

THE MALL AT  
SIERRA VISTA



# RETAIL SPACE FOR LEASE

The Mall at Sierra Vista is Southern Arizona's go-to destination for shopping, dining, and entertainment. Serving both local residents and nearby Mexican border towns, it offers unique attractions like the region's only first-run theater and a diverse retail mix, making it a vibrant hub within a 75-mile radius.

**SUMMIT**  
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## RETAIL SPACE FOR LEASE

2200 El Mercado Loop

Sierra Vista AZ 85635

 TheMallatSierraVista



### SITE OVERVIEW

Site Acres:	12.84 acres
Total Leasable Area:	370,057 sqf
Owned Leasable Area:	163,293 sqf
Parking Places:	2,288 autos
Anchor Tenants:	Best Buy Dillard's

### PROPERTY OVERVIEW

**National Retailers:** The mall features top brands like Dillard's, Best Buy, Famous Footwear, Hibbett Sports, Spencer's, Hot Topic, and Claire's, drawing steady foot traffic from across the region.

**Exclusive Entertainment:** The region's only Cinemark theater makes The Mall at Sierra Vista a top destination for families and moviegoers.

**Strategic Location:** Positioned near Fort Huachuca and local educational institutions, the mall serves a diverse, educated customer base, ensuring consistent traffic.

**Community Connection:** With dynamic events and promotions, the mall fosters strong ties with the local community, boosting engagement and loyalty.



**PRIME  
HUB**



**NATIONAL  
BRANDS**



**STORE  
VARIETY**



**ENGAGING  
EVENTS**



**ENTERTAIN-  
MENT**

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Leasing Manager

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SPACE	UNIT TYPE	SIZE SF
1180	Anchor	12,254 SF
1134	Inline	1,332 SF
1101	Inline	883 SF
1167	Inline	783 SF
1128	Food Court	749 SF



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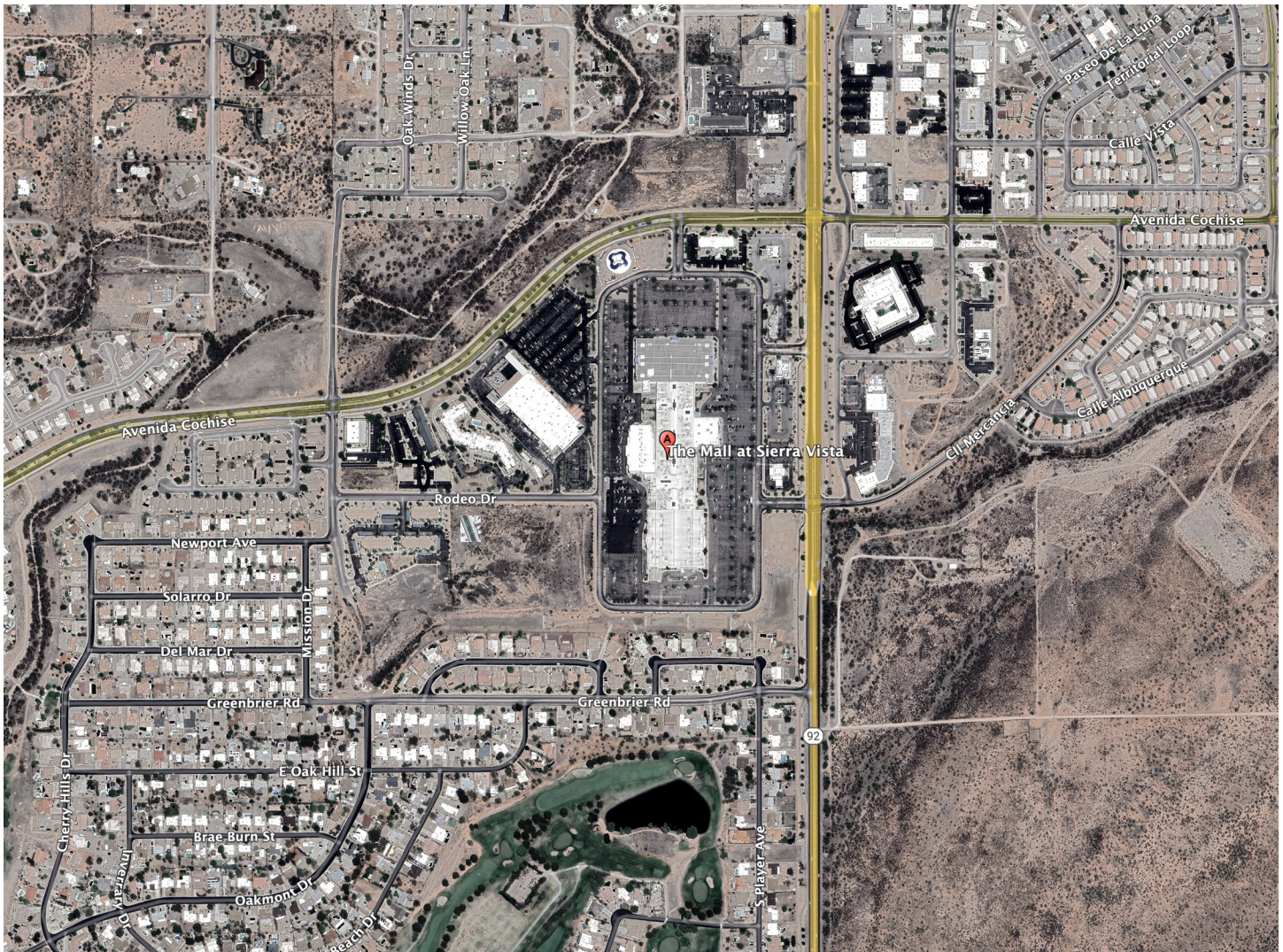
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DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Population	50,092	62,486	73,308
Households	21,324	25,743	30,590
Avg. Household Income	\$85,649	\$85,172	\$83,903
Median Age	41	40	42



