



FOR SALE/LEASE

Office & Warehouse with Extra Storage

500 S Willard St | Cottonwood, AZ 86326



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FOR LEASE

9,466 SF

Building Size

± 5,000 SF

Warehouse Space

1,786 SF

Detached Storage

\$13.44 PSF NNN

Rate

PROPERTY HIGHLIGHTS

| | |
|------|---|
| Size | ±5,000 SF Warehouse ±4,500 SF Office 1,786 SF Detached Storage 1,500 SF Mezzanine 11,252 SF Total |
| Dock | 2 – 12' x 14' rollup doors |
| Rate | \$13.44 PSF plus NNN with a 3% rent escalation annually |
| Zone | I-2 Yavapai County |
| APN | 406-08-024R |

ABOUT THE PROPERTY

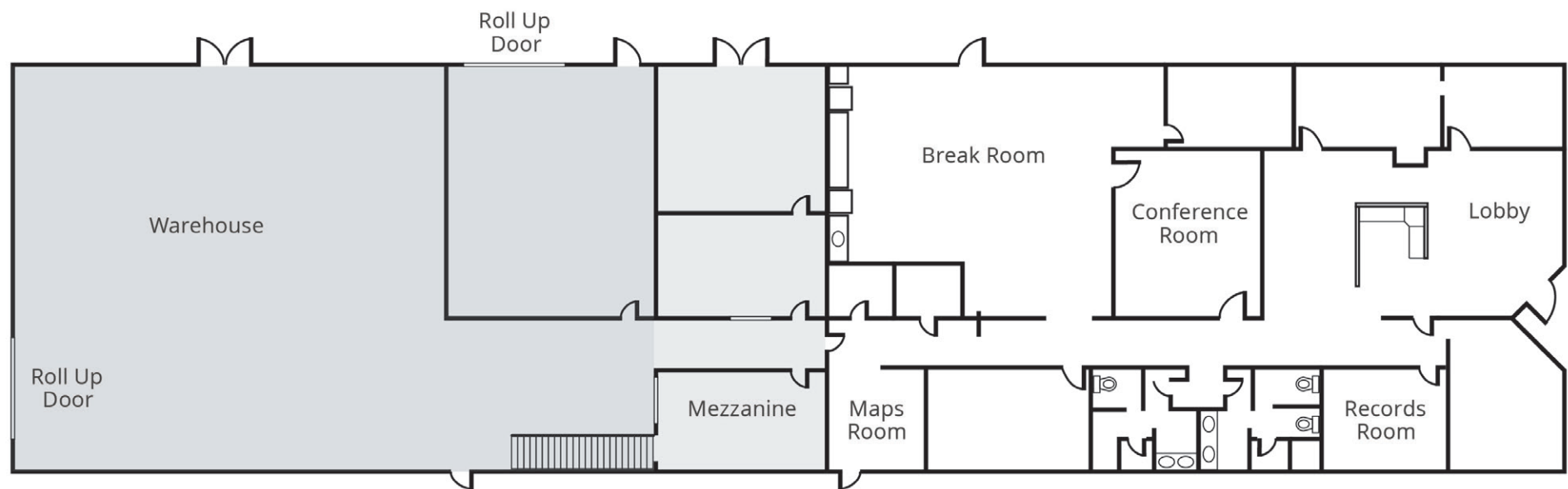
- Located off Hwy 89 and near Cottonwood Airport
- Large mezzanine; kitchen & break room space
- Fully fenced
- Grade level dock & entrance: 2 – 12' x 14 rollup doors
- Ample parking: covered & uncovered spaces
- Bull-pen area
- Ample outside storage area
- Cottonwood is located 14 miles from I-17 and 8 miles from Jerome, a popular historic mining town on Hwy 89.

