

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
2025 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



SUITE 105A | FORMER CARDIOLOGY SUITE

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL TRUST
REAL ESTATE SERVICES

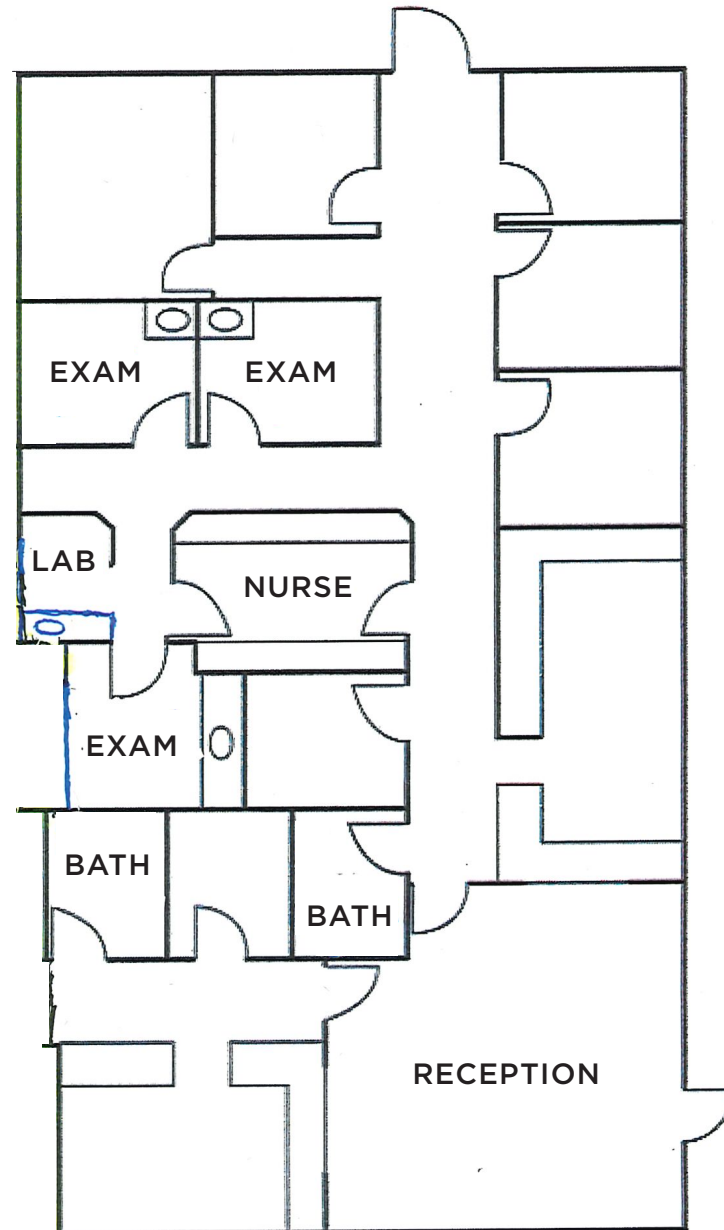


SUITE 113 | FORMER IMAGING SUITE

LEVROSE
COMMERCIAL REAL ESTATE



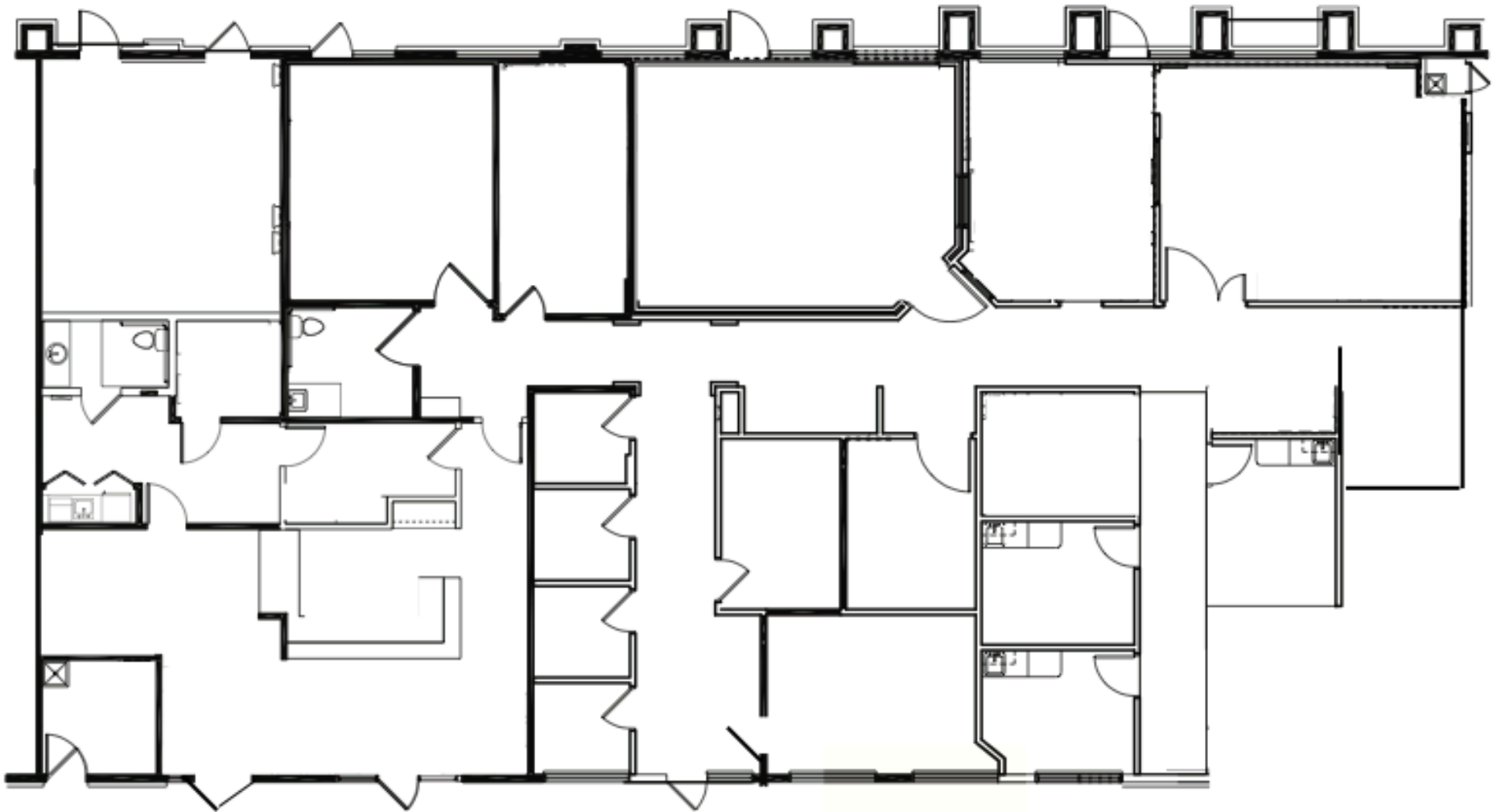
FLOOR PLAN | SUITE 105A ±2,913 SF



FLOOR PLAN | SUITE 113 ±4,935 SF

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL TRADING
