

RESTAURANT SPACE FOR LEASE

5,269 - 8,000 sf Furnished Restaurant/Night Club



1633 S. Highway 92

Sierra Vista, Arizona

LEASE RATE \$16.90/sf/yr + NNN
Triple Net Expenses \$3.82/sf/yr

Frank T. Moro, DB

President

520.227.7277

frank@fwpc.net

1700 S. Highway 92, Ste E100
Sierra Vista, A 85635
(520)458-1666 • www.fwpc.net



FIRST WEST
PROPERTIES CORPORATION



PROPERTY DETAILS

5,269 sf Fully Furnished Hibachi Restaurant

2,731 sf Fully Furnished Bar/Nightclub

Kitchen Equipment & Furnishings Included

Great Visibility along Highway 92

High Traffic Count on Hwy 92 Corridor

Attractive Rental Rate

Numerous Hibachi Grills

Space can be separated for smaller venue



RENTAL RATE: \$16.90/sf/yr

Real Estate Taxes: \$.86/sf/yr

Insurance: \$.44/sf/yr

Common Area Maint: \$2.52/sf/yr

Total NNN Exp: \$3.82/sf/yr

YEAR BUILT	2008
ZONING	GC
APN	107-51-262E

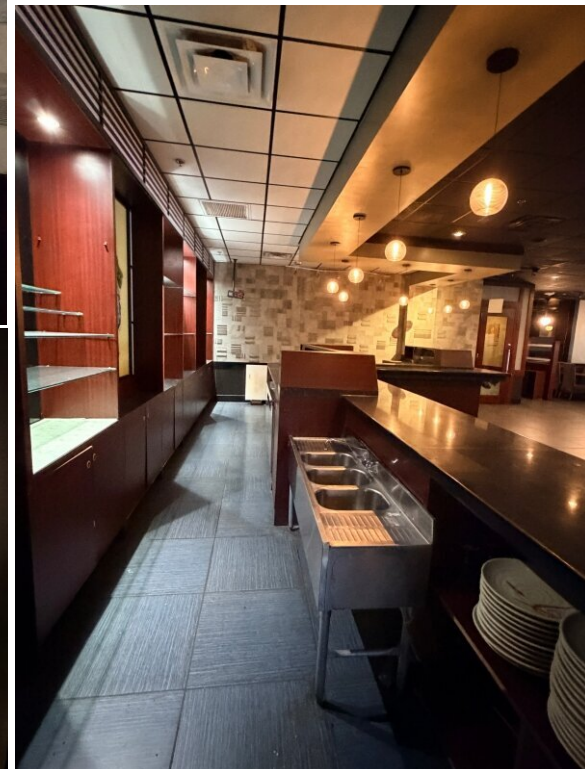
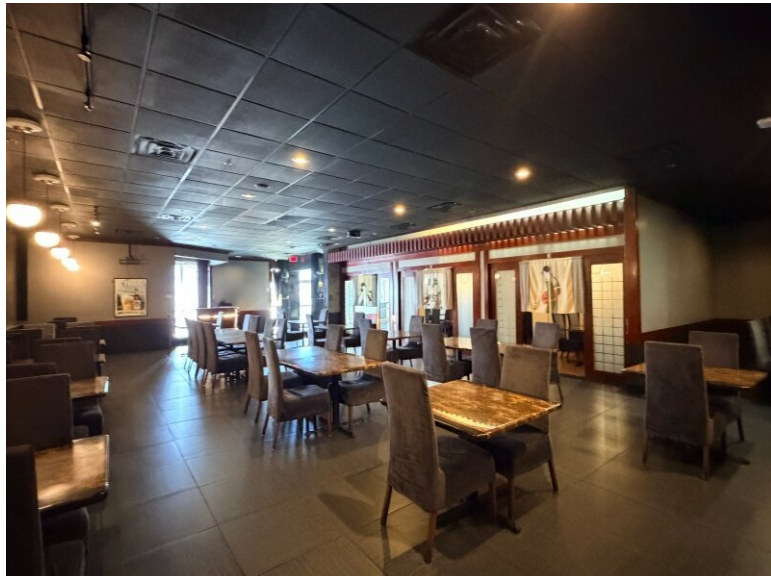
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PROPERTY PHOTOS