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SITE PLAN



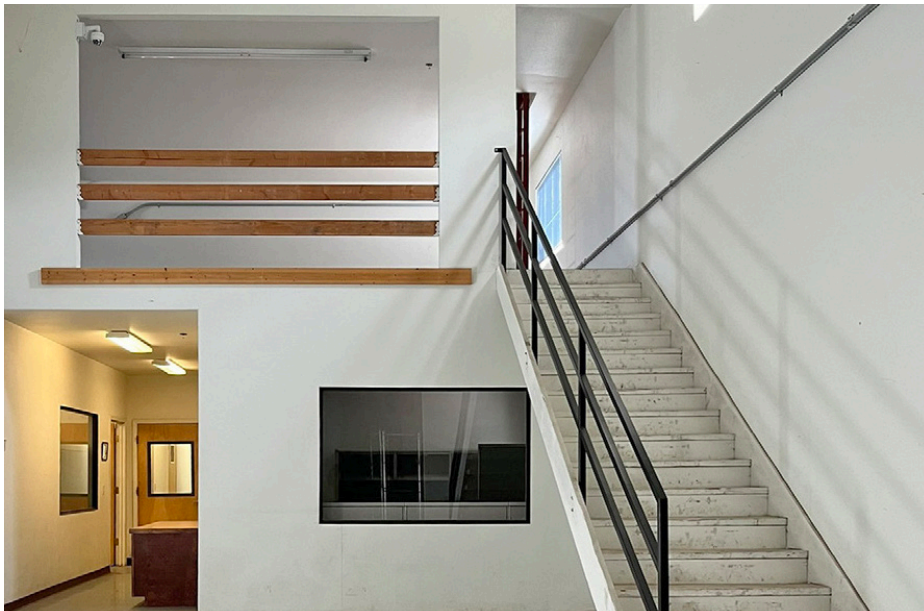
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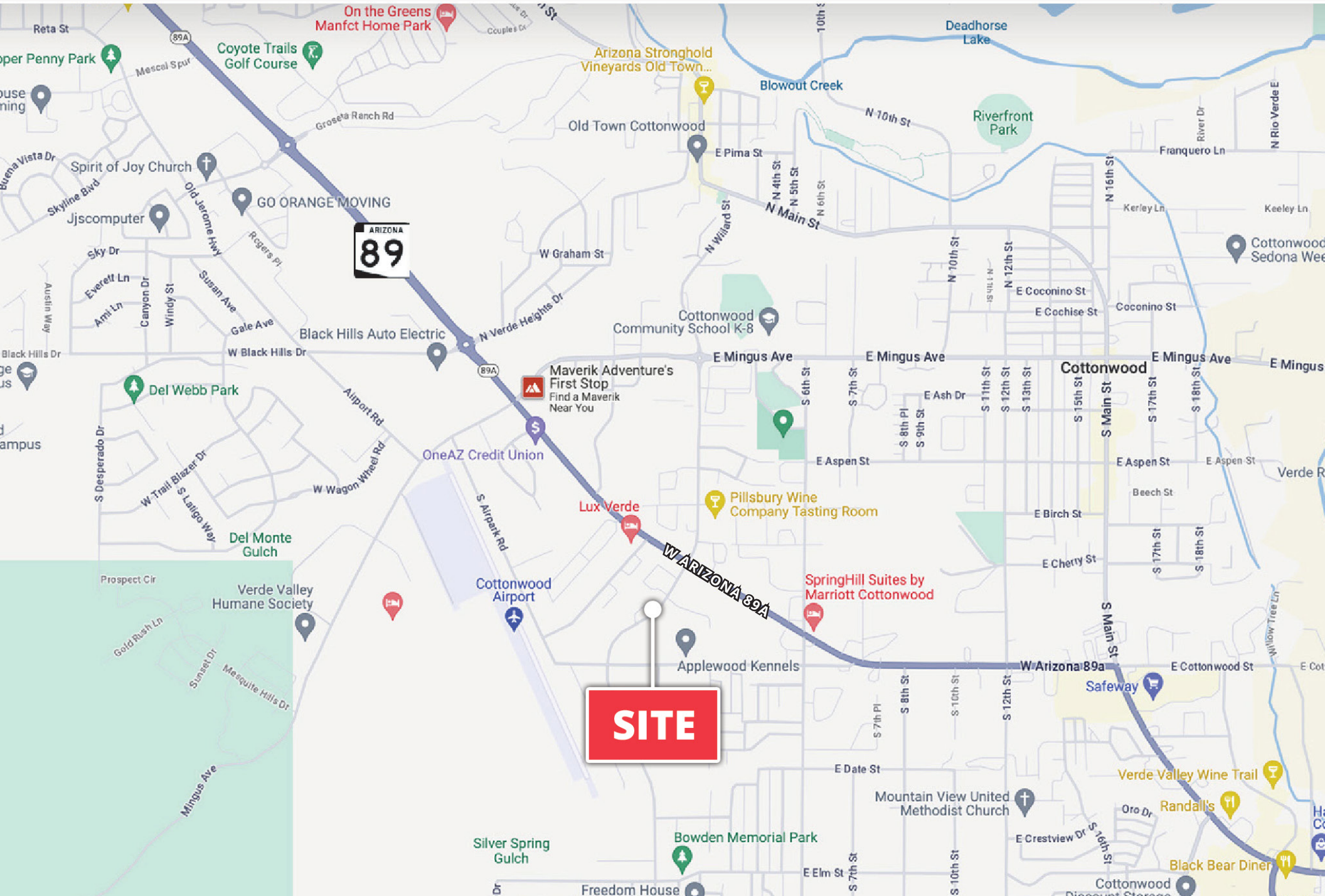
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DEMOGRAPHIC HIGHLIGHTS

Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|--------|---------|---------|
| 2024 Estimated Population | 5,542 | 23,235 | 32,079 |
| 2029 Projected Population | 6,201 | 24,551 | 33,251 |
| Proj. Annual Growth 2024 to 2029 | 2.27% | 1.11% | 0.72% |

Daytime Population

| | | | |
|-------------------------|-------|--------|--------|
| 2024 Daytime Population | 7,251 | 23,721 | 30,082 |
| Workers | 4,293 | 10,508 | 12,315 |
| Residents | 2,958 | 13,213 | 17,767 |

Income

| | | | |
|------------------------------------|----------|----------|----------|
| 2024 Est. Average Household Income | \$72,503 | \$75,739 | \$76,312 |
| 2024 Est. Median Household Income | \$56,585 | \$55,105 | \$57,237 |

