

OFFERING MEMORANDUM

72–78 Main Street

Bisbee

Price: \$995,000

Building Size: 3,586 SF

Zoning: CM-2 (Commercial Mixed Use)

Investment Summary

72–78 Main Street presents a rare opportunity to acquire a mixed-use commercial building located in the heart of historic downtown Bisbee. The property features two established restaurant tenants providing current income, along with a newly renovated restaurant space ready for a new operator.

The building totals approximately **3,586 square feet** and consists of three commercial units plus additional flex space. Two restaurant tenants currently operate in the building, creating a strong food presence and steady foot traffic along this vibrant downtown corridor.

The largest space in the building, **Unit 72–74**, has been completely renovated and offers approximately **1,200 square feet plus an additional 645 square feet of flex space** located behind the unit. The space includes significant commercial kitchen infrastructure including a **10-foot Type I hood with fire suppression system, Bakers Pride deck oven, high-heat dishwasher, walk-in cooler, floor sinks, and dedicated prep and storage areas**, allowing a new restaurant concept to open with minimal build-out costs.

Once the vacant restaurant space is leased or owner-occupied, the property has the potential to significantly increase overall income and achieve a projected cap rate approaching **8%** at the current asking price.

Property Highlights

- Historic downtown commercial building
- Total building size approximately **3,586 SF**
- Two established restaurant tenants
- Leases secured through **January 2028**
- Newly renovated restaurant space available

- Commercial kitchen infrastructure in place
 - Walk-in cooler and additional flex space
 - CM-2 zoning allows mixed-use flexibility
 - Located in Bisbee’s active tourism and dining district
 - Value-add investment or owner-user opportunity
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Building Overview

Unit	Approx Size	Tenant	Status
72–74	~1,200 SF	Vacant	Newly Renovated Restaurant Space
	Flex Space ~645 SF		Walk-in Cooler / Storage (72-74)
76	~515 SF	Santos	Restaurant Tenant
78	~1,085 SF	Taqueria Outlaw	Restaurant Tenant

Total Building Size: 3,586 SF

Current Income

Tenant	Annual Rent
Taqueria Outlaw (Unit 78)	\$24,000
Santos (Unit 76)	\$15,240

Total Current Rental Income:
\$39,240 annually

Operating Expenses

Expense	Annual
Property Taxes	\$3,971
Insurance	\$2,638
Garbage & Sewer (Owner Share)	\$1,181

Total Owner Expenses:
\$7,790 annually

Net Operating Income

Current NOI: \$31,450

Current Cap Rate: 3.16%

Value-Add Potential

Leasing the newly renovated restaurant space at approximately **\$4,000 per month** could generate an additional **\$48,000 in annual income**.

Projected Gross Income: \$87,240

Projected NOI: \$79,450

Projected Cap Rate: ~7.98%

Location Overview

Bisbee is one of Arizona's most unique historic towns, known for its preserved architecture, vibrant arts community, and thriving tourism industry. The downtown district features a highly walkable environment with restaurants, galleries, shops, and cultural attractions that draw visitors from across the region.

72–78 Main Street is positioned along one of downtown's most active commercial streets, benefiting from consistent pedestrian traffic and strong visibility.

Broker Information

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