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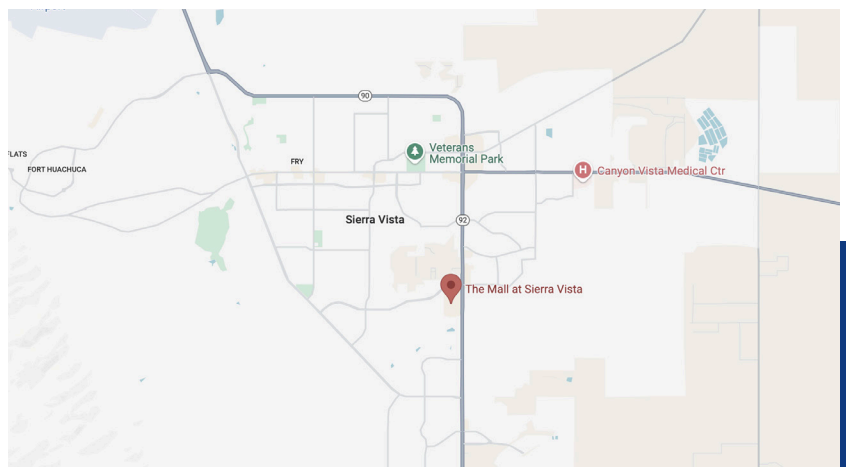
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### SIERRA VISTA

Sierra Vista, located in southeastern Arizona, is a growing city known for its proximity to Fort Huachuca, a major U.S. Army installation, and its beautiful desert surroundings. With a population of over 45,000, the city serves as a regional hub for commerce, education, and recreation. Key institutions like Cochise College and Canyon Vista Medical Center attract a diverse and dynamic population. Conveniently situated near Highway 92 and a short drive from Interstate 10, The Mall at Sierra Vista benefits from excellent accessibility and a steady flow of visitors from the local community and surrounding areas. The city's unique combination of military presence and community growth makes it an ideal market for retail businesses.



### AREA

City	152.5 sq mi
Land	152.3 sq mi
Water	0.2 sq mi
Elevation	4,633 ft

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