



FOR SALE/LEASE

Office & Warehouse with Extra Storage

500 S Willard St | Cottonwood, AZ 86326



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FOR SALE/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

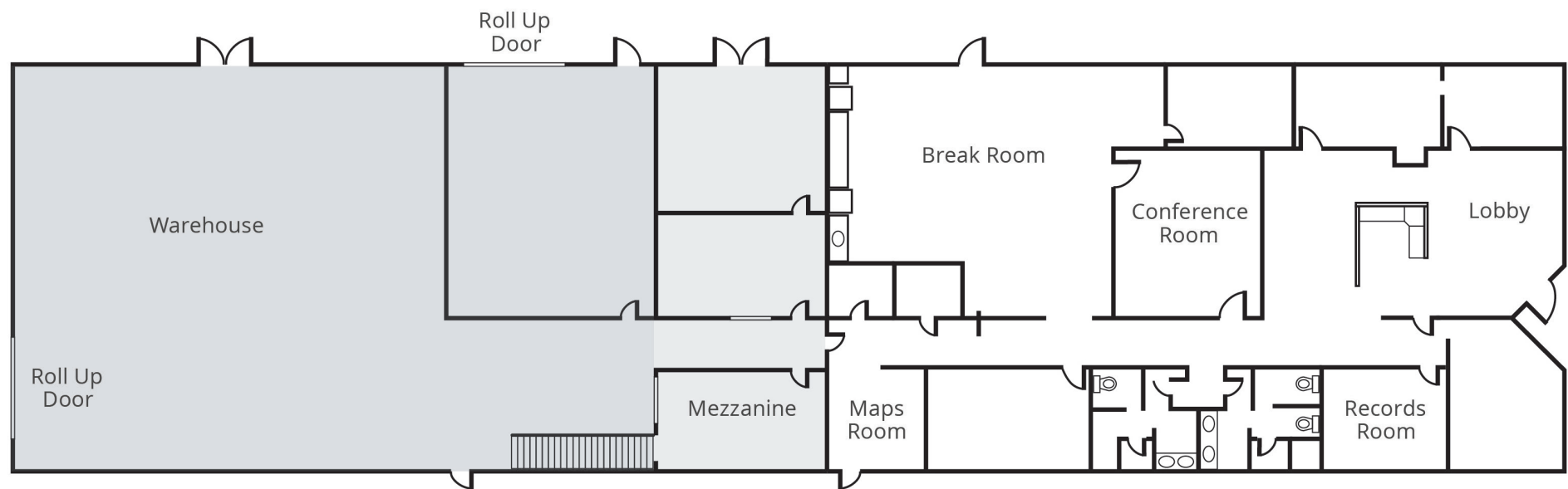
- Located off Hwy 89 and near Cottonwood Airport
- Large mezzanine; kitchen & break room space
- Fully fenced
- Grade level dock & entrance: 2 – 12' x 14 rollup doors
- Ample parking: covered & uncovered spaces
- Bull-pen area
- Ample outside storage area
- Cottonwood is located 14 miles from I-17 and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