Households & Growth

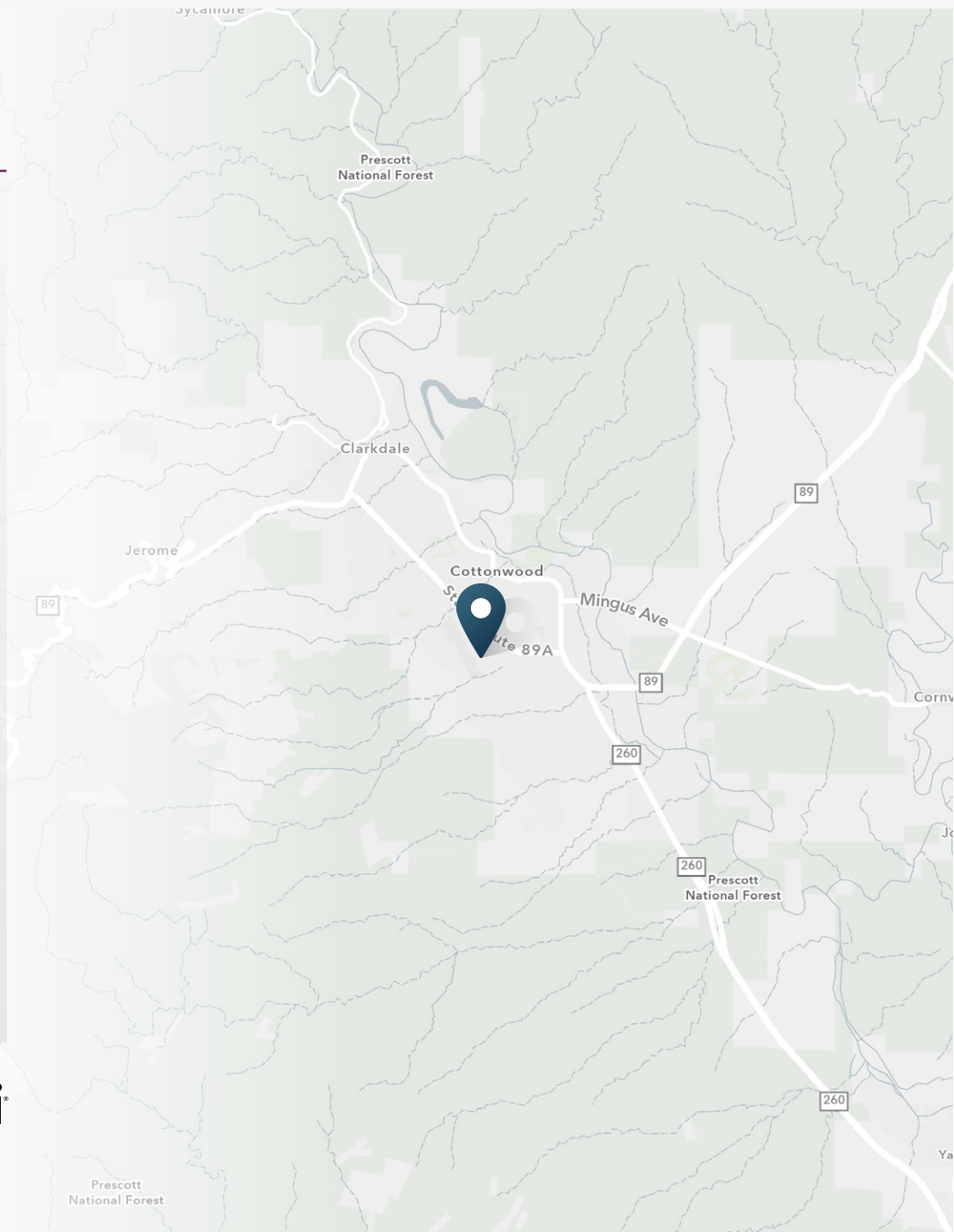
| | | | |
|----------------------------------|-------|--------|--------|
| 2024 Estimated Households | 2,461 | 10,341 | 14,147 |
| 2029 Estimated Households | 2,843 | 11,117 | 14,914 |
| Proj. Annual Growth 2024 to 2029 | 2.93% | 1.46% | 1.06% |

Race & Ethnicity

| | | | |
|---|-----|-----|-----|
| 2024 Est. White | 75% | 78% | 76% |
| 2024 Est. Black or African American | 1% | 1% | 1% |
| 2024 Est. Asian or Pacific Islander | 1% | 1% | 1% |
| 2024 Est. American Indian or Native Alaskan | 2% | 2% | 2% |
| 2024 Est. Other Races | 22% | 18% | 20% |
| 2024 Est. Hispanic (Any Race) | 26% | 20% | 22% |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Industrial, Phoenix
3131 E Camelback Road, Suite 110
Phoenix, AZ 85016

Jeffrey Garza Walker, MRED/MBA

602.509.4700
jgw@srsre.com

Ivan Garcia

602.638.9209
ivan.garcia@srsre.com

[SRSRE.COM/Industrial](https://www.srsre.com/Industrial)

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