



# Mall at Sierra Vista

SIERRA VISTA, ARIZONA



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## GROWING PRIMARY TRADE AREA

- Sierra Vista is a rapidly expanding Arizona community, with expected population growth of nearly 9% over the next five years.
- Over 9,000 new homes are planned, including the Tribute community, which will include over 7,000 homes located immediately south of the Mall at Sierra Vista.
- The Mall at Sierra Vista is the primary regional shopping destination for over 250,000 individuals, including an affluent Mexican national population.
- Sierra Vista is located just 70 miles south of Tucson, and 30 minutes from the Mexican port of entry.

## CONSUMER PURCHASING POWER

- Sierra Vista residents boast the highest incomes, per capita, of any city in Arizona.
- A large tech industry, including companies such as Northrop Grumman and Lockheed Martin, employ highly-educated local residents.
- Fort Huachuca, home of the U.S. Army Intelligence Center and School, provides jobs to over 17,000 individuals.
- Mexican nationals contribute to 30% of the total sales at the mall, and spend an average of \$3,000 - \$5,000 per visit when shopping in Arizona.

## HOT NEW RETAILERS

- Many new retailers are already scheduled to open at the mall in 2008 including Texas Roadhouse, Hibbett Sports and Cuppy Coffee.
- The will join retailers such as Victoria's Secret, PacSun, Finish Line, Bath & Body Works, Lids and Best Buy.



## 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, Best Buy

TOTAL RETAIL SQUARE FOOTAGE 413,630

PARKING SPACES 2,288

OPENED October, 1999

### OTHER FEATURES

Wells Fargo, Applebee's, Fairfield Inn

## TRADE AREA PROFILE

2007 POPULATION 103,505

2012 PROJECTED POPULATION 112,972

2007 HOUSEHOLDS 38,805

2012 PROJECTED HOUSEHOLDS 42,942

2007 MEDIAN AGE 36.7

2007 AVERAGE HH INCOME \$53,612

2012 PROJECTED AVERAGE HH INCOME \$61,184

## 20-MILE RADIUS PROFILE\*

2007 POPULATION 73,084

2012 PROJECTED POPULATION 81,610

2007 HOUSEHOLDS 28,579

2012 PROJECTED HOUSEHOLDS 32,339

2007 MEDIAN AGE 38.0

2007 AVERAGE HH INCOME \$59,067

2012 PROJECTED AVERAGE HH INCOME \$67,298

## DAYTIME EMPLOYMENT

3-MILE RADIUS 15,348

5-MILE RADIUS 28,186

SOURCE: CLARITAS, INC.

\*DATA DOES NOT INCLUDE MEXICAN RESIDENTS.