

KNIGHTS INN SIERRA VISTA

SIERRA VISTA | ARIZONA

INVESTMENT OVERVIEW

Marcus & Millichap has been chosen to exclusively market for sale the Knights Inn Sierra Vista, the recently renovated in 2024, offering complimentary coffee in the lobby, and WiFi and on-site guest laundry facilities, as well as an outdoor pool and grills. Each room is non smoking, with flat screen TVs, a microwave, fridge, and coffee & tea maker. The property is ideally located near plenty of attractions to visit like Fort Huachuca, Apache Peak, and is just North of the Mexican border and off Route 90, which also provides easy access to historic towns such as Tombstone and Bisbee, AZ.

92 Keys | **2.08 AC** | **1976 Built**



[**ACCESS DEAL ROOM HERE**](#)



SITE SUMMARY

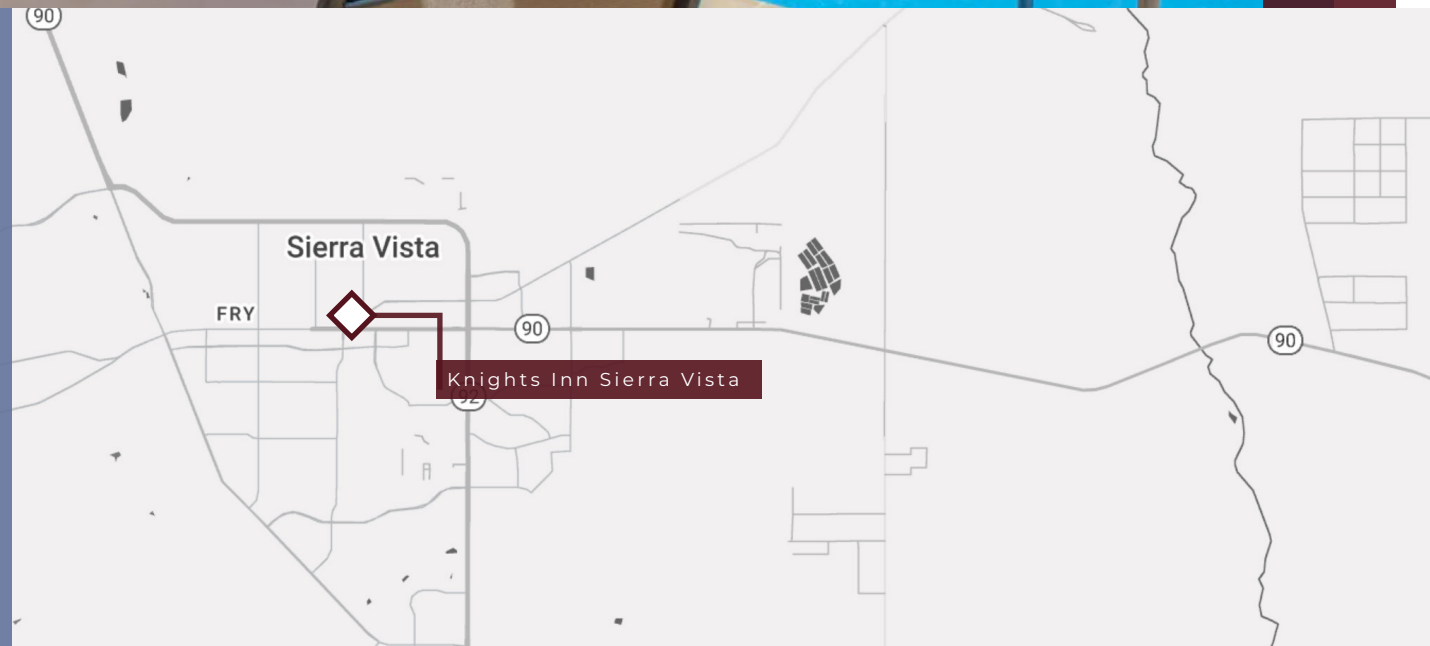
Address 1551 E Fry Blvd
Sierra Vista, AZ 85635