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SITE PLAN



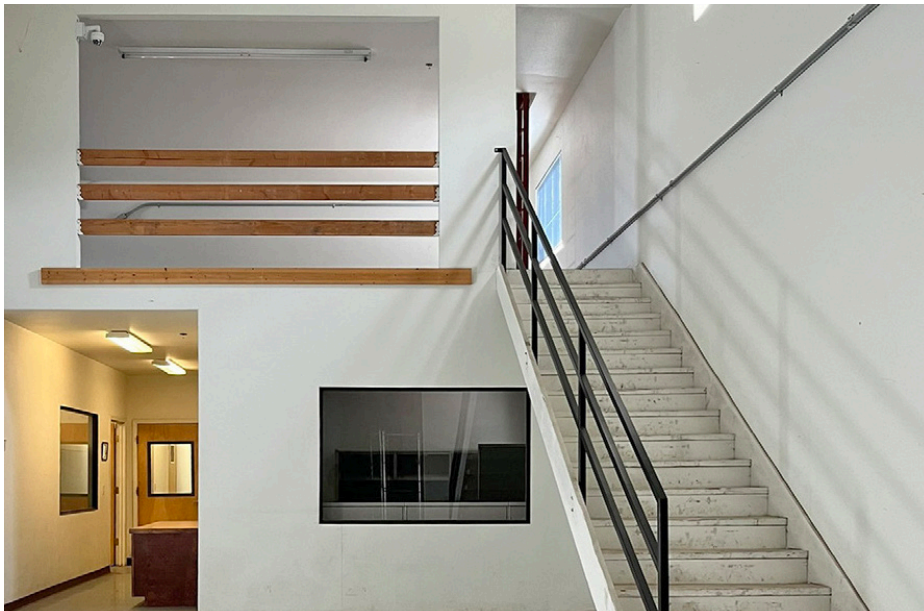
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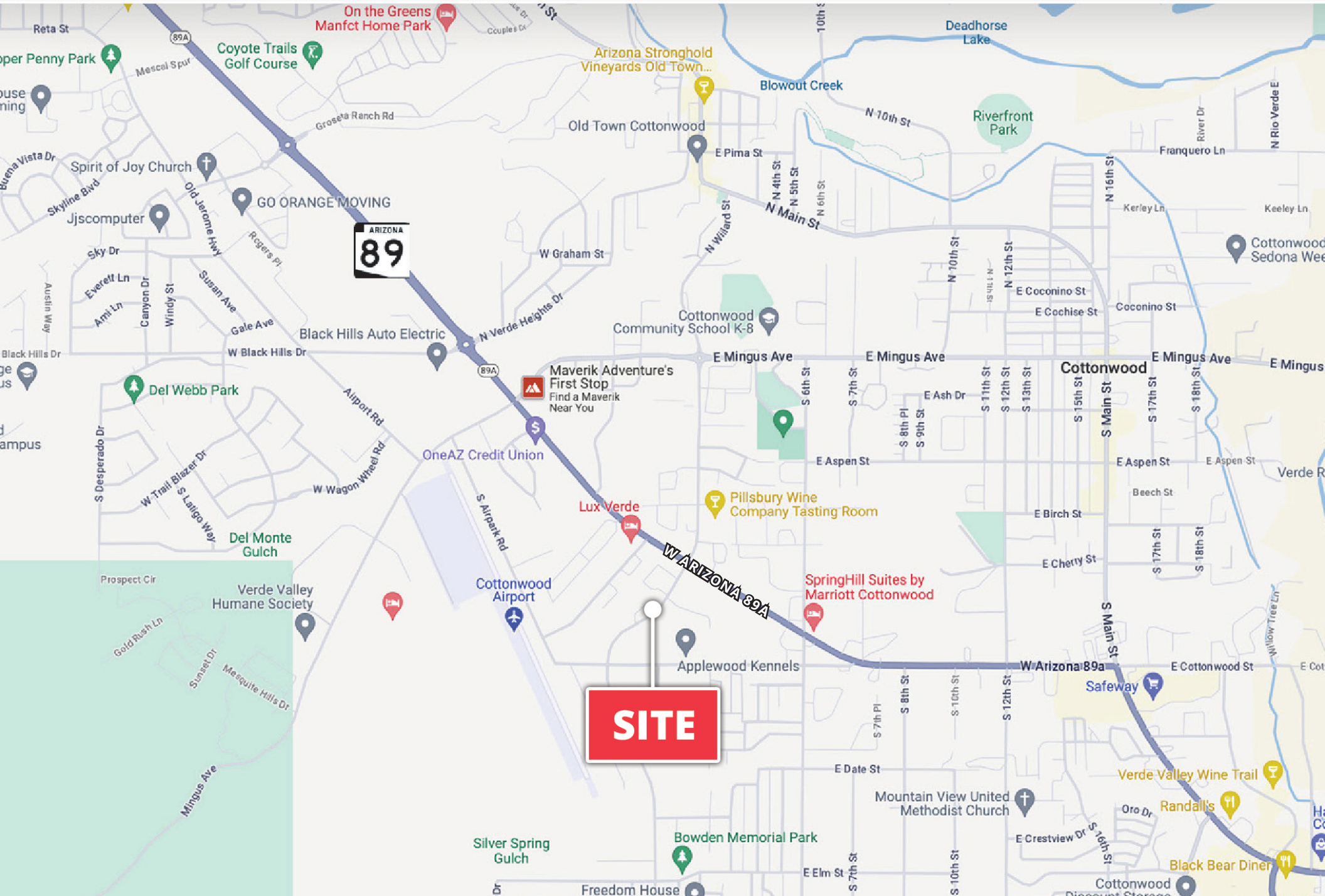


