



LEASE

Retail & Office Space

81 MAIN STREET

Bisbee, AZ 85603

PRESENTED BY:

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DESERT COMMERCIAL ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (MG)
BUILDING SIZE:	5,200 SF
AVAILABLE SF:	2,600 - 5,200 SF
YEAR BUILT:	1935
RENOVATED:	2022
ZONING:	CM-2
SUBMARKET:	Oldtown

PROPERTY OVERVIEW

FOR LEASE Downtown Old Bisbee Commercial Two-Story: With vast ground floor retail or office space (2,600 SF) and a spectacular Second Floor - 2,600 SF with vaulted ceilings, massive skylights, ceiling fans, plumbed for a full bathroom, large front room with hardwood flooring and small balcony. (The Second Floor could be used as additional retail, office, storage, manufacturing or studio space.) Well maintained, upgraded and updated with newer electrical panel and fixtures, Central Heat and AC downstairs. Landlord willing to make some tenant improvements. Polished cement floor and exposed ceiling are planned. Owner/Agent.

PROPERTY HIGHLIGHTS

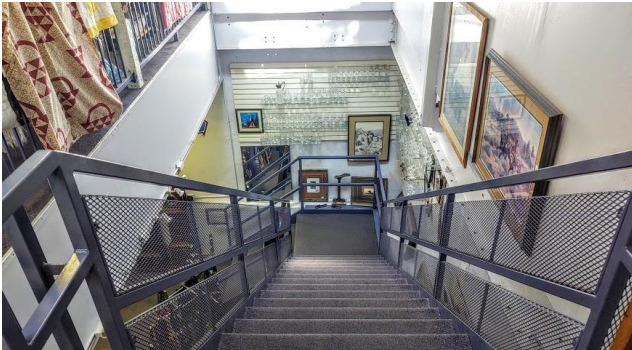
- Fantastic Location of Main Street where everyone walks
- 1st floor has bathroom, office and 2 storage rooms
- 2nd floor has 2 large rooms, storage and full bathroom as well as balcony
- 2nd floor has interior stairwell as well as a separate stairwell outside for additional entrance

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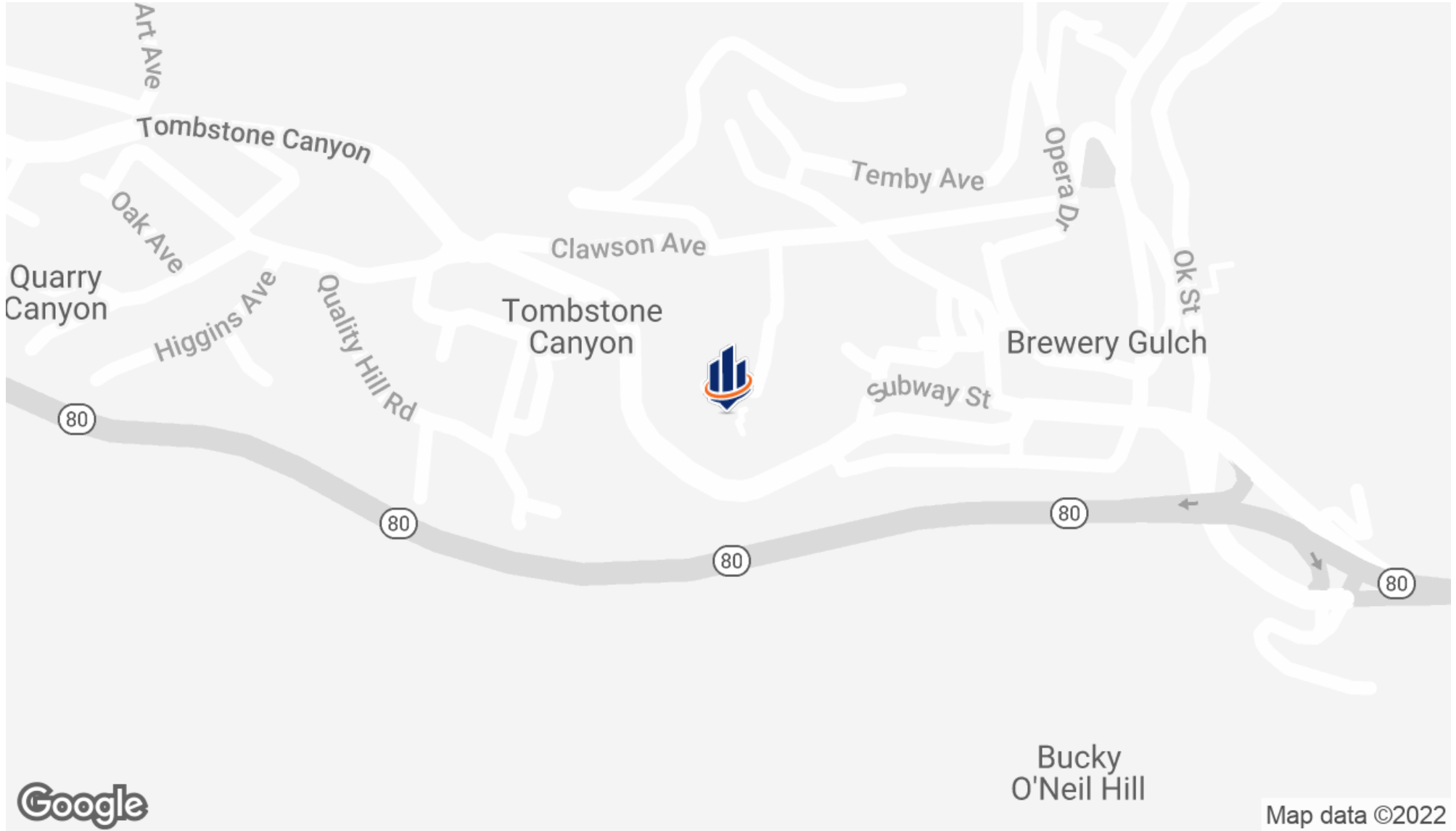
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ADDITIONAL PHOTOS



