

MANZANITA MEDICAL PLAZA

450 S WILLARD ST | Cottonwood, AZ 86326



AVAILABLE FOR LEASE



- Across from Verde Valley Medical Center
- Ample parking
- Easy access from Highway 89A
- Medical Build Out



FOR MORE INFORMATION:

TRACY ALTEMUS
602.206.6474 | taltemus@REsourcecmcl.com

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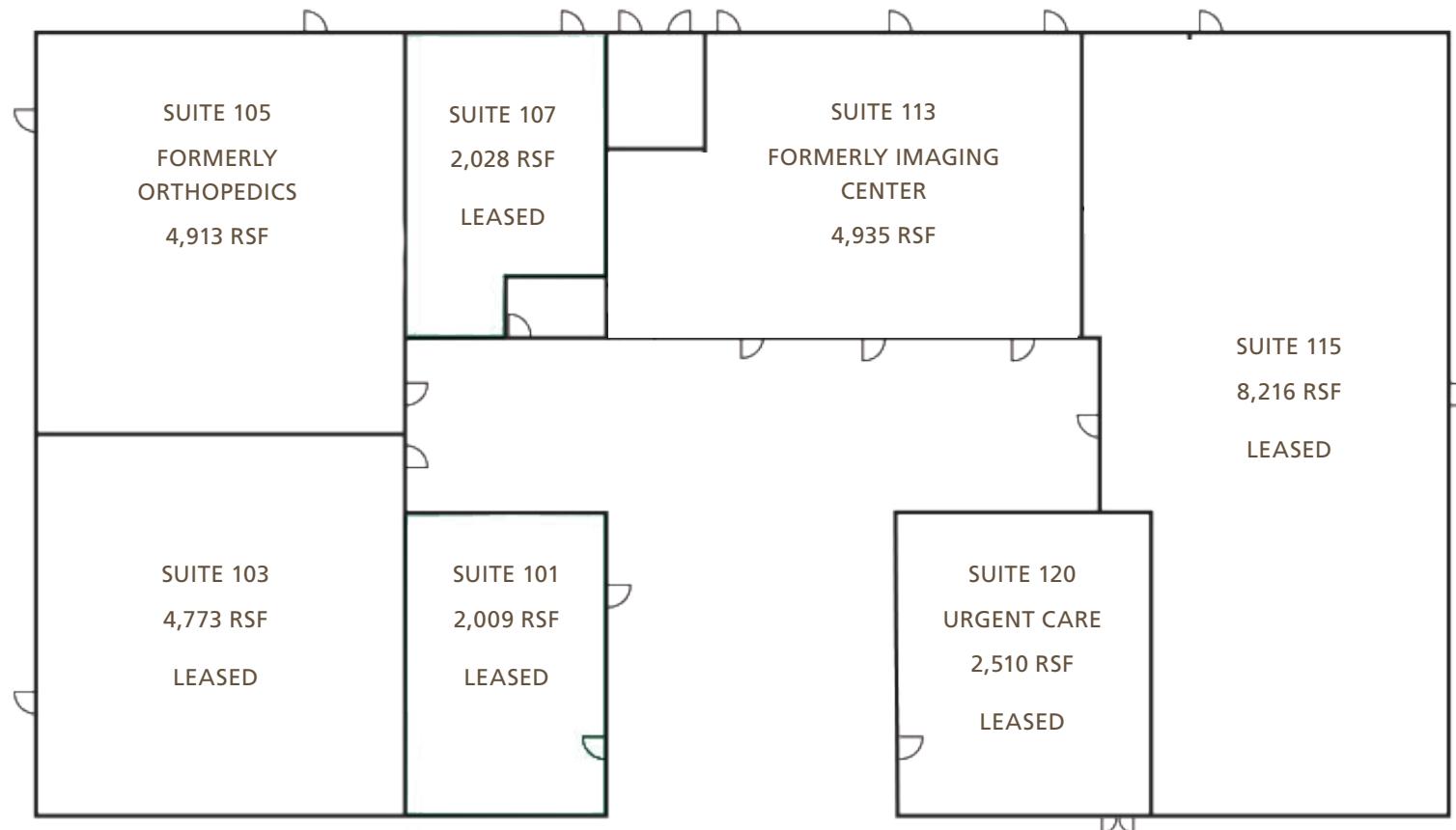
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PRICE	Negotiable
BUILDING SIZE	29,384 SF
CAMS	\$6.04/SF
OTHER	Tenant pays Gas, Electric, & Janitorial



