

6,286 SF MEDICAL OFFICE AVAILABLE FOR LEASE

5555 MESA VERDE DRIVE, SIERRA VISTA, AZ



PROPERTY DETAILS



PROPERTY TYPE:
Medical Office



LEASE RATE:
\$17/SF + NNN



AVAILABLE:
6,286 SF



LOT SIZE:
0.99 Acres

COMMON BOND
— DEVELOPMENT GROUP —

5555 MESA VERDE DR. SIERRA VISTA, AZ

6,286 SF



PROPERTY HIGHLIGHTS

- Ideal for medical user / medical office with proximity to Canyon Vista Medical Center Hospital
- Positioned in Sierra Vista's healthcare corridor with growing residential development
- Immediate access to State Route 90
- Located just minutes from Canyon Vista MOB, Fort Huachuca is a major U.S. Army installation and the largest employer in Sierra Vista
- Situated on 0.99 acres with ample parking
- Building signage available

5555 MESA VERDE DR. SIERRA VISTA, AZ

DEMOGRAPHICS

2023

POPULATION

3 MILES	28,655
5 MILES	50,497
10 MILES	62,269

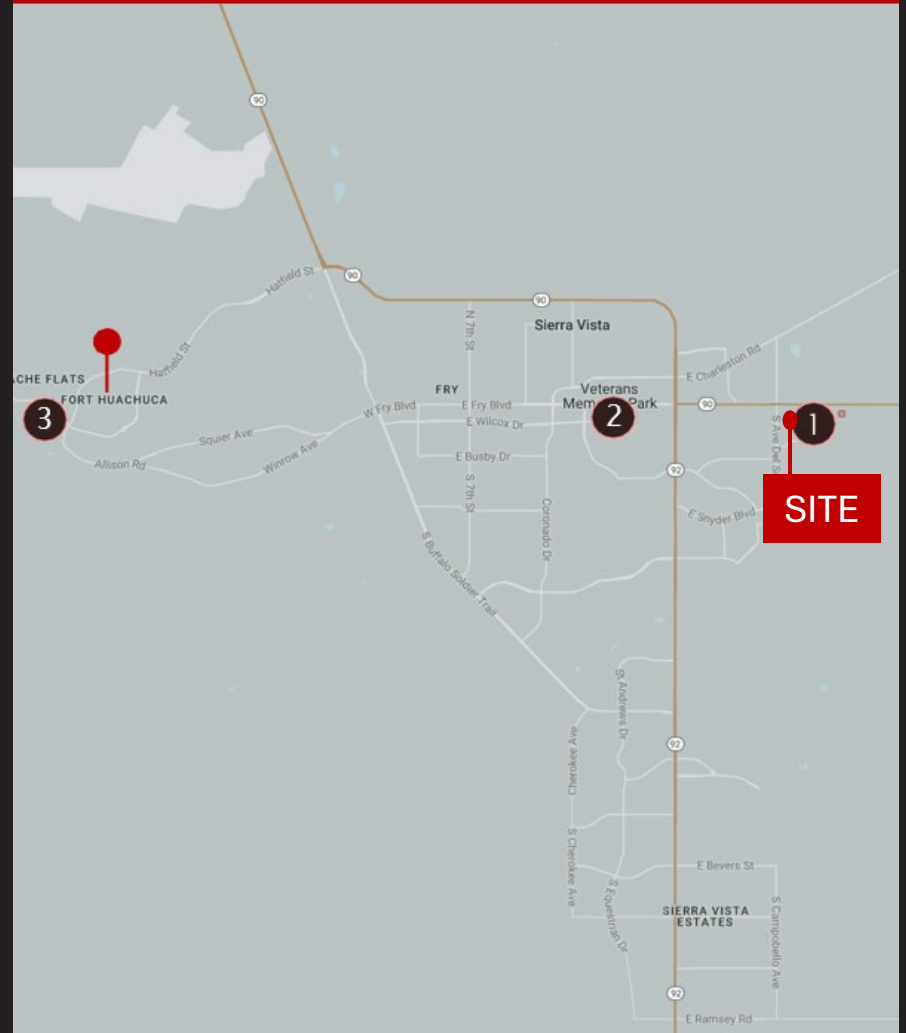