CARRICK SEARS, CCIM, MBA
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

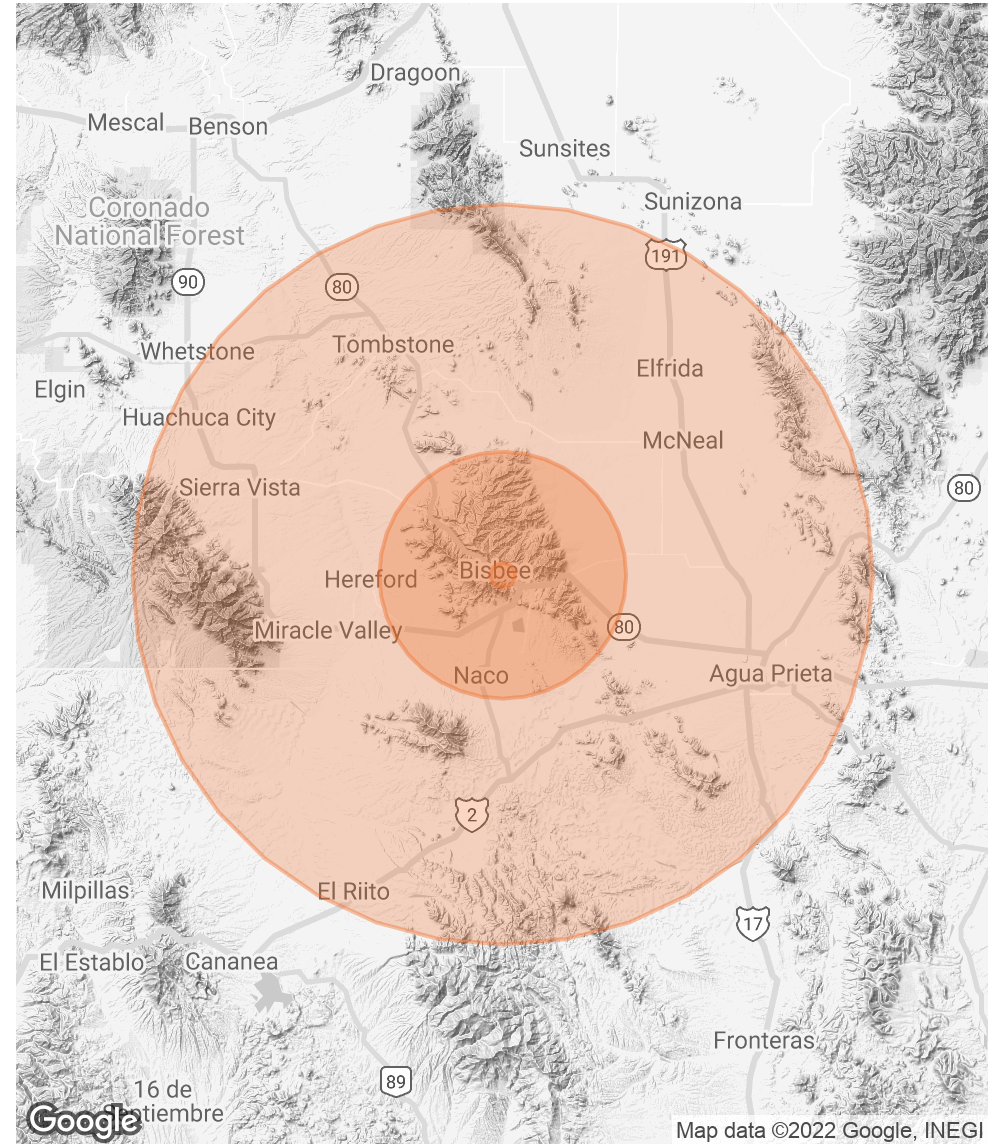
1 MILE 10 MILES 30 MILES

	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	34	7,166	103,059
AVERAGE AGE	36.9	40.2	38.7
AVERAGE AGE (MALE)	32.3	34.4	37.3
AVERAGE AGE (FEMALE)	57.6	46.0	40.1

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	14	2,845	39,421
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$56,784	\$53,833	\$60,574
AVERAGE HOUSE VALUE			\$225,523

* Demographic data derived from 2010 US Census



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