



Tribute Plaza

SIERRA VISTA, AZ

4001 E. BUFFALO SOLDIER TRAIL
SIERRA VISTA, AZ

SPROUTS ANCHORED COMMUNITY SHOPPING CENTER

ANCHOR, PAD & SHOP SPACE AVAILABLE FOR LEASE





PROPERTY OVERVIEW

SIERRA VISTA'S NEWEST RETAIL DESTINATION

Tribute Plaza is an expansive **13.09-acre, Sprouts anchored** retail development set to redefine shopping in Sierra Vista. With an impressive and diverse retail opportunity, including prime pad sites, anchor space and inline shops, this development is poised to become the community's exciting new go-to shopping destination. A robust \$203M annual F&B market in the high-growth submarket of Sierra Vista, AZ further enhances the potential.



Four retail pads,
±20,000 SF anchor space
±12,000 SF shop space



Grocery Anchored
by Sprouts Farmers
Market



Close to Fort Huachuca
providing a strong
customer base



Prime corner location
along two major
thoroughfares
(±37,248 VPD at intersection)



68% of the Sierra Vista
workforce is white
collar jobs



2,000-acre
master planned
community adjacent



TRIBUTE PLANNED MASTER COMMUNITY
2,000 acres

TRIBUTE PLAZA
Under Development

AMERICAN LEADERSHIP ACADEMY
Pre K - 12 Charter School
1,800 Students

FUTURE PAD 1
38,855 SF
(0.89 Acre)

FUTURE MAJOR
20,116 SF

SPROUTS
FARMERS MARKET

SHOPS A
12,238 SF

FUTURE PAD 2
39,925 SF
(0.92 Acre)

FUTURE PAD 4
32,063 SF
(0.74 Acre)

FUTURE PAD 3
36,350 SF
(0.83 Acre)

