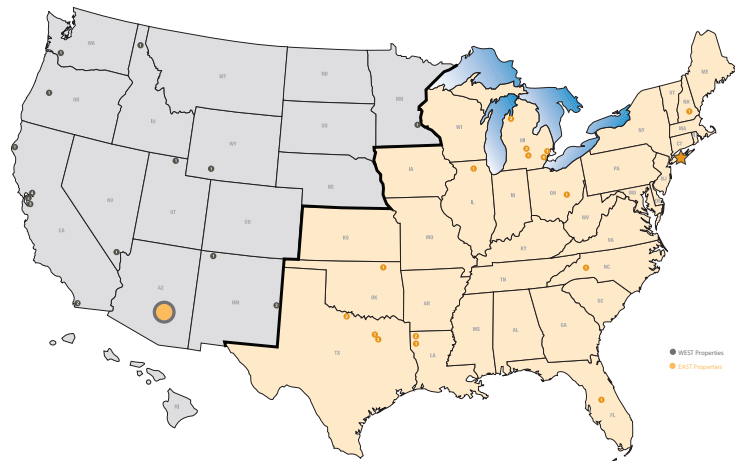


MALL AT SIERRA VISTA
2200 EL MERCADO LOOP
SIERRA VISTA, AZ 85635

THE MALL AT SIERRA VISTA serves as the regional shopping, dining, and entertainment destination for Southeast Arizona and the neighboring Mexican border towns of Agua Prieta and Naco. Situated seventy miles southeast of Tucson, and 15 miles north of Mexico, Sierra Vista enjoys a diverse customer base which includes over 17,000 military personnel and related contractors, high-income aeronautical/defense employees, and over 40,000 non-duplicated Mexican national shoppers each year. Our customers enjoy the only first run theater in the area (Cinemark), a collection of dining options (Texas Roadhouse, Applebee's, food court), and the most diverse assortment of national retailers in the region.



info@rouseproperties.com

(212) 608-5108

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Mall at Sierra Vista

SIERRA VISTA, ARIZONA

Acting as the main commercial, cultural and recreational hub of the southeastern area of Arizona, one of the fastest growing communities in the state.

ROUSEPROPERTIES

MALL AT SIERRA VISTA

RAPID GROWTH | EXCELLENT ACCESSIBILITY | STRONG MILITARY PRESENCE

CATER TO A FAST-GROWING COMMUNITY, IN A MAJOR POPULATION CENTER.

5 COMPELLING REASONS TO LOCATE HERE

Desirable Merchandise Mix

- The Mall at Sierra Vista has a broad mix of retailers including the market's only Dillard's, Sears, Best Buy and Cinemark 10 Theater.
- Popular family restaurants, including Texas Roadhouse and Applebee's, create a draw for the center.

Economic Hub

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

- A large tech industry, including companies such as Northrop Grumman and Lockheed Martin, employ highly-educated local residents.

Large Military Base

- Fort Huachuca, the world's largest Unmanned Aerial Vehicle (UAV) training facility and home of the US Army Intelligence Center is southern Arizona's 4th largest employer, providing jobs to over 17,000 individuals.
- Trainees drive strong hotel occupancy in the market. Six of these hotels are located in close proximity to the mall.

Lucrative Mexican National Shoppers

- The Mall at Sierra Vista is located approximately 30 minutes from the Mexico port of entry, where nearly 40,000 Mexico residents enter Cochise County three times each week for the primary purpose of shopping.
- Mexican Nationals contribute an estimated 30% of the total sales of the mall.

Consumer Purchasing Power

- Sierra Vista residents boast the highest per capita income of any city in Arizona.
- Five colleges are located within five miles of the center, contributing to the highly educated customer base.

TRADE AREA PROFILE



2010 Population 104,680
2015 Projected 111,222



2010 Households 38,721
2015 Projected 41,367



2010 Average HHI \$60,694
2015 Projected \$68,883



2010 Median Age 38.0

MALL INFORMATION

Market Sierra Vista

Description Single-level, enclosed, regional

Anchors Dillard's, Sears, Cinemark 10 Theater, Best Buy

Total Retail Square Footage 413,630

Parking Spaces 2,288

Opened 1999

Other Features Wells Fargo, Applebee's, Texas Roadhouse, enclosed soft Play Area and Fairfield Inn