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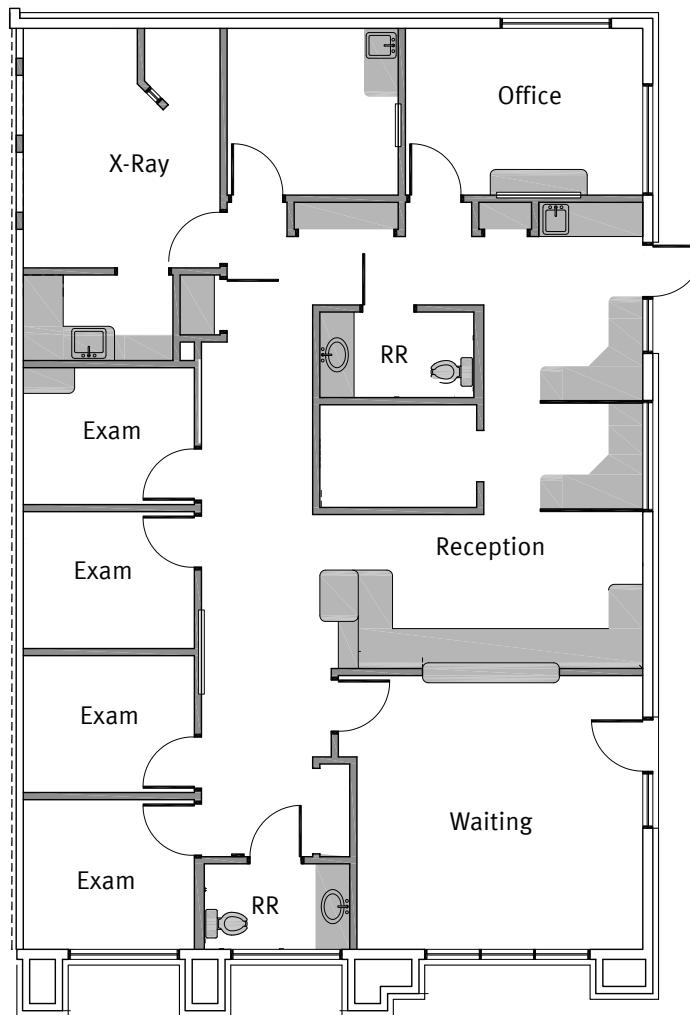
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