ESTIMATED HOUSEHOLDS

3 MILES	12,456
5 MILES	22,134
10 MILES	26,132

AVERAGE HH INCOME

3 MILES	\$111,164
5 MILES	\$102,643
10 MILES	\$103,570

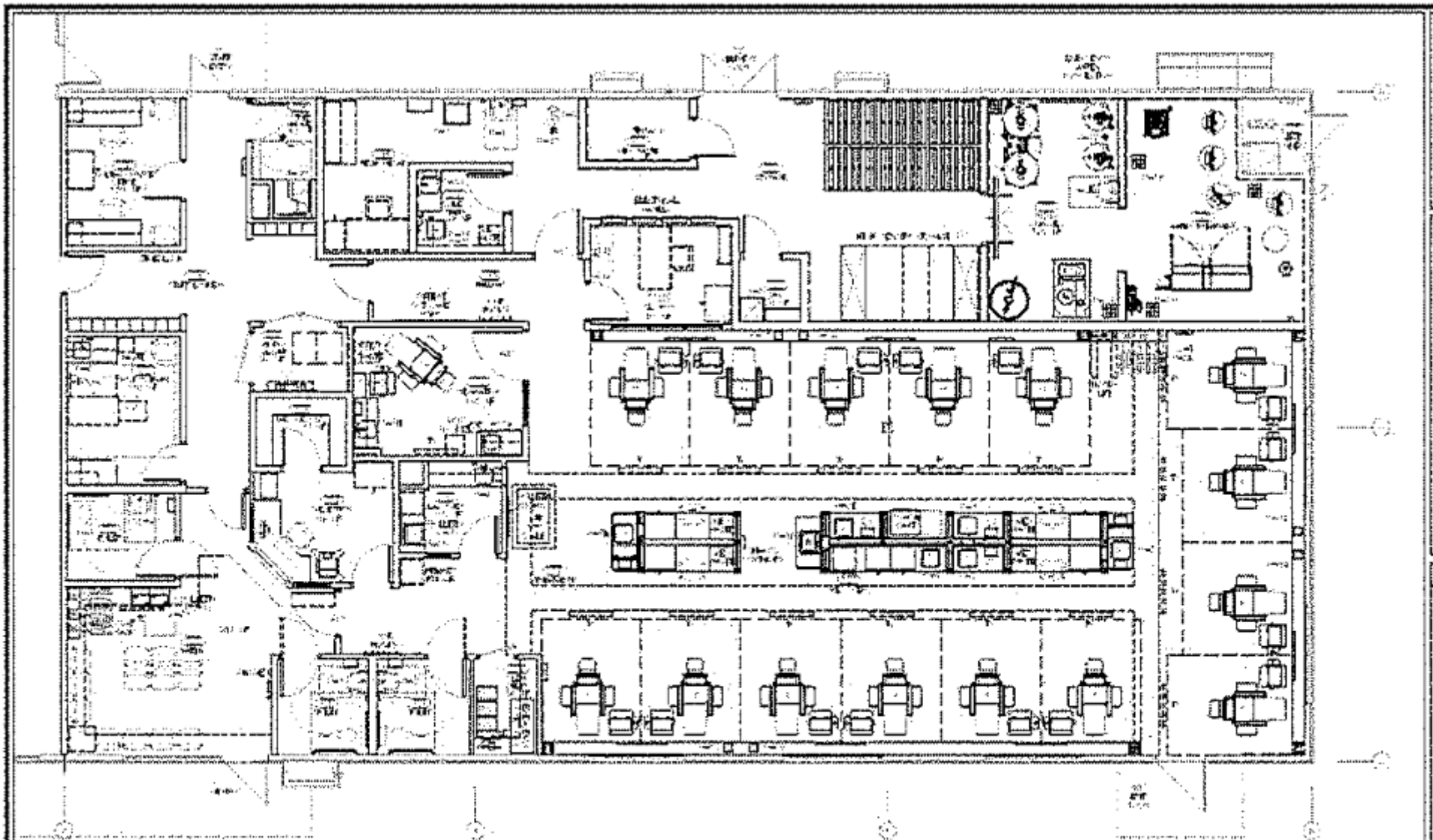
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NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Canyon Vista Medical Center	0.3 mi	2 min
2. Sierra Vista Family Health	2.6 mi	7 min
3. Raymond W Bliss Army Health Center - Fort Huachuca	7.8 mi	18 min

FLOOR PLAN



Preliminary Floor Plan

NOT TO SCALE

1. PECS ATANTA APPROVAL

David Malone
PECS ATANTA

2. GROUP HOME THERAPIES DIRECTOR APPROVAL

Julia Glass
THERAPIES DIRECTOR

3. REGIONAL VICE PRESIDENT APPROVAL

Chris P. Smith
REGIONAL VICE PRESIDENT

4. MEDICAL DIRECTOR APPROVAL

Barrett Paul
MEDICAL DIRECTOR

5555 MESA VERDE DR.
SIERRA VISTA, AZ 85635



CONTACT

ALEX CLARK
aclark@commonbonddg.com
602.478.6115

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