AND INVESTMENT SERVICES



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

LEADS TO
CAMP VERDE

ARIZONA
260



HARBOR FREIGHT

DUTCH BROS



ACE



FOOD CITY



DOLLAR TREE

FRUITS



CHASE

Walgreens



DOLLAR GENERAL

FAMILY DOLLAR

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



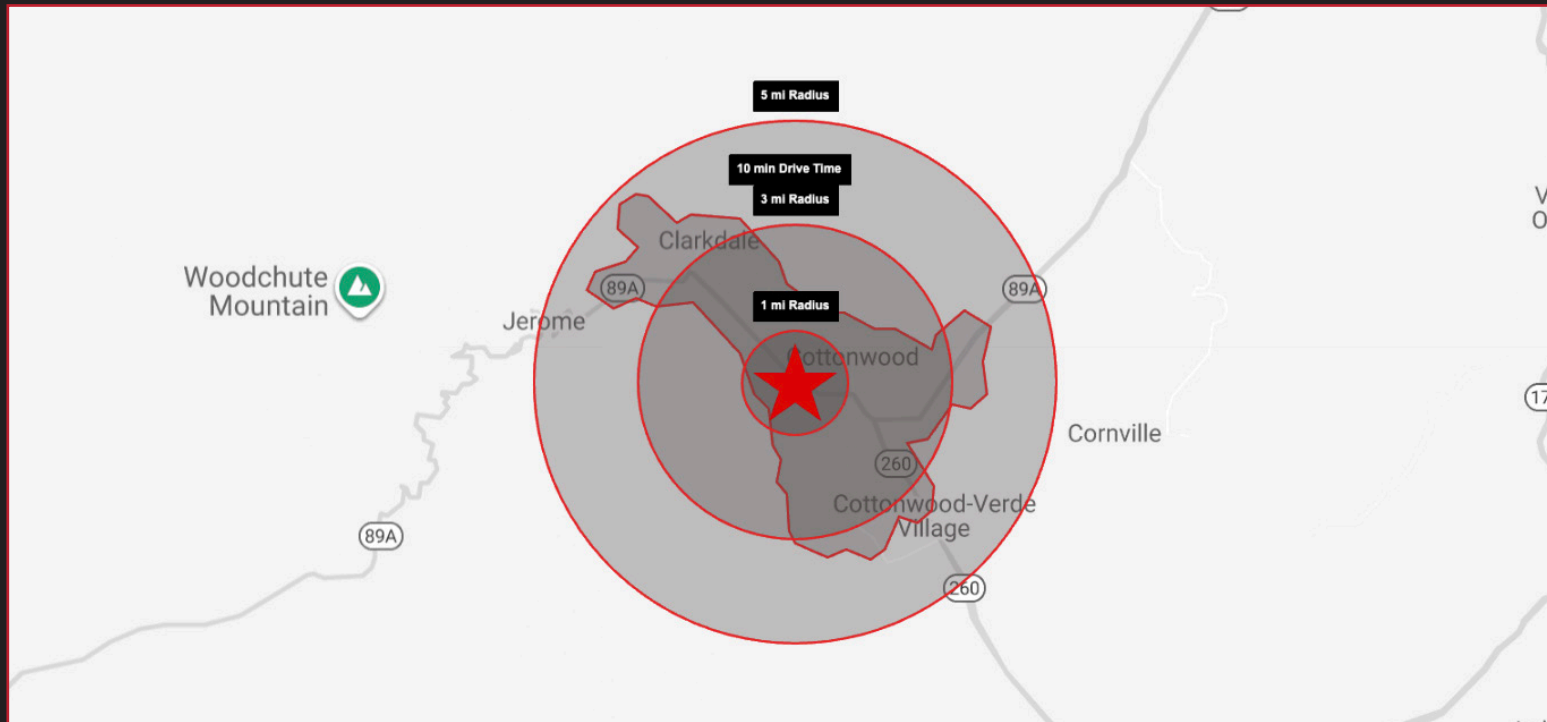
HOME VALUE (MEDIAN)

	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



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WEATHERS
REAL ESTATE MARK IS