

# 820 W Cottonwood Ln Casa Grande, AZ

## *Built - Out* **OFFICE SPACE AVAILABLE FOR LEASE**



**Sarge Glenn**  
D 480.214.1126  
M 480.390.3515  
sglenn@cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

02 03 25



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Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpi.az.com](http://www.cpi.az.com)



# PROPERTY OVERVIEW

- Endcap Space Available
- Cottonwood Ln Frontage
- Zoned B-2
- 5:1,000 Parking Ratio
- Outdoor Space Available
- Great Signage

*Office Space in vibrant  
Casa Grande, AZ*

## SUITE 3

1,250 SF | \$14.00 NNN



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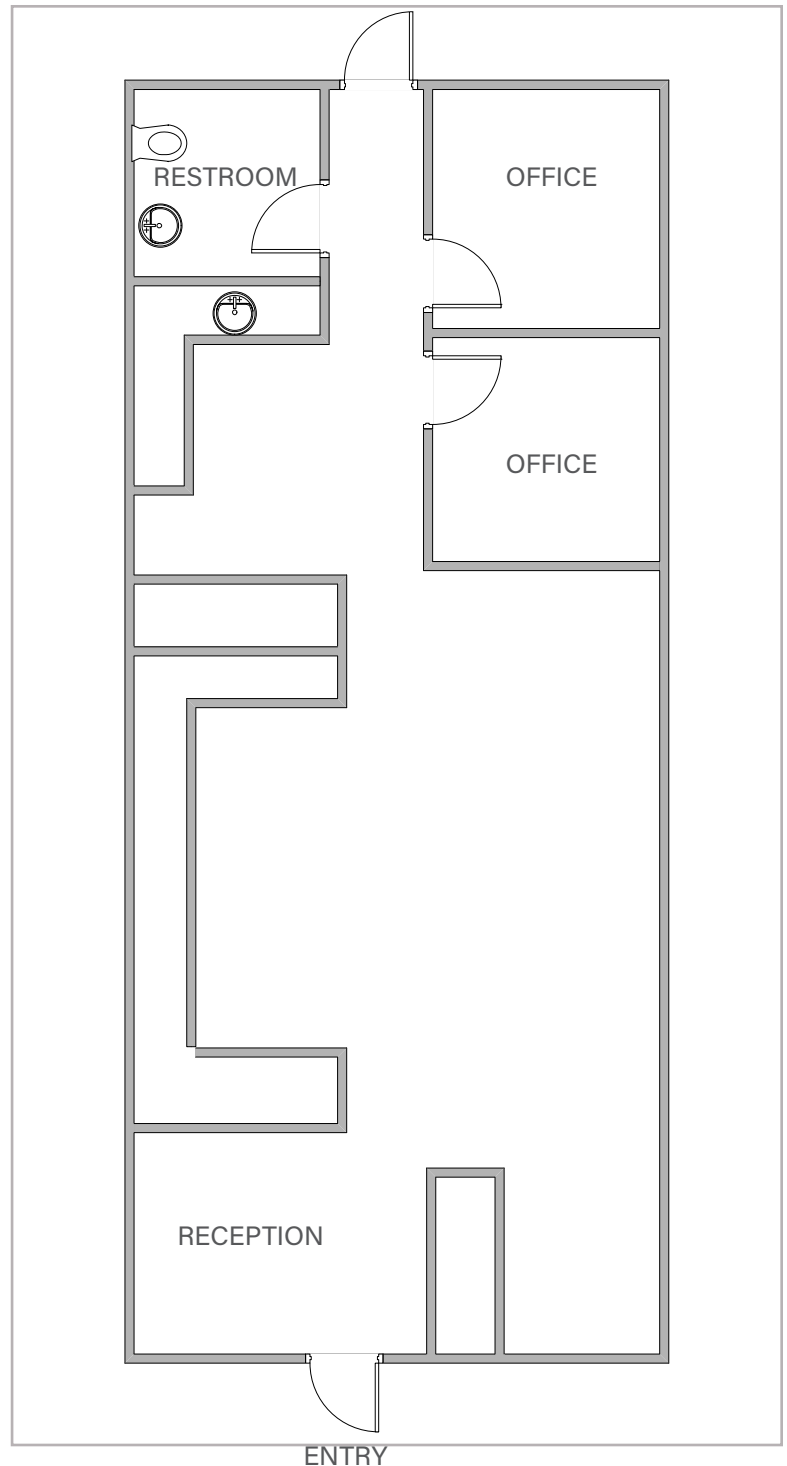
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# FLOOR PLAN

## Suite 3

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- Reception
- 2 Large Built-Out Offices
- Kitchenette
- Restroom
- Fully Air Conditioned
- Large Outdoor Space Available



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# DEMO- GRAPHICS

5-Mile Radius (2023)

*Take Advantage of Casa Grande's  
Unprecedented Growth!*



**54,499**

Population



**19,362**

Households



**\$75,169**

Average HH Income



**38.6**

Median Age



**+1.1%**

10 Year Pop. Growth



**14%**

Bach. Degree or Higher

**820**

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