ARIZONA
92

24,612 VPD

12,636 VPD



BUFFALO SOLDIER TRAIL



SITE PLAN



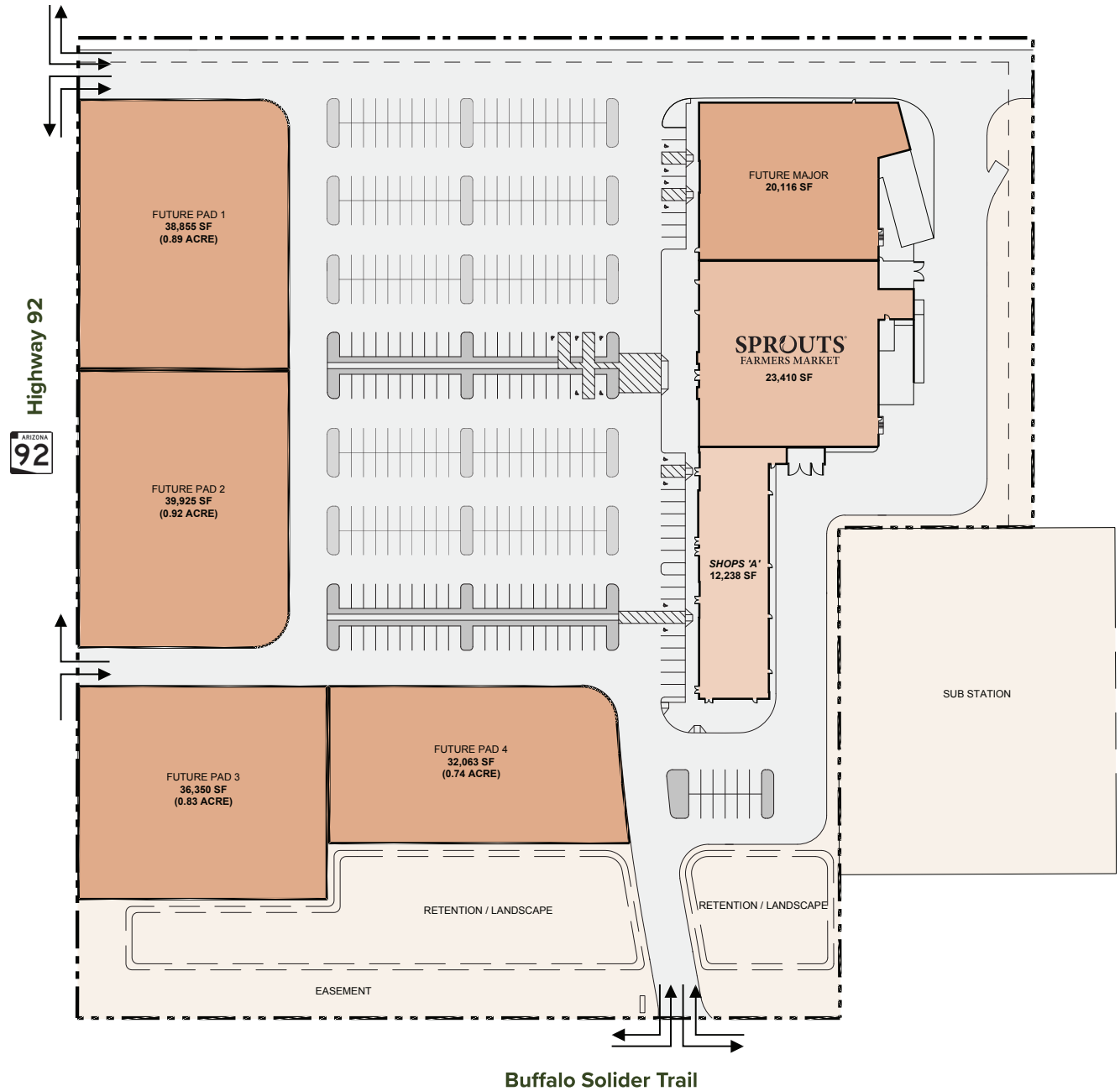
Four pads

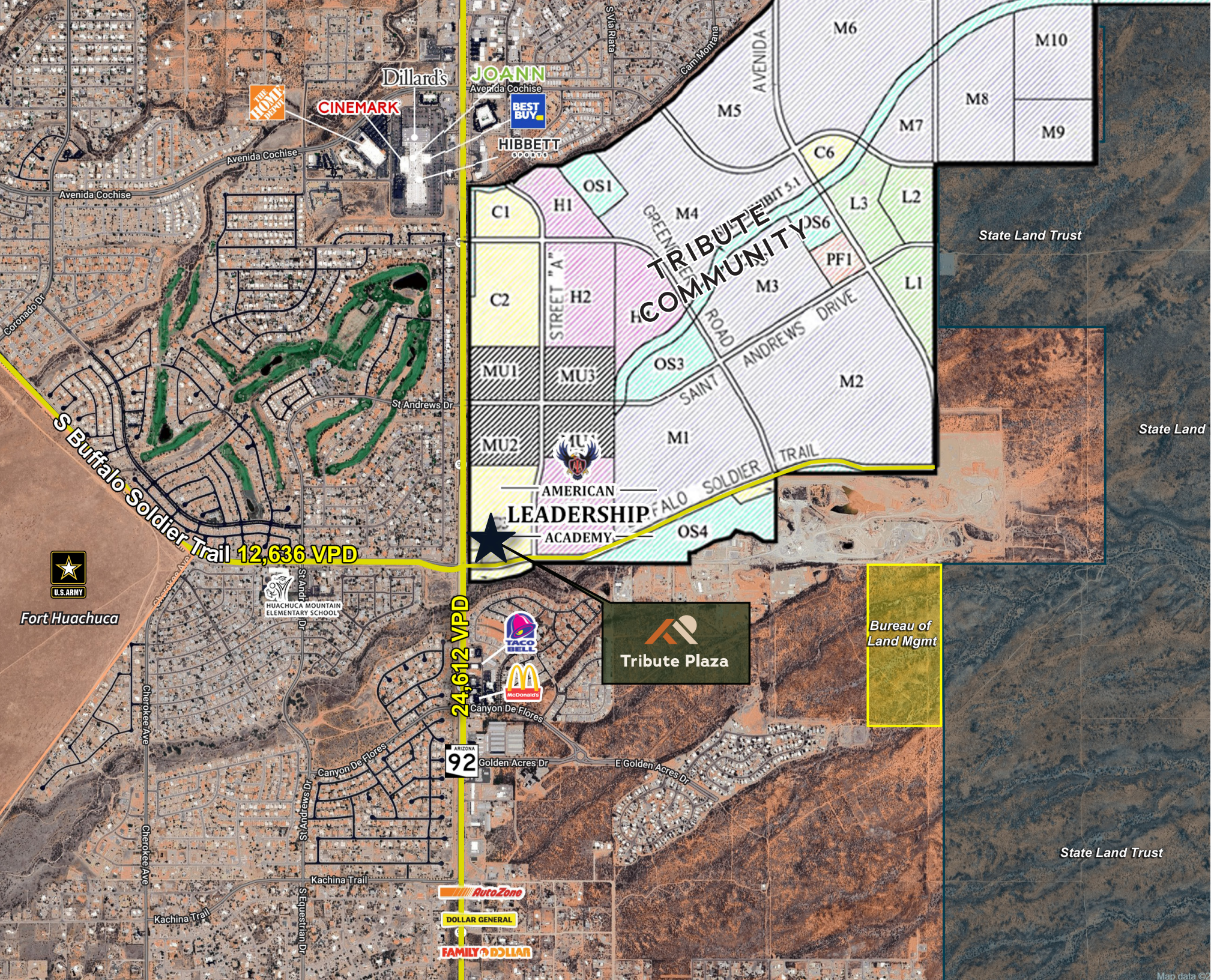


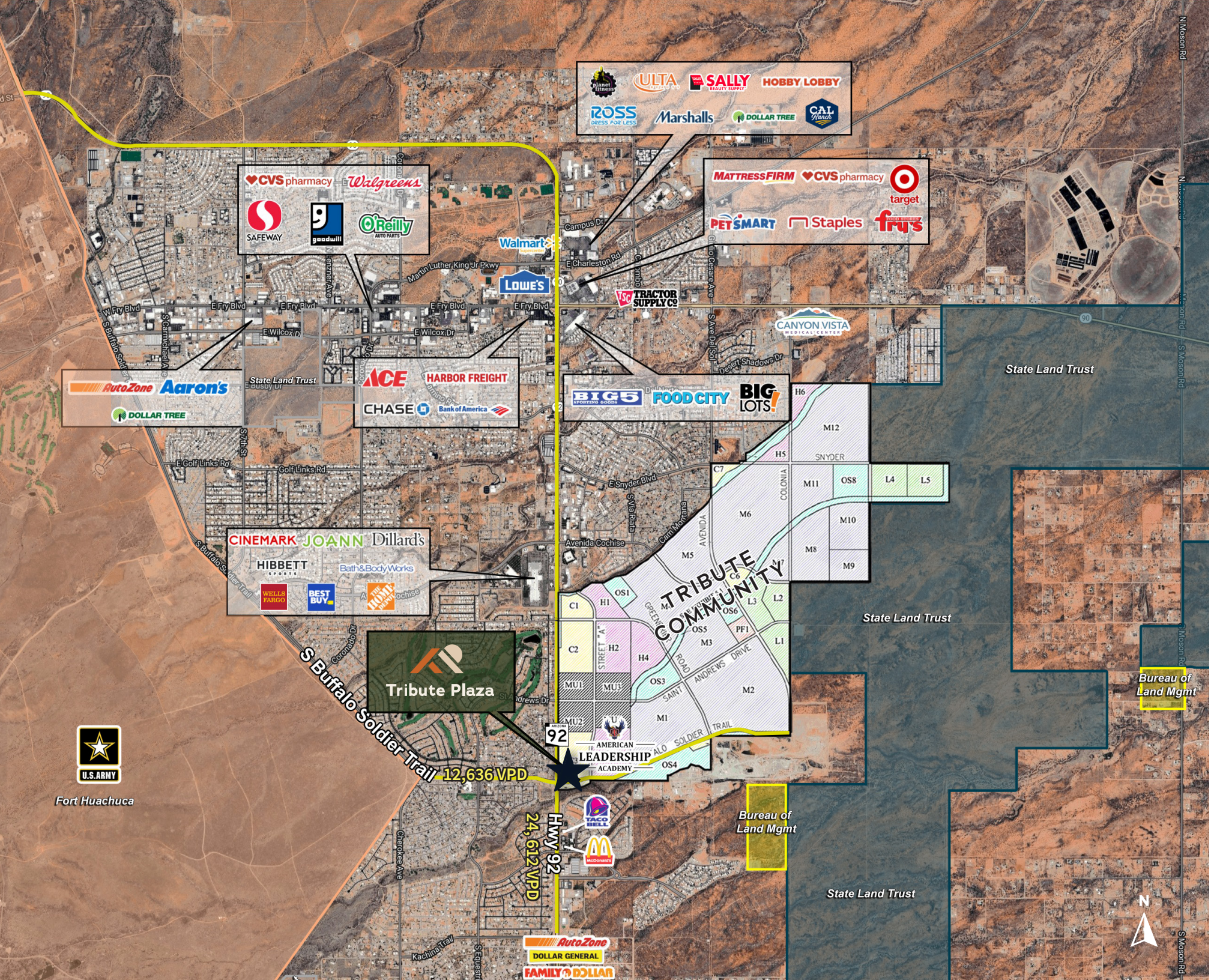
±20,000 SF anchor space



±12,000 SF shop space









DEMOGRAPHICS

2023
3/5/10 MILE RADIUS

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



Tribute Plaza

SIERRA VISTA, AZ

JOIN THE FUTURE OF RETAIL IN SIERRA VISTA

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