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DEMOGRAPHIC HIGHLIGHTS

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

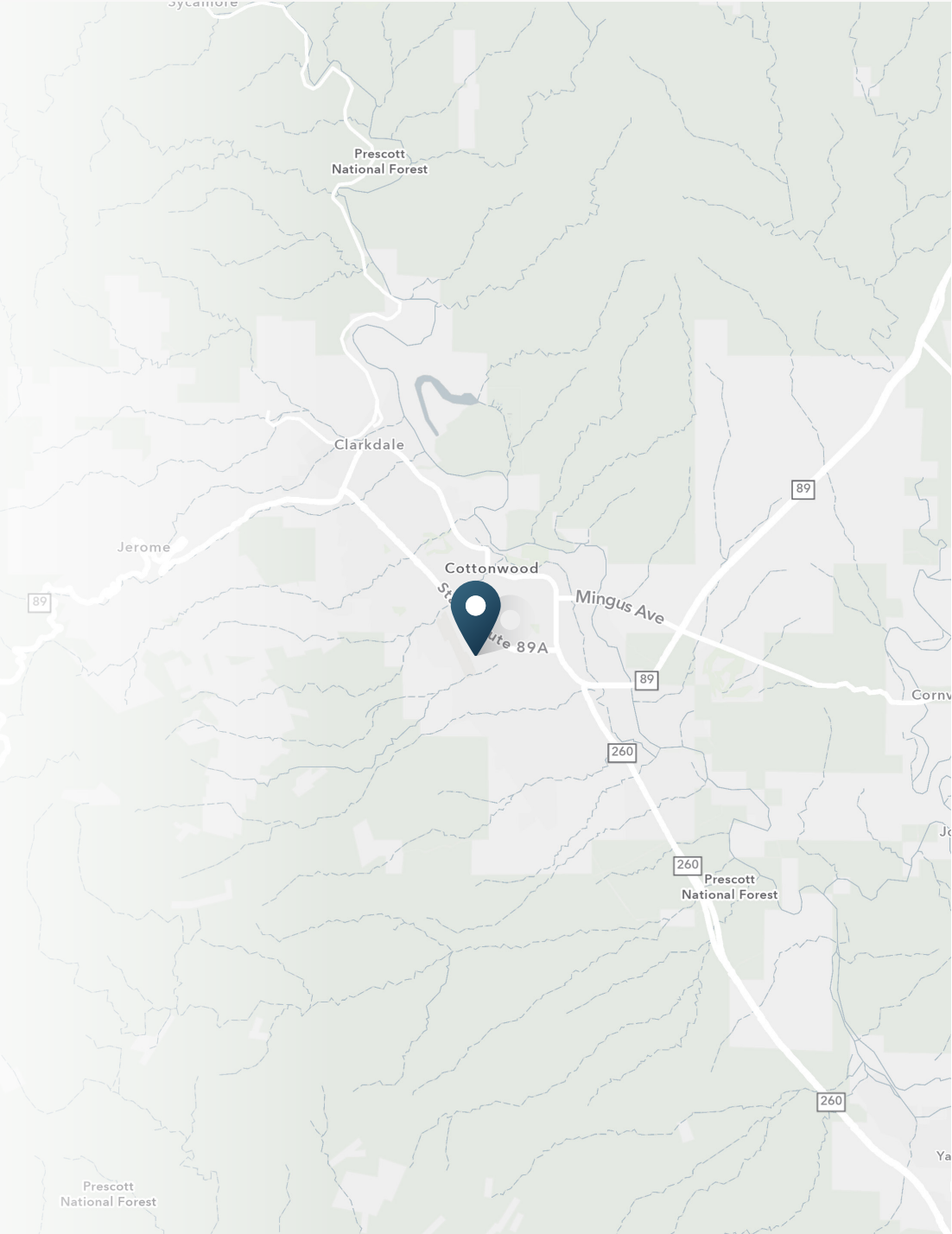
2024 Estimated Households	2,461	10,341	14,147
2029 Estimated Households	2,843	11,117	14,914
Proj. Annual Growth 2024 to 2029	2.93%	1.46%	1.06%

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





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