

MANZANITA MEDICAL PLAZA

SUITE 105A & SUITE 113

450 S. WILLARD ST. | COTTONWOOD, AZ 86326



PROPERTY DETAILS



PROPERTY TYPE:
Medical Office



LEASE RATE:
\$18.50/SF NNN
2026 NNN's $\pm$ \$6.85



AVAILABLE:
Suite 105A: $\pm$ 2,913 SF
Suite 113: $\pm$ 4,935 SF



PARCEL:
406-08-028N



BUILDING SIZE:
 $\pm$ 29,384 SF



ZONING:
I-2 / C-2

PROPERTY HIGHLIGHTS

- Directly across the street from Verde Valley Medical Center Regional Hospital in Cottonwood
- Easy access to all of the Verde Valley via SR 89A & SR 260
- Strong mix of Medical Users currently in place at the Property; Urgent Care, Primary Care, Integrative Medicine, & Dermatology
- Two Suites are currently available, one of which has the electrical infrastructure in place for an Imaging User
- Monument & Building Signage available
- Covered/Reserved parking spaces available



EXTERIOR BUILDING PHOTOS

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES



SUITE 105A | FORMER CARDIOLOGY SUITE

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL TRUST
REAL ESTATE SERVICES



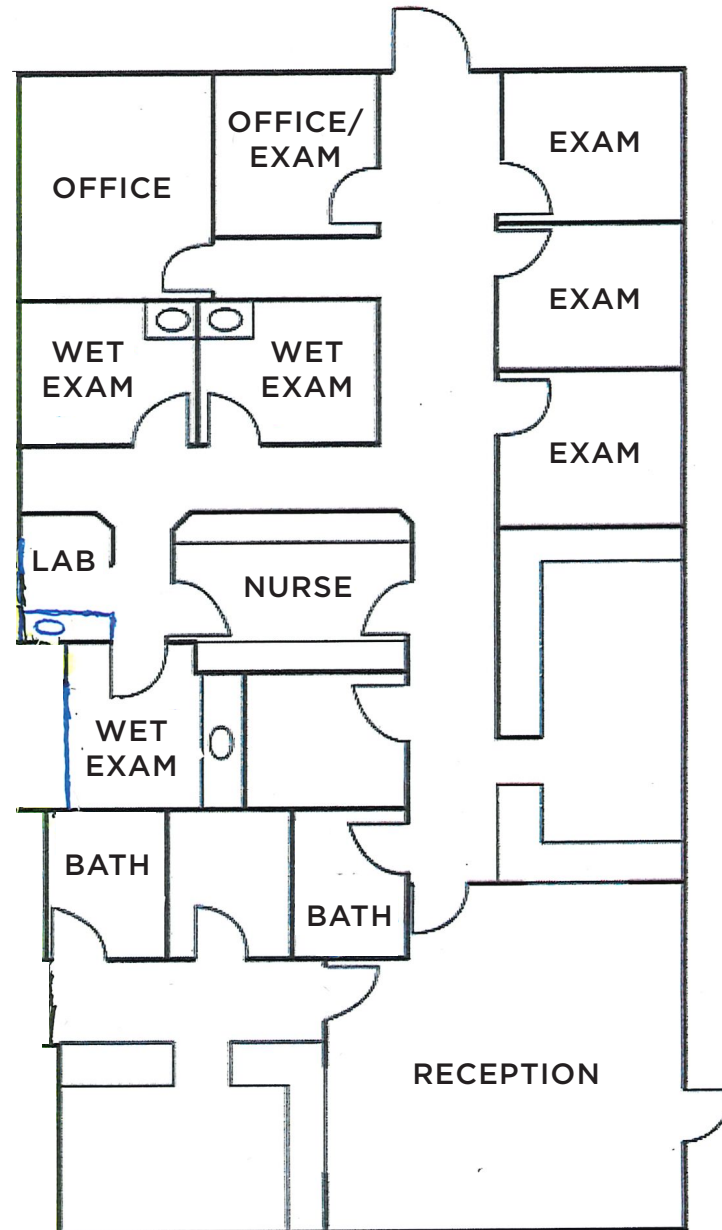
SUITE 113 | FORMER IMAGING SUITE

LEVROSE
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TCN
COMMERCIAL REAL ESTATE SERVICES



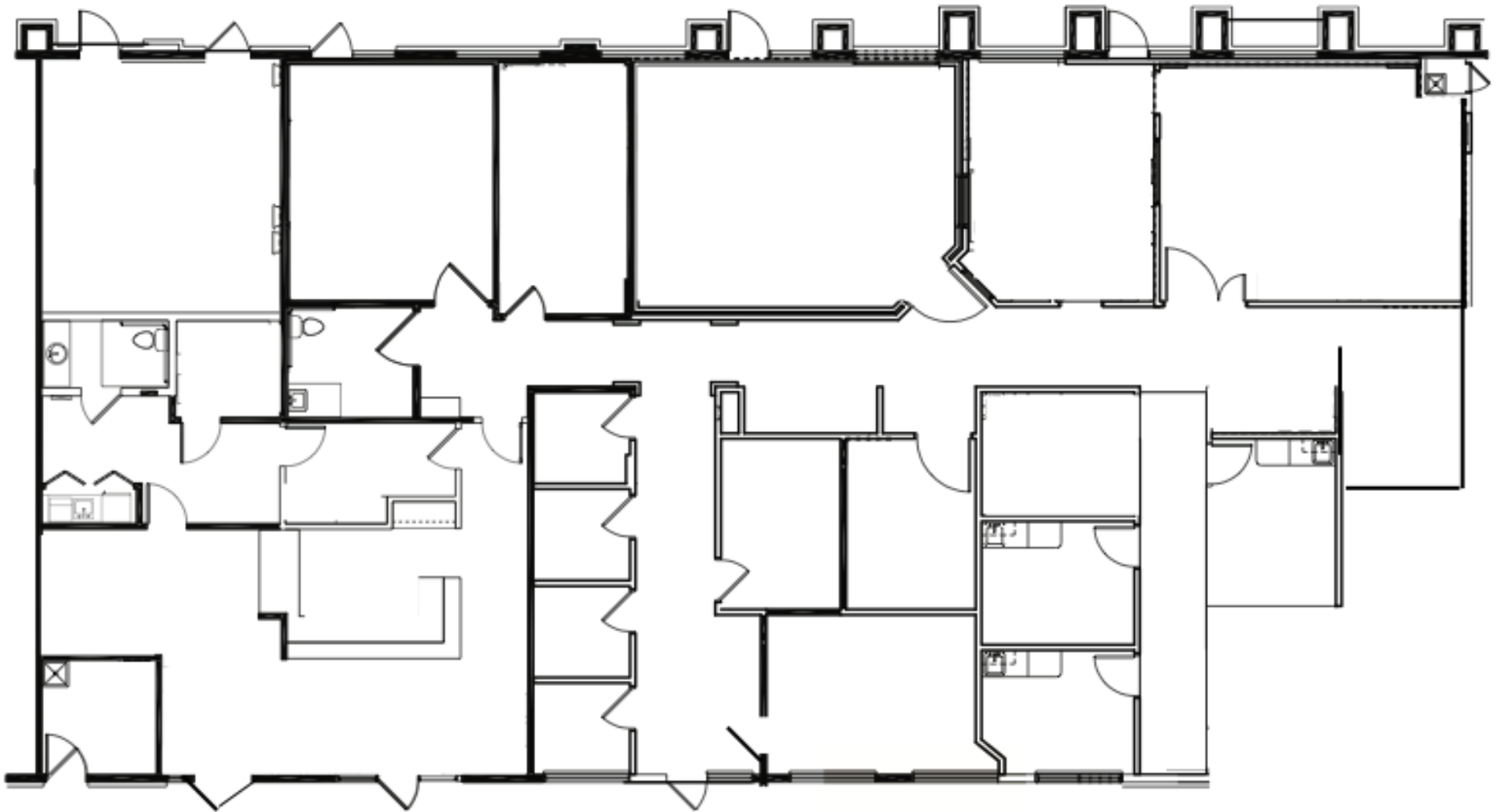
FLOOR PLAN | SUITE 105A ±2,913 SF



FLOOR PLAN | SUITE 113 ±4,935 SF

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AERIAL OVERVIEW



LEADS TO CLARKDALE,
JEROME, & PRESCOTT

OLD TOWN
COTTONWOOD



 **Verde Valley
Medical Center**
Northern Arizona Healthcare

COTTONWOOD AIRPORT



 **SAFEWAY**

LEADS TO SEDONA

ARIZONA
89A

ARIZONA
260
LEADS TO
CAMP VERDE



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	5,543	21,942	31,234
2028	6,208	22,314	31,201



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$56,948	\$64,235	\$65,685



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	2,738	9,987	13,696
2028	3,081	11,040	15,100



