



FOR LEASE

The Shoppes at Cotton Center

±1,979 SF 2nd gen restaurant space

SEEKING restaurant tenant to join the
Cotton Center Restaurant Hub

TOP PERFORMING tenants include
Panda Express, Pita Bistro, Jimmy
Johns

JUST SIGNED Tropical Smoothie



Kidder
Mathews

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SITE PLAN



TENANT LIST

Suite	Tenant	SF
4730 - 105	Curaleaf	5,075
4740 - 107	Jimmy John's	1,500
4740 - 111	Pita BistrO	3,311
4750 - 107	VACANT	1,979
4750 - 109	Tropical Smoothie	2,024
4750 - 121	Panda Express	2,215

MATTHEW AULT

First Vice President

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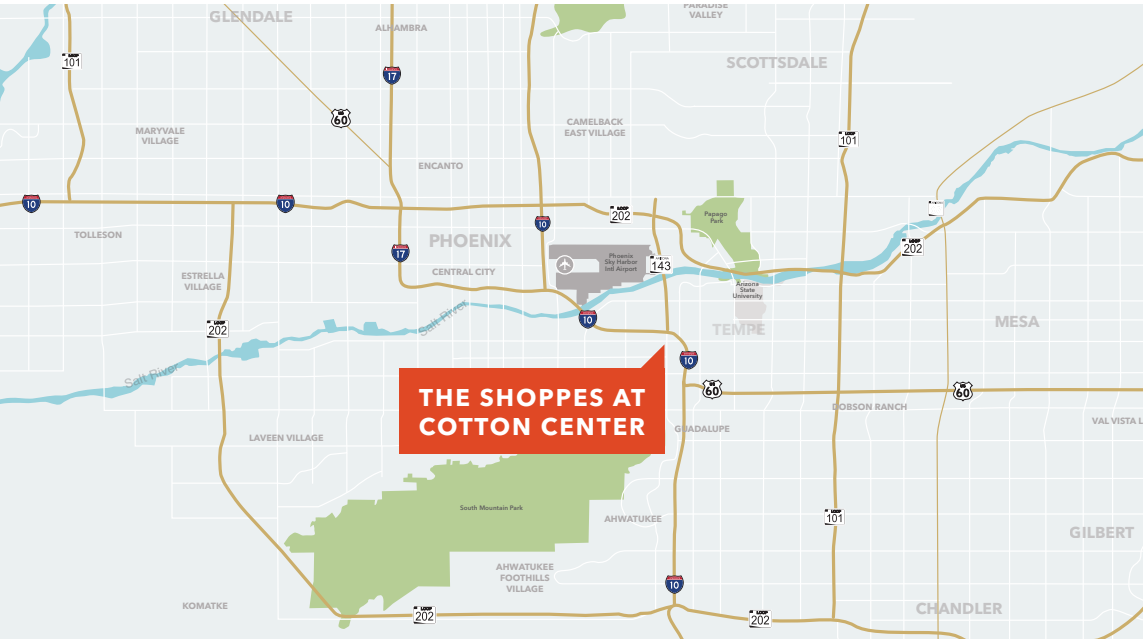
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4730, 4740, 4750 S 48TH STREET, PHOENIX, AZ 85040



Cotton Corporate Center is the largest business park in Arizona covering over 280 acres

VIBRANT retail center serving the needs of Cotton Corporate Center employees and local residents

ONE OF the few retail opportunities in the trade area

EXCELLENT visibility to over 40,000 VPD on 48th Street

TRADE AREA has over 130,000 daytime employees within 3 miles, 11 hotels, Tempe Diablo Stadium

MORE than 3.1 million square feet of institutional-quality buildings

2020 DEMOGRAPHICS WITHIN 3 MILES



POPULATION
98,087



HOUSEHOLDS
36,663



AVG HH INCOME
\$67,694



EMPLOYMENT
201,444

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RETAIL AERIAL



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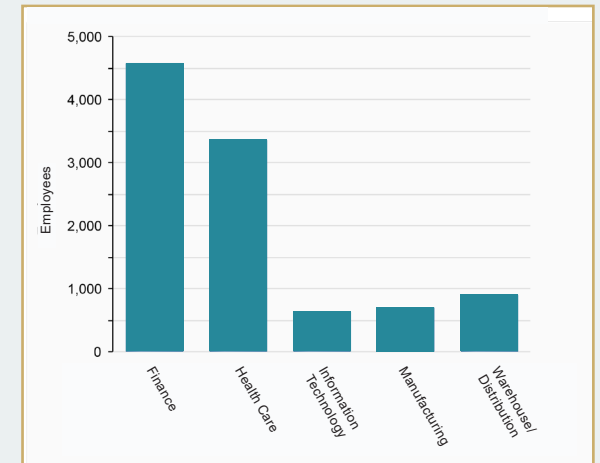
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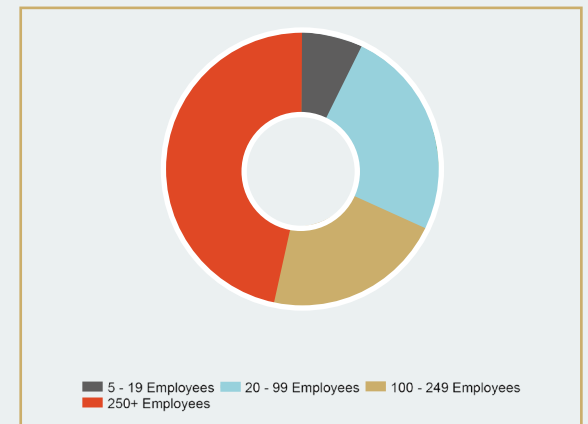
EMPLOYER DENSITY



KEY INDUSTRIES



EMPLOYERS BY SIZE



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