APN FORT HUACHUCA
106-75-007

Stories 2

Land Area 2.08 AC

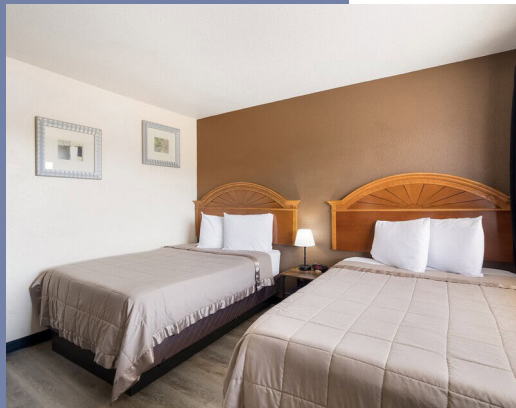
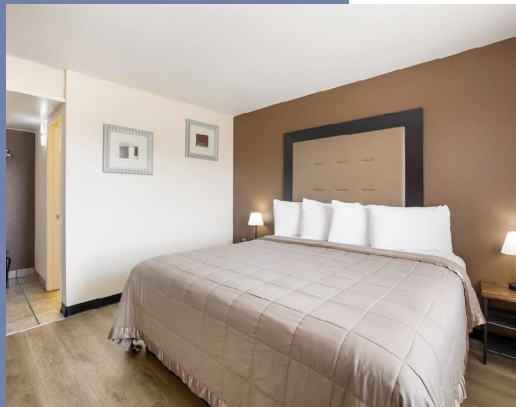
Renovated 2024



SITE SUMMARY

PROPERTY AMENITIES

- Outdoor Pool & Grill
- On-Site Laundry Facilities
- Suite Rooms
- Lobby Marketplace
- Pet Friendly



ROOM BREAKDOWN | 92 ROOMS

- Double Double - 92
- King - 33
- Queen - 9
- ADA Queen - 4
- Double Double Suite - 7
- King Suites - 4



INVESTMENT HIGHLIGHTS

- In place 9.4% CAP Rate. Low Cost to Operate With All NOI Upside
- Eight Suites Newly Added in 2024 Allowing for Monthly Rentals and Occupancy Increase
- 66% Economy RevPAR Index providing opportunity for owner to improve revenue
- Supplemental revenue from lobby marketplace and guest coin laundry installed in 2024
- Rooms recently renovated with new TV's, night stands, and desks in 2023. New lamps, microwaves, refrigerators, freezers, and desk chairs replaces in 2024
- Extremely low price per key cost with zero transfer of ownership PIP required from buyer

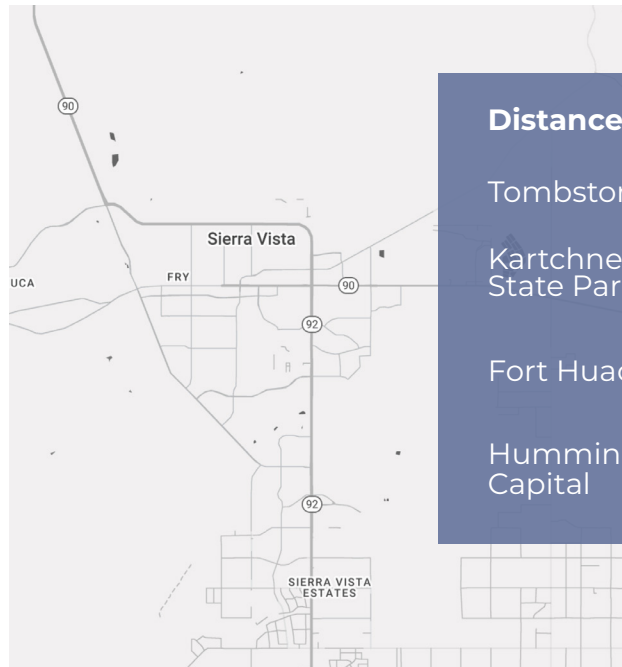
DEMAND DRIVERS

Fort Huachuca five miles from the Knights Inn, generates over \$4.3B in economic output in Southern Arizona, and stands as the largest employer in Cochise County. With an average weekday population of 18,000 individuals per workday and eight major defense contractors in a ten-mile radius

Kartchner Caverns State Park located outside of Sierra Vista. Hosting two main guided tours, visitors center, and gift shop, the Kartchner Caverns attracted over 150,000 visitors and \$17.2M in direct revenue to Sierra Vista and Cochise County





Hummingbird Capital Known as the Hummingbird Capital of the U.S., Sierra Vista hosts Humming Bird Month in August, conducting many events including guided tours, triathlons, art shows, and eco tourism events

Tombstone Tombstone Arizona's historical appeal attracts nationwide visitors, 37,139 in 2024. Local retails, restaurant, and hotel owners reported an increase in new-to-town visitors of 60%. Guests often stay in Sierra Vista



Distance to	
Tombstone, AZ	28 miles
Kartchner Caverns State Park	25 miles
Fort Huachuca	5.7 miles
Hummingbird Capital	3.1 miles

DEMOGRAPHICS - WITHIN 10 MILES

 <p>44.7K 2024 Estimate Population Age 25+</p>	 <p>\$84,682 2024 Average Household Income</p>	 <p>26.9K 2024 Total Households</p>	 <p>63.6K 2024 Total Population</p>
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KNIGHTS INN SIERRA VISTA

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Marcus & Millichap

TAMMEN HOTEL GROUP