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	5,321	10,754	12,239



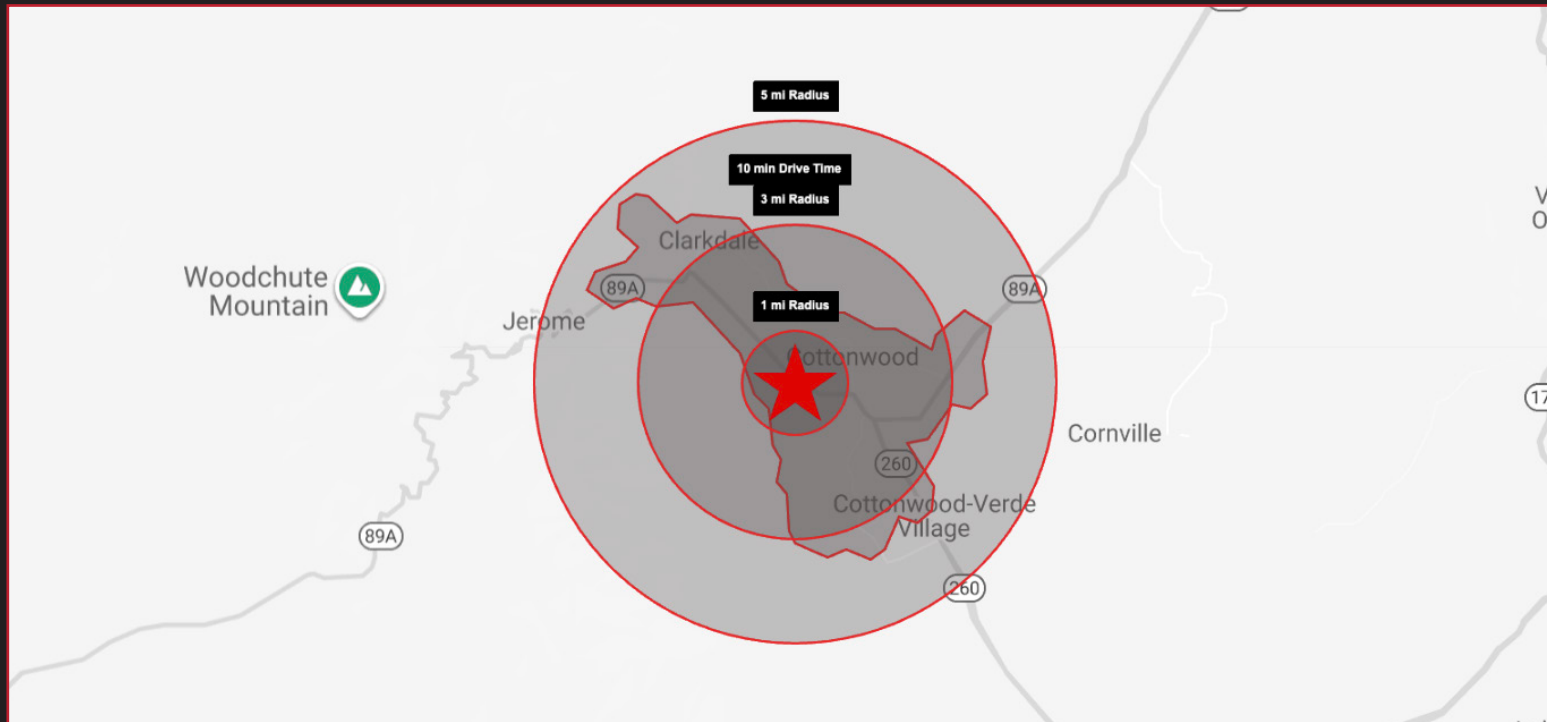
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$252,515	\$315,660	\$303,667



BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	785	1,601	1,768



CITY OVERVIEW

COTTONWOOD, AZ



13K +
TOTAL POPULATION



\$48K +
MED HH INCOME

WELCOME TO COTTONWOOD, AZ

Nestled in the heart of the Verde Valley, Cottonwood is known as the “Heart of Arizona Wine Country” and serves as a vibrant hub for culture, commerce, and recreation. With stunning red rock views, a charming historic Old Town district, and a growing reputation for wineries and farm-to-table dining, the city has become a sought-after destination for both residents and visitors. Its convenient location—just 20 minutes from Sedona and 90 minutes from Phoenix—makes Cottonwood an ideal balance of small-town charm and regional connectivity.

A THRIVING COMMUNITY AND ECONOMY

Beyond its scenic beauty and tourism appeal, Cottonwood is a dynamic economic center in northern Arizona. The city offers a strong mix of retail, healthcare, hospitality, and professional services, drawing both local and regional customers. Investments in infrastructure and community development have supported steady population and business growth, while a welcoming, business-friendly environment continues to attract entrepreneurs and investors. Whether you’re looking to live, work, or do business, Cottonwood provides a thriving and accessible community with long-term potential.



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Northern Arizona
DERMATOLOGY CENTER

URGENT CARE

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