high-rated retirement location
- The expansive trade area provides a diverse market with unique retail opportunities

OTHER FEATURES

- Food court with seating for 300
- Children's soft play area



MALL INFORMATION

LOCATION

AZ Hwy 92 & Avenida Cochise
Access Exit 302, I-10, S for 35 miles on AZ Hwy 90
Turn left on Avenida Cochise

MARKET

Sierra Vista

DESCRIPTION

Single-level, enclosed, regional

ANCHORS

Dillard's, Sears & Cinemark 10 Theater

TOTAL RETAIL SQUARE FOOTAGE 386,929

PARKING SPACES 2,404

OPENED October, 1999

OTHER FEATURES

Wells Fargo, Applebee's, Fairfield Inn

TRADE AREA PROFILE*

2005 POPULATION 99,570

2010 PROJECTED POPULATION 107,230

2005 HOUSEHOLDS 36,978

2010 PROJECTED HOUSEHOLDS 40,321

2005 MEDIAN AGE 36.0

2005 AVERAGE HOUSEHOLD INCOME \$50,950

2010 PROJECTED AVERAGE HOUSEHOLD INCOME \$59,117

20-MILE RADIUS PROFILE*

2005 POPULATION 69,487

2010 PROJECTED POPULATION 76,793

2005 HOUSEHOLDS 26,944

2010 PROJECTED HOUSEHOLDS 30,151

2005 MEDIAN AGE 37.0

2005 AVERAGE HOUSEHOLD INCOME \$56,171

2010 PROJECTED AVERAGE HOUSEHOLD INCOME \$64,977

DAYTIME EMPLOYMENT

3-MILE RADIUS 15,661

5-MILE RADIUS 18,373

SOURCE: CLARITAS, INC.

*DATA DOES NOT INCLUDE MEXICAN RESIDENTS.