RESTAURANT/BAR/NIGHTCLUB

5,269 - 8,000 sf AVAILABLE

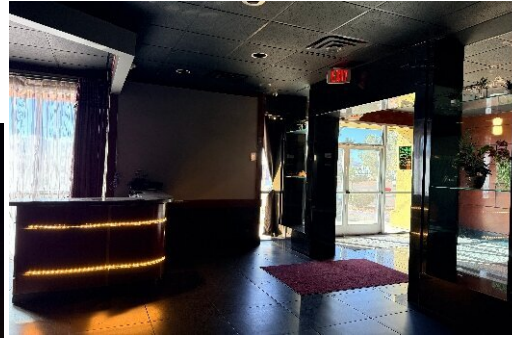


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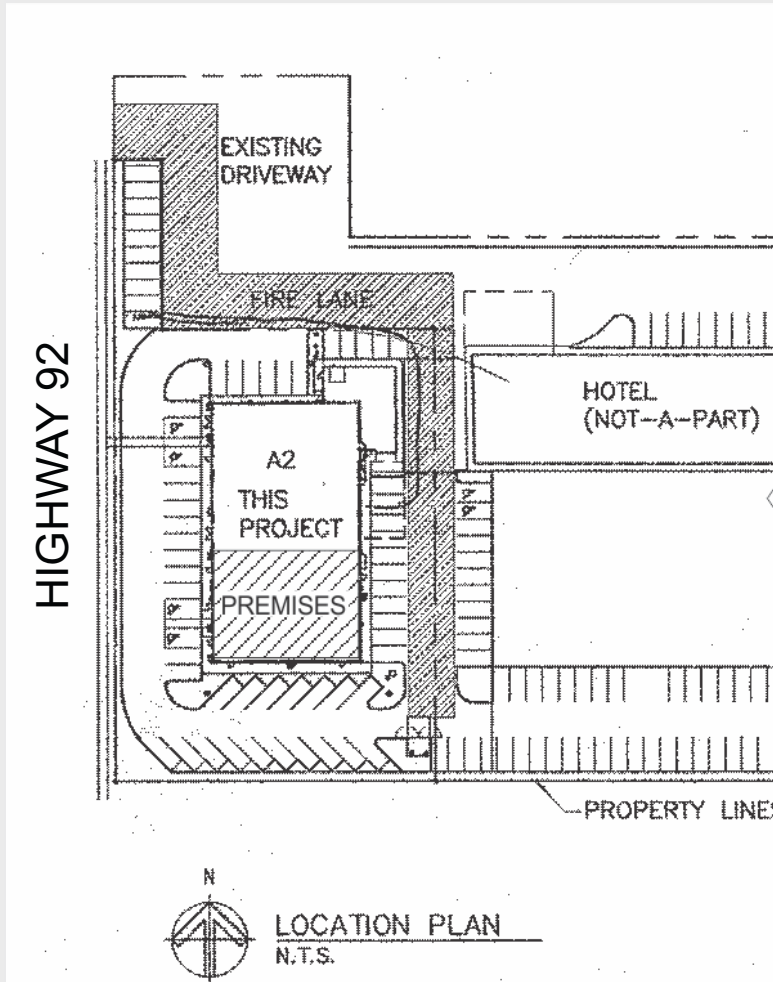


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SITE PLAN

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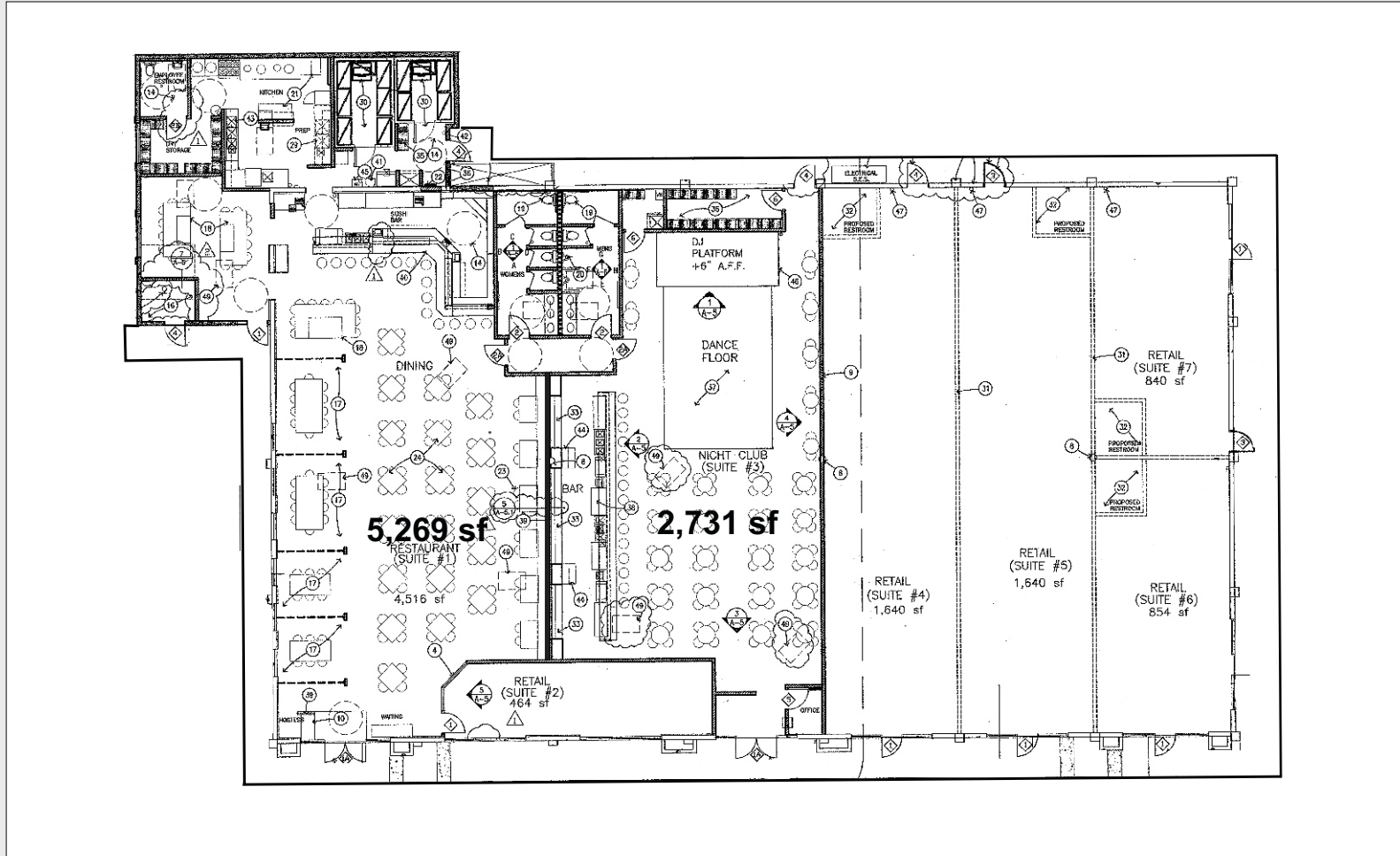


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FLOOR PLAN

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