

VIVO BUILDING

4650 E. COTTON CENTER BOULEVARD, PHOENIX, ARIZONA 85040

1,562 SF & 2,466 SF AVAILABLE



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



PROPERTY SUMMARY

AVAILABLE 1,562 SF & 2,466 SF

- Conveniently located in a prominent business district
- Spacious offices, built out with custom furniture available for lease
- Ample natural light and modern design
- Three conference rooms equipped with state-of-the-art technology
- Onsite gym with locker room and shower facilities
- Relaxing massage room for rejuvenation
- Dedicated property manager on site for building assistance
- Coffee station for a quick caffeine boost
- Large kitchen with seating area and BBQ, perfect for company parties and events

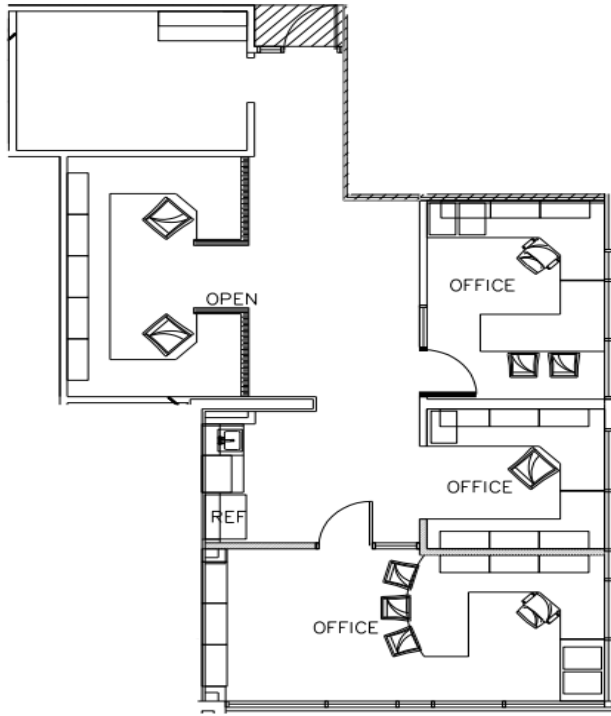
TRAFFIC COUNTS

N 48th Ave: 15,816 VPD **E** Cotton Center Blvd: 2,911 VPD

S 48th Ave: 16,255 VPD **W** Cotton Center Blvd: 2,430 VPD

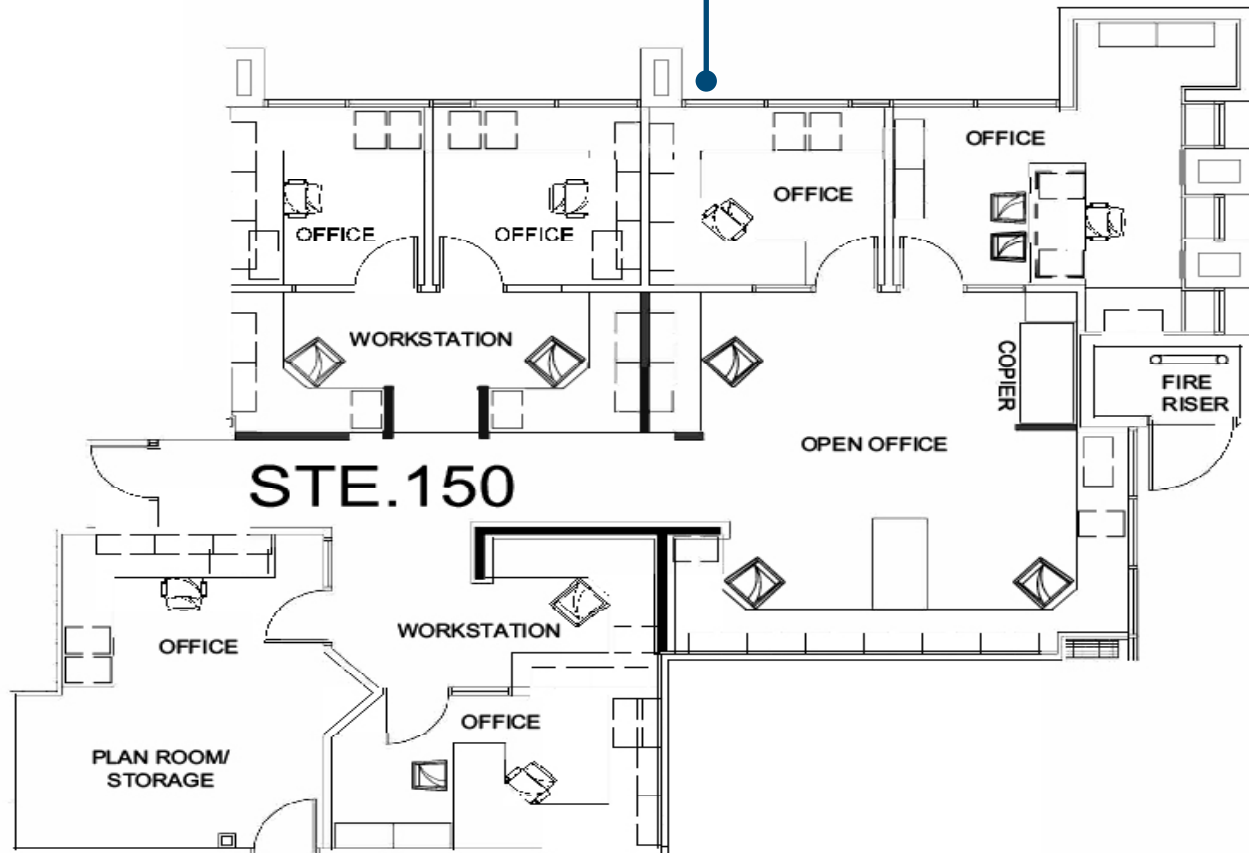


SITE PLAN



SUITE 140
1,562 SF

SUITE 150
2,466 SF



ADDITIONAL PHOTOS



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,166	92,325	306,431
Average Age	33.1	31.3	32.1
Average Age (Male)	33.1	31.0	31.2
Average Age (Female)	34.4	31.7	33.0



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$55,299	\$60,145	\$64,080
Average House Value	\$133,901	\$203,008	\$199,344



HH UNITS	1 MILE	3 MILES	5 MILES
# of Persons per HH	3.0	2.4	2.5



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Employees	21,638	117,016	231,531
Total Businesses	1,144	6,956	17,409



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	2,433	36,925	120,657
2029 Households	2,419	37,793	124,223