20-MILE RADIUS*

2010 Population 75,170
2015 Projected 80,793

2010 Households 29,186
2015 Projected 31,548

2010 Median Age 39.8

2010 Average HHI \$66,806
2015 Projected \$75,838

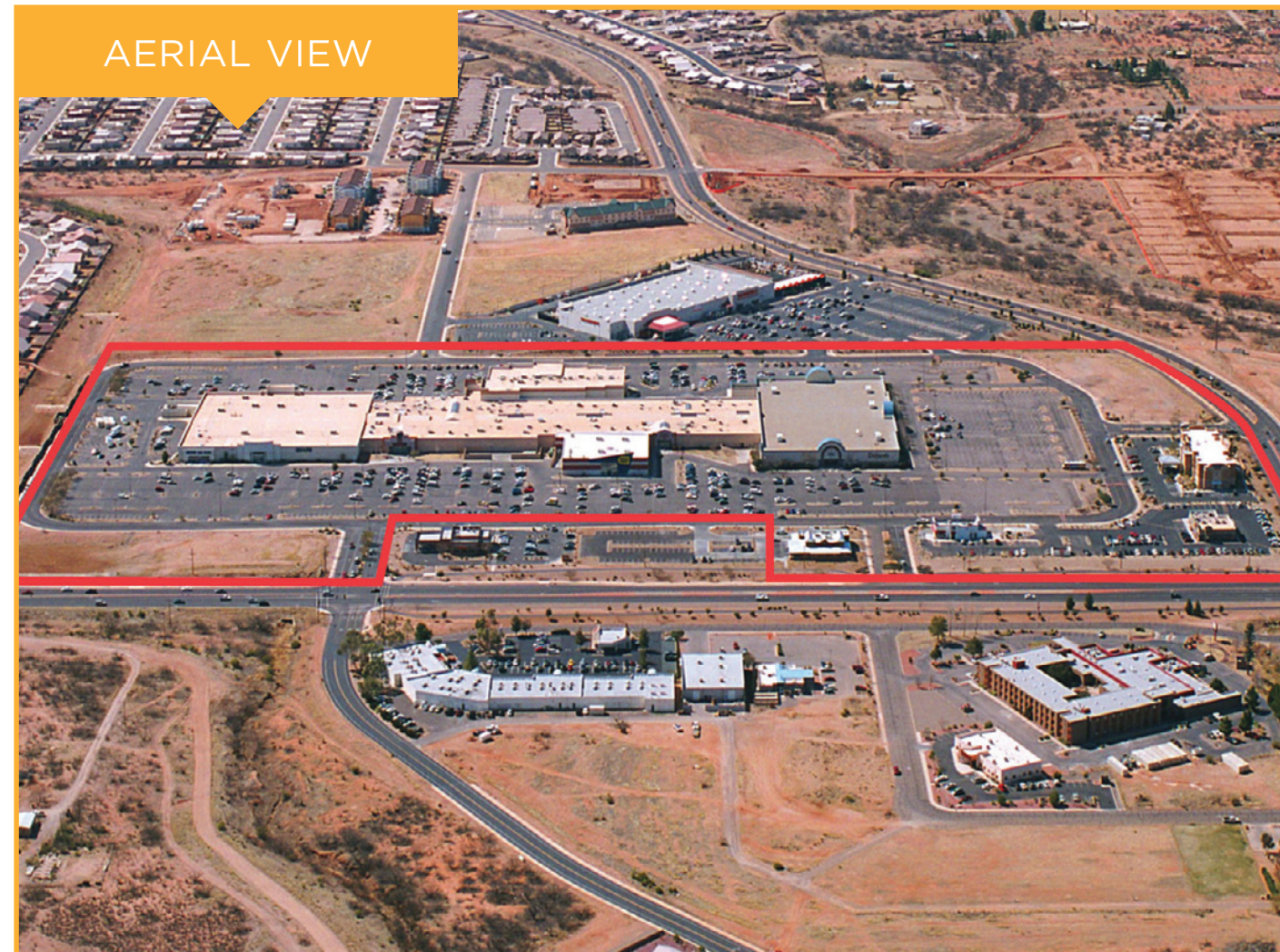
Daytime Employment

3-mile Radius 15,444
5-mile Radius 19,230

*Source: Claritas, Inc.
Data does not include Mexican Residents

AZ Hwy 92 & Avenida Cochise; access Exit 302, I-10

AERIAL VIEW



MALL AT SIERRA VISTA

