

Maria Marsh

From: Blake Fisher
Sent: Wednesday, January 19, 2022 3:32 PM
To: Matt McLachlan; Tony Boone; Jeff Pregler
Subject: Sierra Vista Business Inventory: 1/18/2022 Update
Attachments: 1 18 2022 Biz_Inventory_Summary_Data_Table.xlsx

Hello all,

Here are some highlights for the latest update to the business inventory (the last business inventory was completed six months ago). This inventory is based primarily off business license data and on-the-street surveys. You can find past business inventory data summaries in the information tab of the Business Inventory WebApp. Do be aware that all square footage totals are estimates calculated by the GIS software.

[BUSINESS INVENTORY 1/18/2022 Interactive WebApp LINK](#)

- This update for the Business Inventory includes an “Undeveloped Commercial / Industrial Parcels” layer. There are currently a little over 200 undeveloped commercial / industrial properties within City limits, totaling about 600 acres large. To view these properties and additional relevant information (including current owners), ensure that the “Undeveloped Commercial / Industrial Parcels (2021)” button is enabled in the Layers tab. It is largely unchanged since the last inventory.
- The Mall at Sierra Vista continues to do well with regard to filling its vacancies. The trend of new businesses being locally oriented rather than nationwide chains continues.
 - Notable newcomers to the mall include White Tiger Martial Arts, Timothy D. Hall Photography, Mesquite Mercantile, and Hello Good Deals.
 - Several food and beverage based businesses have also arrived, including Sea Sun Creation, Seasonly, Candela Hot Dogs, and Maddy Hatters Okee-Doughkie Bakery.
 - With regards to departures, Nom Nom Chocolates is the only business that left, though it was replaced by Sea Sun Creation.
 - 5 out of the 47 registered units (mini-kiosks are not included in the count) in the mall are empty.
- In regard to the West End:
 - The West End saw its vacancy rate decrease for this update by total units (-1.2%) and somewhat less by square footage (-1.1%).
 - Several units, primarily in the West End, have been removed from the business inventory.
 - Eight of the removed units are part of the former American Regency Suites complex, which are now the Diamond Elite Estates and considered fully residential. The other units were removals of dilapidated accessory structures and suite combinations in commercial plazas.
 - Notable new West End businesses include, but are not limited to, After Hours Maintenance and Repair, Southwestern Emporium, Rural Care, Sierra Flooring & Design, Chain Wrestling Academy, A-Z Rock Shop, Auto Restoration Service, Jay’s Kitchen & JV’s Boba, Get Lit Books, and Groove Lab.
 - Notable losses include, but are not limited to, Bay’s Law, Orbital Games and Comics, Sparks Furniture Warehouse (Wilcox storage facility, not main office), Tasty Wok Food & Market, Cochise County Sheriff’s Storage Facility, Sun & Spokes Bicycle Shop, and Sierra Vista Cheerleading Incorporated.
- For the rest of the City:
 - The sector that saw the highest increase in vacancy rate (units) was, again, the Four Corners area (0.8% increase).

- The sector that saw the greatest increase in vacancy rate (sq. ft) was the East Highway area (**1.1% increase**). This area did not see much change over the past six months, though Sonora Family Care (now Wilde Desert Family Medicine) did relocate from the area to the East Fry Boulevard Sector, and the suite it occupied remains vacant.
- The sector that saw the greatest decrease in vacancy rate (units and sq. ft.) was the East Fry Boulevard area (**3.9% decrease for units, 1.6% decrease for sq. ft.**). This can primarily be attributed to several new businesses moving into the area around El Camino Real, such as Wilde Desert Family Medicine, Bell Bottom Beauty, Gypsy Sips, and more.
- The citywide vacancy rate (square footage) has gone down by approximately **0.2%**, leaving Sierra Vista at **10.1%** overall.
- The citywide vacancy rate (units) has gone down by **0.8%**, leaving Sierra Vista at **18.3%** overall.
- With regard to business type, the City saw the largest net unit loss in the Hospitality category (**-9**). This is due to the conversion of the American Regency Suites to the Diamond Elite Estates, and does not reflect new vacancy.
- Regarding business type, the City saw the largest net unit gain in the Fitness and Wellness category (**+6**). This includes new and relocated businesses such as Barrett Massage, Holistic Harmony, and White Tiger Martial Arts.

If you have any comments, questions, or corrections, please let me know.

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