




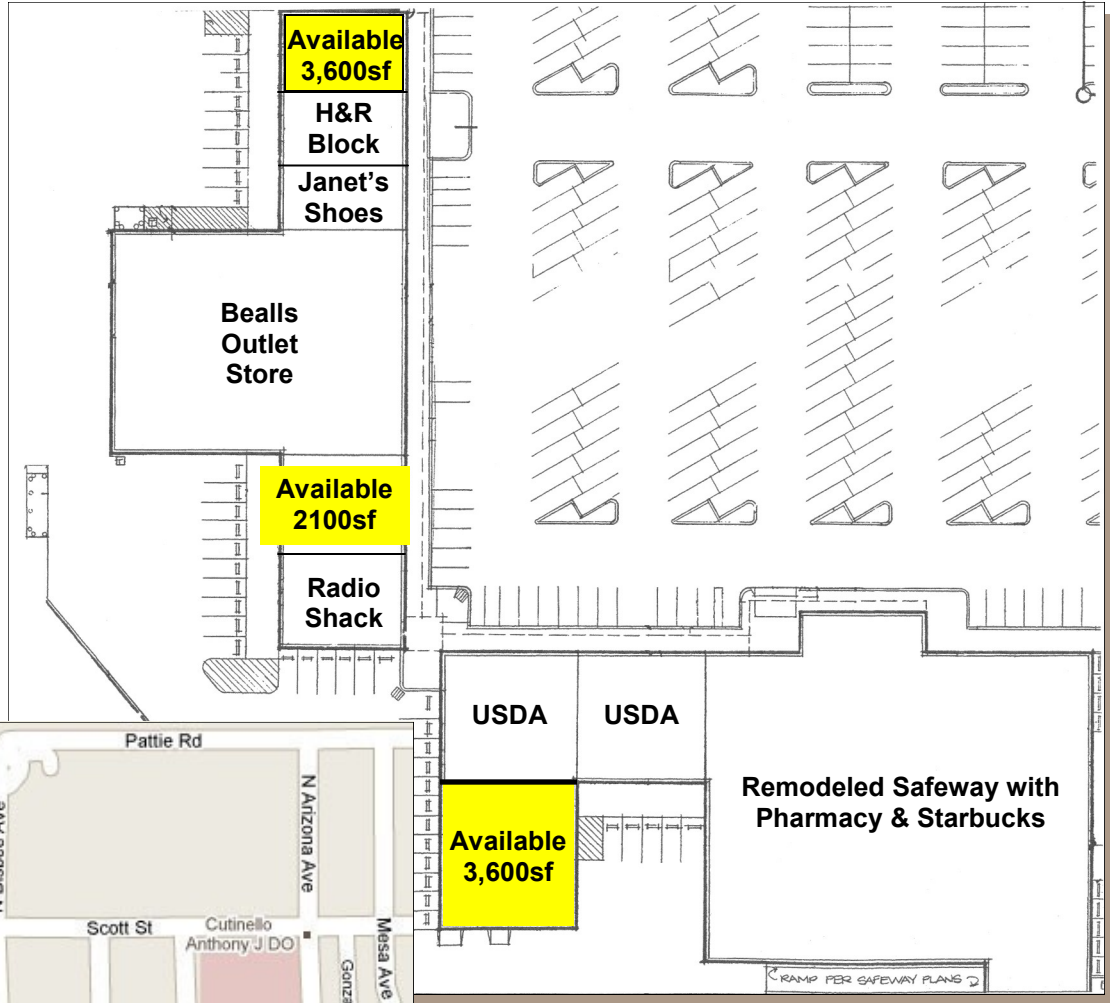
**LEASE**

## 650-684 N. Bisbee Avenue Willcox, AZ

- **LOCATION:**  I-10 and Rex Allen Drive
- **TYPE:** Office (2100 sf) Back Office(3,600 sf) End Cap (3,600 sf)
- **LEASE RATE:** \$12.00/sf NNN-17.00/sf NNN
- **COMMENTS:** Willcox Az's premier retail center. Grocery anchored by remodeled Safeway with Starbuck's surrounded by national hotels and fast food restaurants. Signage for center seen on I-10. End-cap space with drive thru.

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**Joe Warren, CCLS**  
520.577.7000



Subject Property

Keiller Park and Recreation Center  
COCHISE COLLEGE  
Willcox Middle & High School

**DEMOGRAPHICS:** 2009 Estimates  
1 Mile 3 Mile 5 Mile

Est. Population: 3,789 5,973 6,865  
Est. HH Income: 42,130 47,612 49,262

Source: Claritas

**TRAFFIC COUNTS:**

(ADOT 08) 17,000 VPD  
Rex Allen Drive: (ADOT 08) 6,000 VPD  
Bisbee Ave: (City of Willcox 09) 4,388 VPD

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