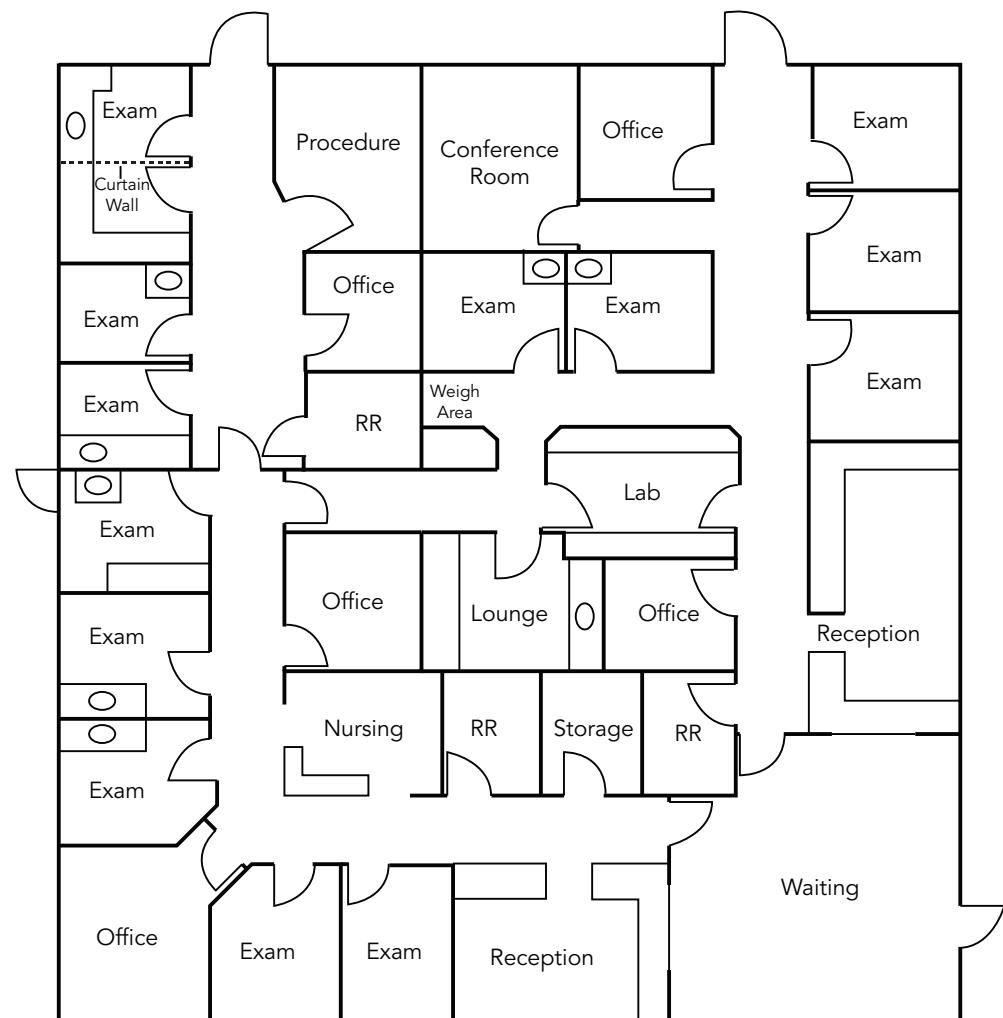
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SUITE 101 – 2,009 RSF



