

COTTON COMMERCE CENTER

4625 & 4675 E Cotton Center Boulevard, Phoenix, AZ 85040

±27,035 SF FOR LEASE

CAN BE SUBDIVIDED



CAMCRE.

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PROPERTY SUMMARY

AVAILABLE ±2,109 SF FLEX SPACE

AVAILABLE (09/2025) ±27,035 SF FLEX WAREHOUSE

CAN BE SUBDIVIDED

LOCATION

- Located at the entry to the master-planned Cotton Center Business Park
- Minutes from Downtown Tempe amenities & Arizona State University (3.6 miles)
- Easy access to SR-143, I-10, US-60, and Loop 202 Freeway
- Close proximity to Sky Harbor Airport

AMENITIES

- Homewood Suites & Marriot at Tempe Buttes Adjacent (10 hotels within 1 mile)
- 2.8 Miles to Arizona Mills Mall (1.2 million SF of Retail, Restaurants, Activities)



BUILDING FEATURES

- +147,627 SF in (2) single-story flex/office buildings
- Year Built: 2000
- Parking: Up to 5:1,000 SF, Canopy covered parking is available
- Zoning: CP / BP, City of Phoenix
- Fully Sprinklered

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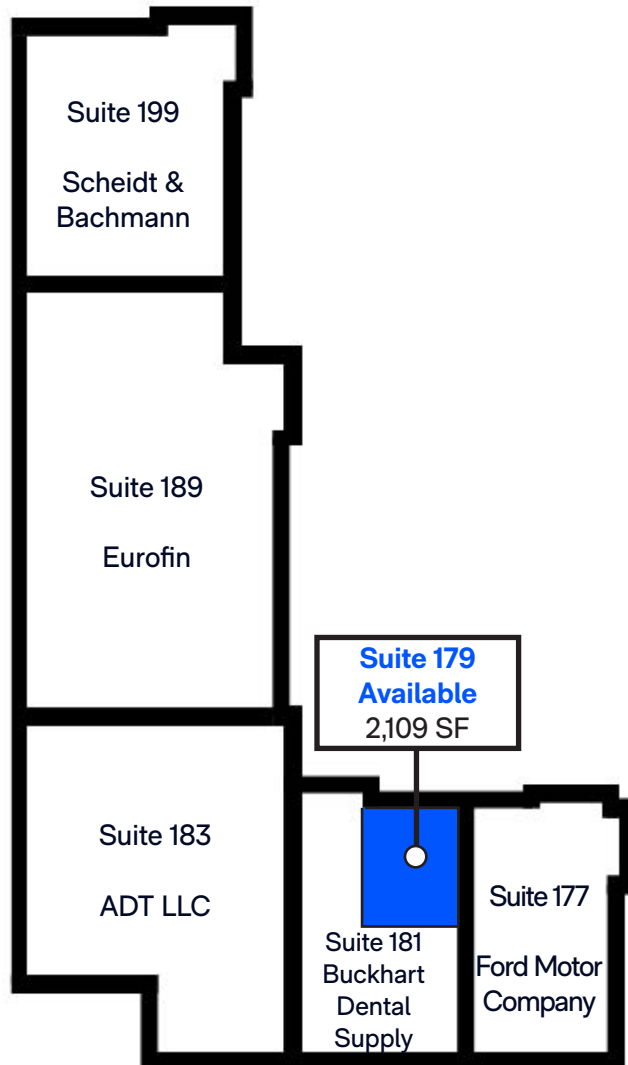
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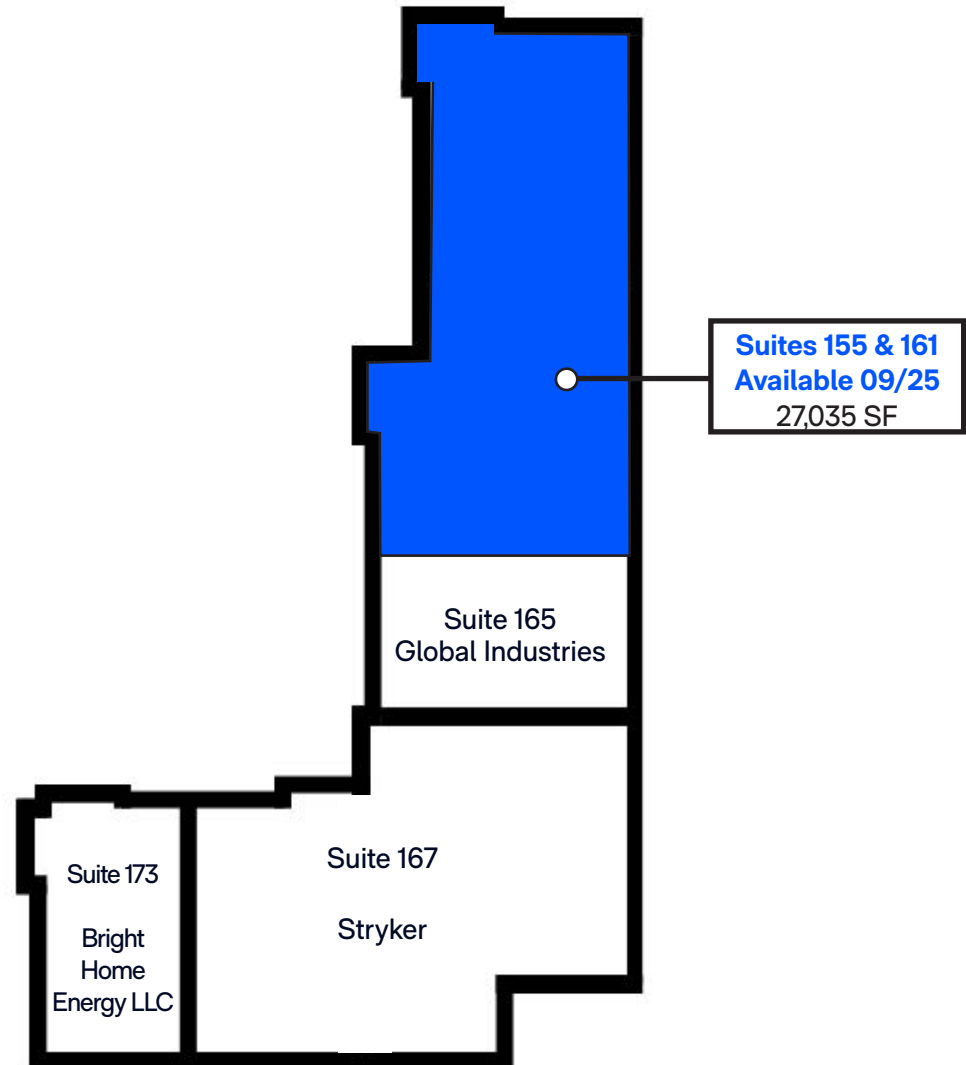


