

COTTON COMMERCE CENTER

4625 & 4675 E. COTTON CENTER BOULEVARD, PHOENIX, 85040

2,109 SF FLEX SPACE
\$12 PSF + NNN
(Introductory Rate)



HORTH HONG
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2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM





LOCATION:

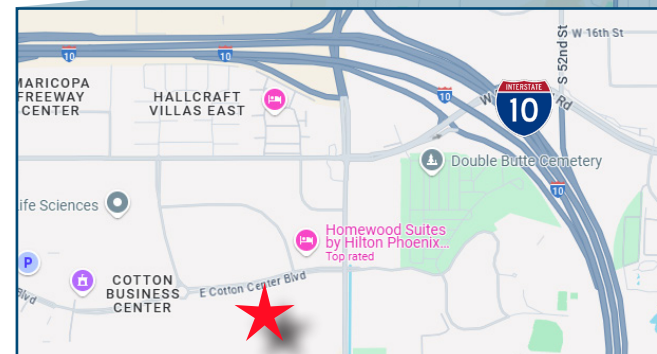
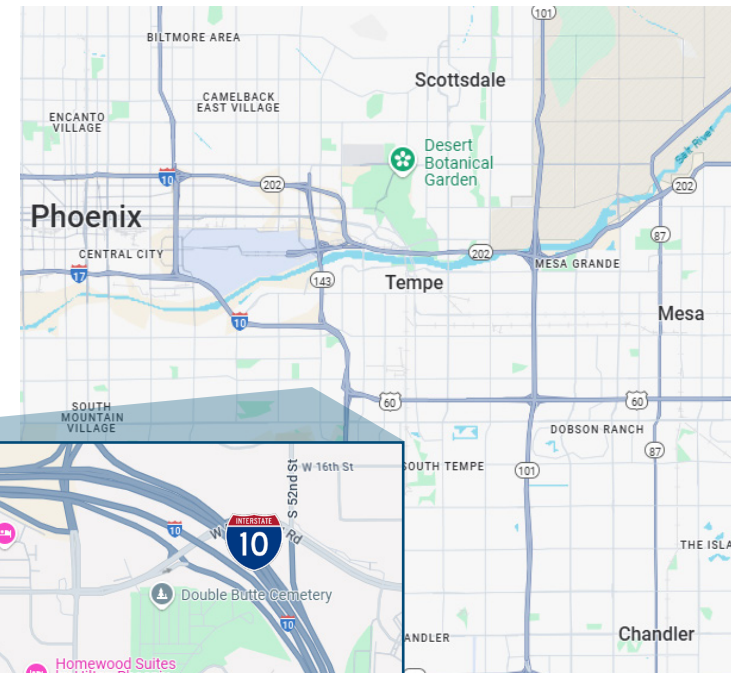
- Located at the entry to the master-planned Cotton Center Business Park
- Minutes from Downtown Tempe amenities & Arizona State University (3.6 miles)
- Easy access to SR-143, I-10, US-60, and Loop 202 Freeway
- Close proximity to Sky Harbor Airport

AMENITIES:

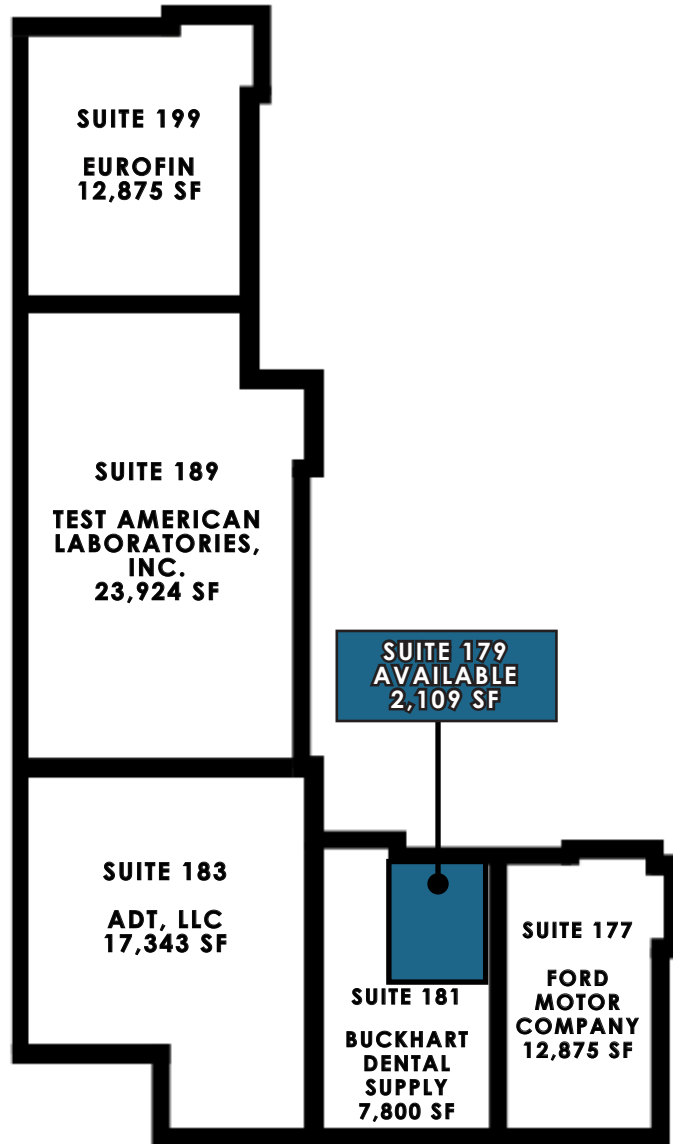
- Homewood Suites & Marriot at Tempe Buttes Adjacent (10 hotels within 1 mile)
- 2.8 Miles to Arizona Mills Mall (1.2 million SF of Retail, Restaurants, Activities)

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



SITE PLAN



MONUMENT SIGNAGE



SUITE 179 PHOTOS



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AERIAL



48TH ST: 16,493 VPD

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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,369	98,002	283,458
Average Age	35	34	35
Average Age (Male)	34	34	34
Average Age (Female)	36	35	36



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$78,560	\$83,686	\$90,508
Average House Value	\$306,411	\$389,338	\$407,518



HH UNITS	1 MILE	3 MILES	5 MILES
# of Persons per HH	3.2	2.5	2.5



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Employees	18,483	110,832	228,589
Total Businesses	988	6,781	17,006



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	3,477	37,625	119,020
2029 Households	3,451	38,268	122,001