SUITE 105 – 4,913 RSF



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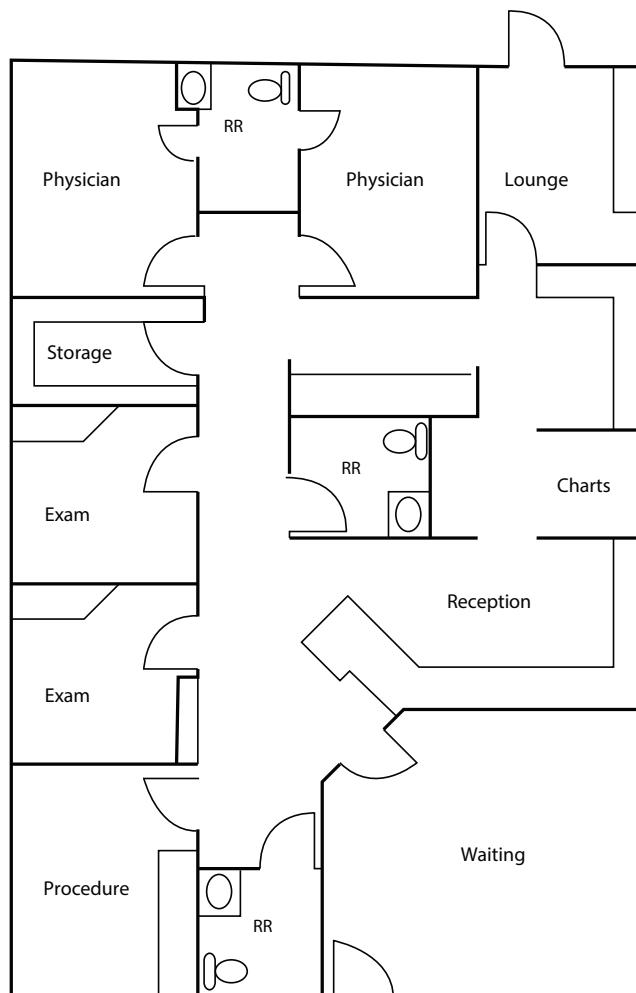
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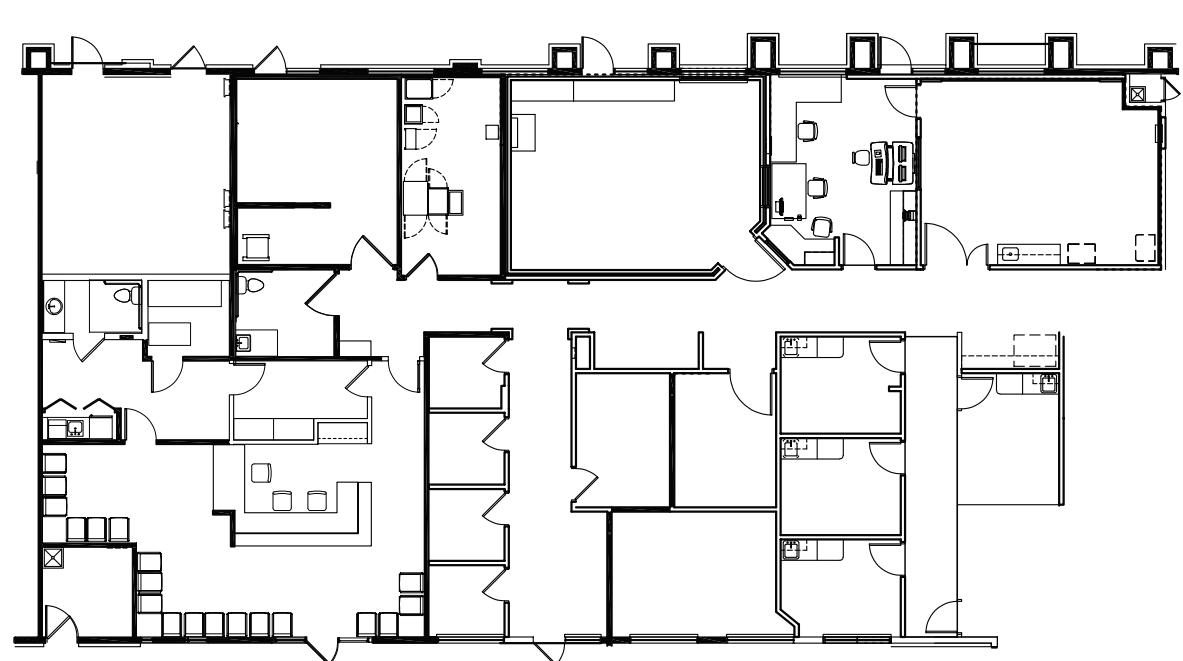
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SUITE 107 – 2,028 RSF