SITE PLAN

4625 COTTON CENTER BLVD



4675 COTTON CENTER BLVD



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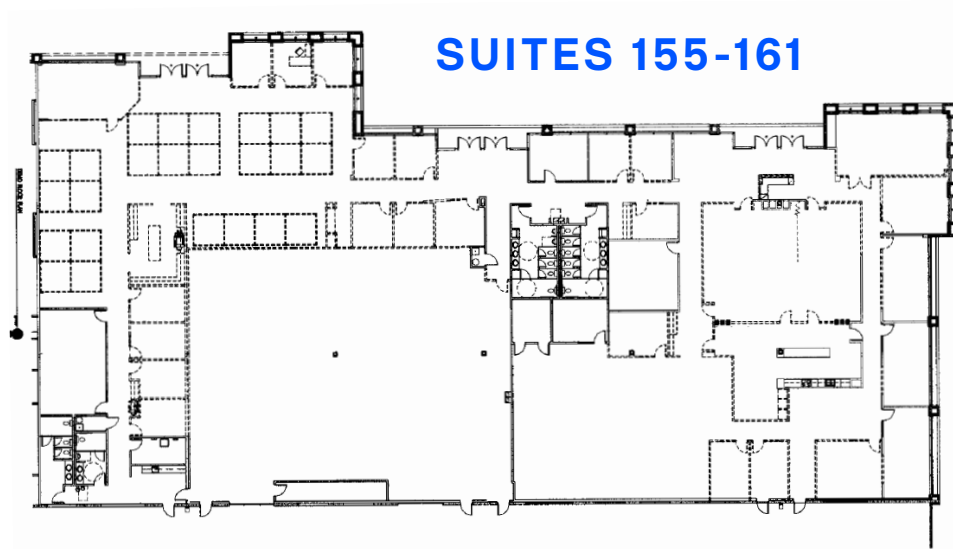
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FLOOR PLANS

