

WILLCOX VILLAGE SHOPPING CENTER

Bisbee Ave & I-10 | Willcox, AZ

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FOR LEASE



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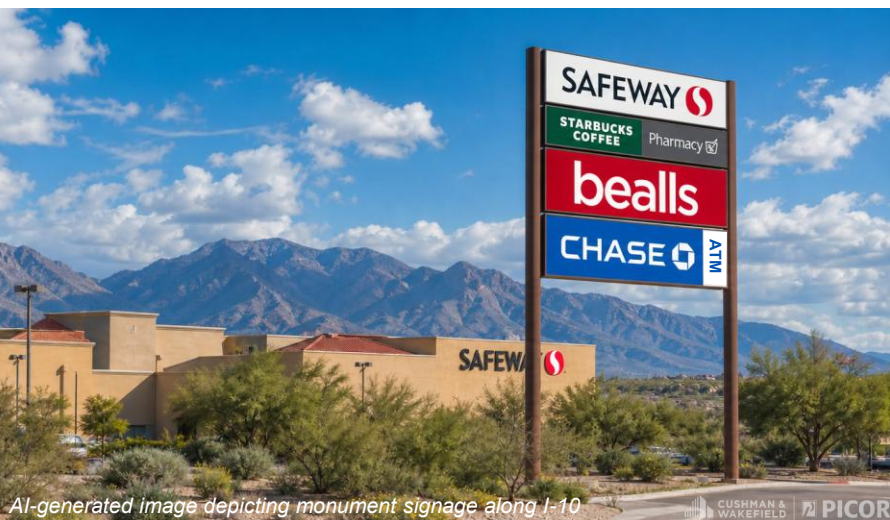
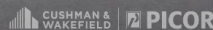
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AI-generated image depicting the Bealls location



AI-generated image depicting monument signage along I-10



PROPERTY DETAILS

Available	3,300 SF & 3,575 SF (Suitable for Retail or Office Use)
Lease Rate	Contact Agent
NNN Cost	Contact Agent
Year Built	1984
Zoning	H-1 Highway Service Zone (City of Willcox)
Address	660-684 N Bisbee Ave., Willcox, AZ 85643

HIGHLIGHTS

- Grocery-anchored Safeway center with complementary Bealls soft-goods co-anchor
- Excellent visibility and access just off Interstate 10 at N Bisbee Ave
- Located near three Willcox schools serving 900+ students and adjacent to Northern Cochise Community Hospital, a key regional employment and traffic driver
- Monument signage facing I-10 with Safeway, Starbucks, Pharmacy, Bealls, and Chase ATM branding
- Strong regional draw from Willcox and surrounding Cochise County communities

TRAFFIC COUNTS

Bisbee Ave	4,040 VPD (2025)
I-10	17,631 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	3,200	\$50,743	2,013
3 Miles	4,786	\$67,611	2,433
5 Miles	5,559	\$73,261	2,468

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6/9/2026

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SITE PLAN



WILLCOX VILLAGE SHOPPING CENTER

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Fort Grant Rd



400± Students 300± Students 200± Students

Bisbee Ave