SUITE 113 – 4,910 RSF



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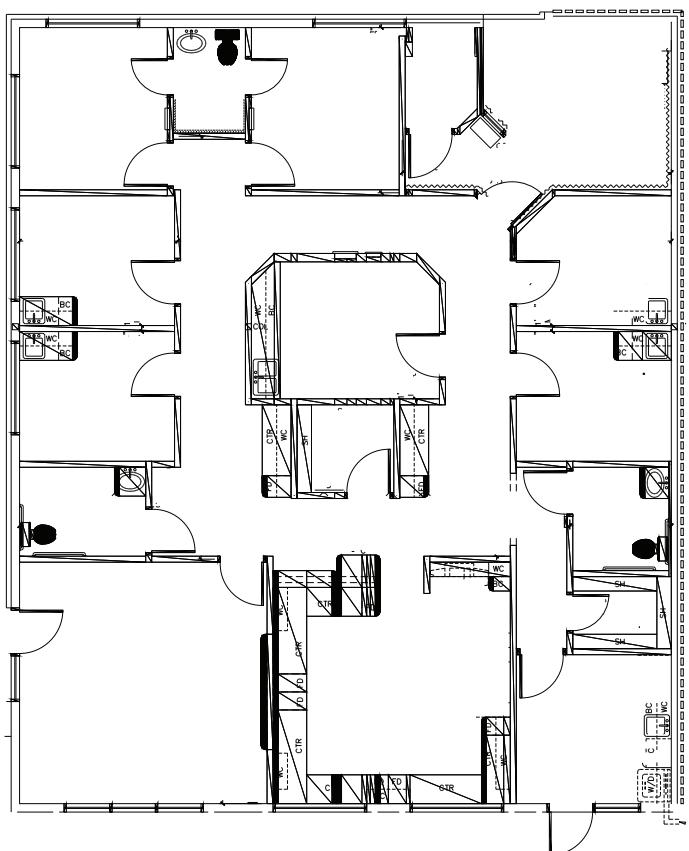
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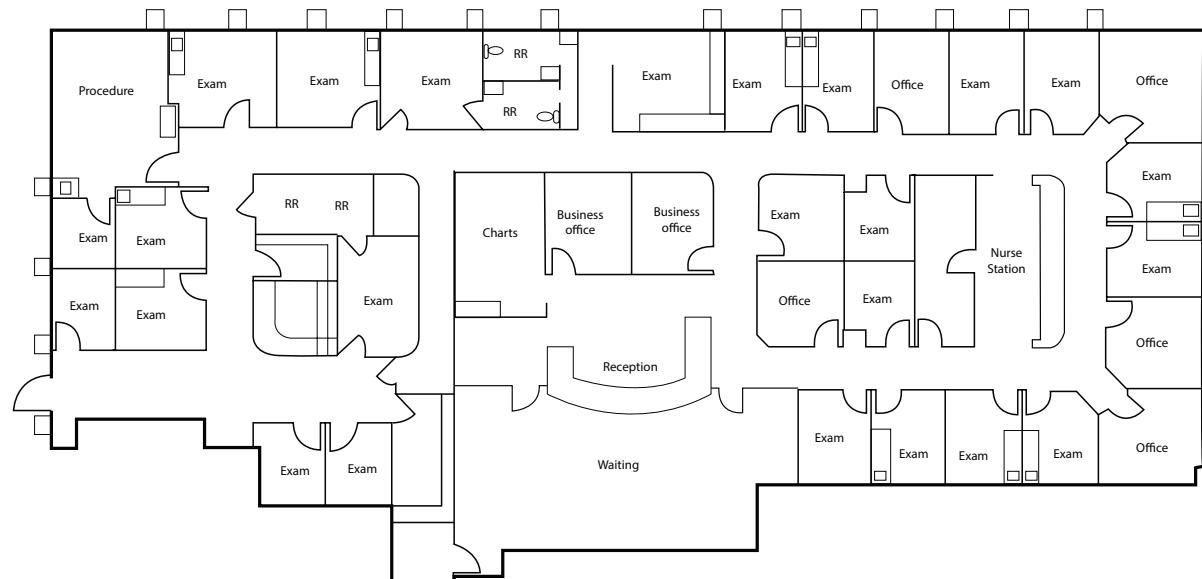
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SUITE 120 – 2,510 RSF