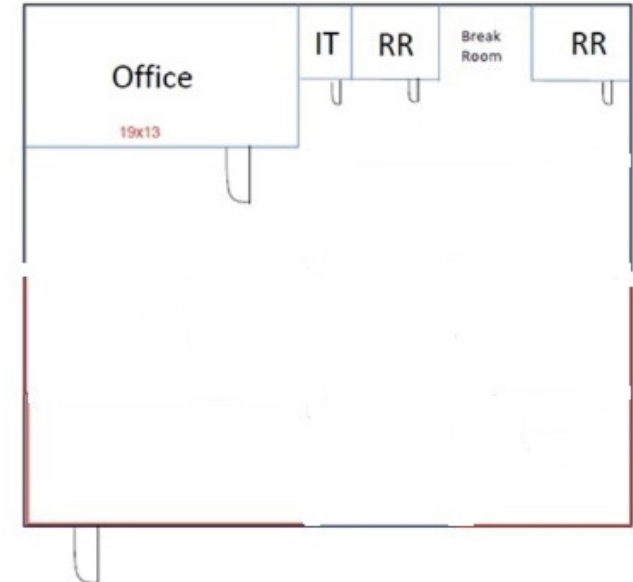
4675 Cotton Center Blvd



- ±27,035 SF (can be subdivided)

4625 Cotton Center Blvd

SUITE 179



- ±2,109 SF Flex Space **39x41**



INTERIOR PHOTOS



SUITE 179



SUITE 155-161



SUITE 155-161



SUITE 179



SUITE 155-161



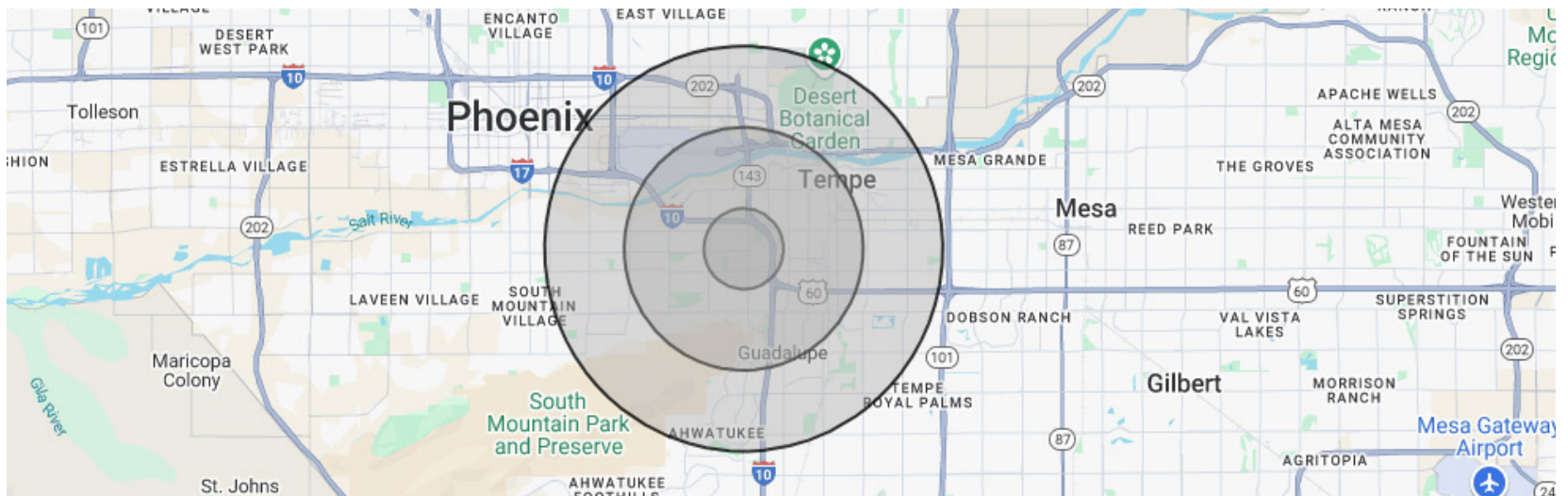
SUITE 155-161

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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	7,810	93,768	317,918
Current Year	7,295	86,665	293,900
2020 Population	7,580	84,750	285,917
Growth Current Year - 2029	1.4%	1.6%	1.6%
Growth 2020 - Current Year	-0.9%	0.6%	0.7%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	2,277	37,701	124,977
Current Year	2,126	34,773	115,248
2020 Population	2,230	34,007	112,540
Growth Current Year - 2029	1.4%	1.7%	1.7%
Growth 2020-Current Year	-0.5%	0.7%	0.7%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$71,608	\$75,169	\$79,128
Median Household Income	\$59,942	\$60,066	\$60,738





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