

GRAY SHELL COMMERCIAL BUILDING FOR SALE IN THE HEART OF ARIZONA WINE COUNTRY

635 N MAIN ST | COTTONWOOD, AZ 86326



FOR SALE

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TWO-STORY BUILDING (GRAY SHELL) WITH FRONTAGE ON MAIN ST IN THE HEART OF ARIZONA WINE COUNTRY

635 N MAIN ST, COTTONWOOD, AZ 86326

FOR SALE



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$3,875,000 |
| Price / SF: | \$77 PSF |
| Building Size: | 50,018 SF |
| Condition: | Gray Shell |
| Year Built: | 2006 |

PROPERTY OVERVIEW

The opportunity consists of a two-story masonry brick gray shell building that was constructed in 2006. The property is located along Main Street in Cottonwood and is zoned C-1 (Light Commercial). It is also within a hybrid corridor (HYB-1) known as the "Main Street Corridor." This property offers a strong opportunity for a visionary developer to create a distinctive and high-quality project. Cottonwood is located in the Verde Valley and serves as the economic center of the region, offering a range of services including retail, medical, education, transportation, recreation, and tourism.

PROPERTY HIGHLIGHTS

- Two story masonry brick shell building (2006) on Main Street; zoned C-1 within the "Main Street Corridor" (HYB-1).
- Ideal for a developer seeking a unique, high quality project.
- Cottonwood is the economic hub of the Verde Valley with strong retail, medical, and tourism activity.

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THE HEART OF ARIZONA WINE COUNTRY

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Nestled in central Yavapai County at an elevation of approximately 3,300 feet, Cottonwood lies along the Verde River in the heart of the scenic Verde Valley. Just 90 minutes north of Phoenix and south of Flagstaff, it serves as a convenient and picturesque midpoint between Arizona's major metro areas. The city has become a regional hub for commerce, healthcare, and tourism, supporting a growing population drawn by its natural beauty and small-town charm. As the economic and services center of the Verde Valley, Cottonwood continues to attract new businesses and residents seeking a high quality of life with access to both outdoor adventure and urban convenience.

- **From 2017 to 2023, wine-related visitor spending in Arizona surged by 240%, jumping from about \$71 million to \$242 million.**
- **Since 2011, the sector has seen an extraordinary 677% increase in wine-tourism spending and a 500% rise in wine-related employment.**
- **Given Cottonwood's role as a hub of the Verde Valley—home to vineyards, festivals, and wine-tasting destinations—its local tourism growth is buoyed by these regional trends.**



Cottonwood is known for its vibrant cultural scene and recreational opportunities. The revitalized Old Town district is home to over 60 businesses, including art galleries, boutique shops, locally owned restaurants, and nine wine tasting rooms on the Verde Valley Wine Trail. Visitors and locals alike enjoy historic walking tours, live music and theater at the Old Town Center for the Arts, and year-round festivals celebrating food, art, and regional heritage. With kayaking, hiking, and bird-watching at Dead Horse Ranch State Park—and close proximity to Sedona's red rocks, Oak Creek Canyon, Montezuma Castle, Tuzigoot National Monument, and Prescott National Forest—Cottonwood offers a unique blend of culture, nature, and community in one of Arizona's most beautiful regions.

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NW VIEW: ALONG MAIN ST NEAR RESTAURANTS, TOURISM, VINEYARDS IN THE HEART OF ARIZONA WINE COUNTRY

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SE VIEW: ALONG MAIN ST NEAR RESTAURANTS AND TOURISM

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WELL LOCATED WITH EXCELLENT VISIBILITY

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