SUITE 115 – 8,216 RSF



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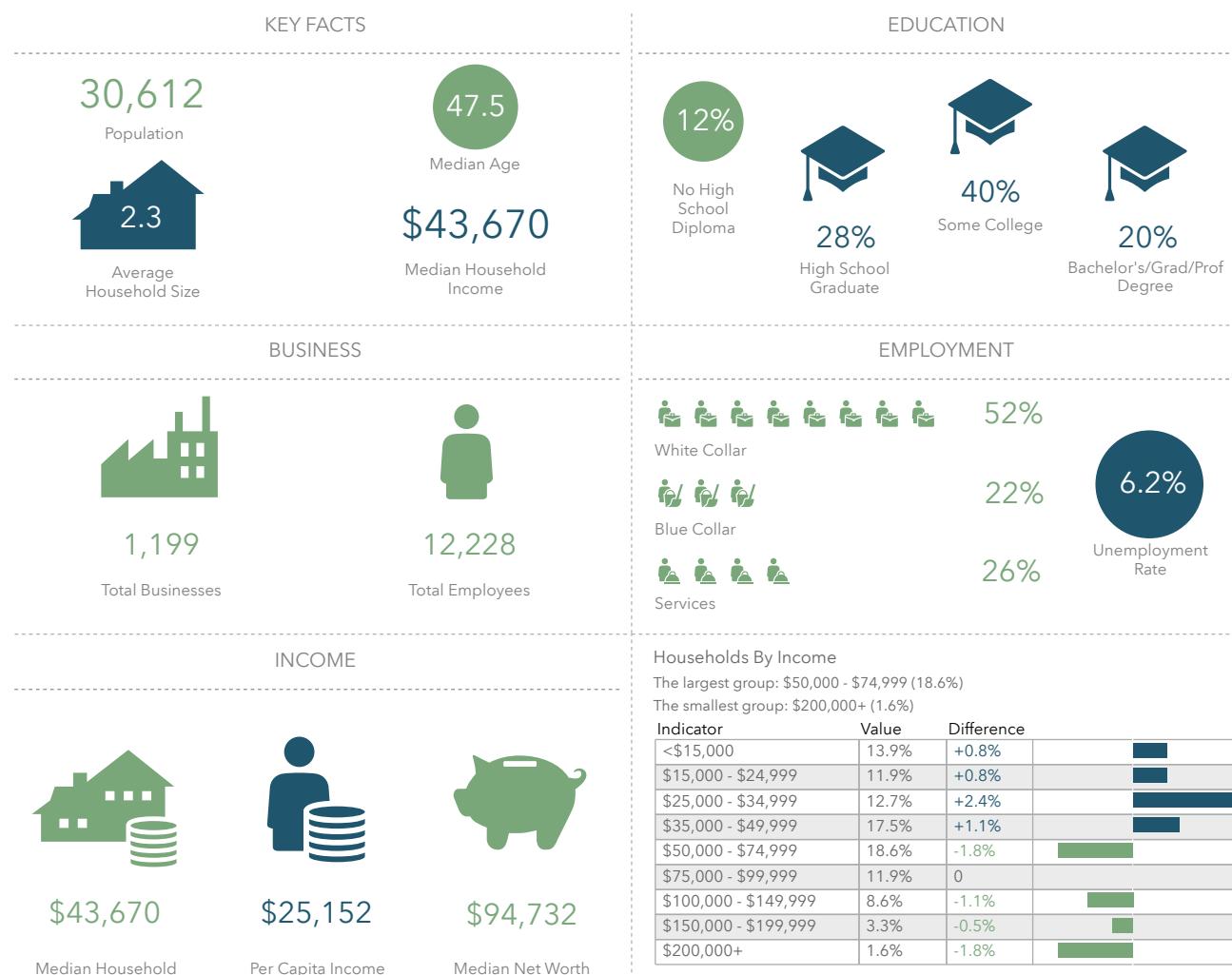
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DEMOGRAPHICS – WITHIN 5 MILES



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DEMOGRAPHICS – WITHIN 5 MILES

HAS ONE TYPE OF HEALTH INSURANCE



17.1%
Pop <18

10.3%
Pop 18-34

24.5%
Pop 35-64

7%
Pop 65+

HEALTH CARE

450 S Willard St, Cottonwood, Arizona, 86326

POPULATION (ACS)



20.6%
Pop <18



16%
Pop 18-34



37.4%
Pop 35-64



25.9%
Pop 65+

HEALTH CARE EXPENDITURES



\$2,803
Annual Health Insurance
Expenditures



\$1,485
Medical Care

NO HEALTH INSURANCE



2.4%
ACS Pop <18

5.1%
Pop 18-34

9.7%
Pop 35-64

0.1%
Pop 65+

2016 Health Care (Consumer Spending)	Annual Expenditure
2016 Blue Cross/Blue Shield	\$915.87
2016 Medicare Payments	\$533.73
2016 Physician Services	\$181.65
2016 Dental Services	\$269.93
2016 Eyecare Services	\$46.05
2016 Lab Tests/X-rays	\$45.23
2016 Hospital Room & Hospital Service	\$127.29
2016 Convalescent/Nursing Home Care	\$31.03

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