

FOR LEASE - HIGH PROFILE CHIPOTLE ANCHORED CENTER

2,476 SF AVAILABLE

611 S MAIN ST,
COTTONWOOD, AZ 86326



The
Carrington
Company

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PROPERTY SUMMARY

The Carrington Company is pleased to present a 2,476 SF leasing opportunity at 611 S Main St, Cottonwood, AZ. This high-profile, dual tenant redevelopment is located at Cottonwood's most prominent intersection, right in front of the Safeway-anchored Shopping Center, which saw 1.5 million visits last year (according to placer.ai). The property boasts premier co-tenancy with a brand-new Chipotle location, excellent visibility, and convenient access from both S Main St (HWY 89A) and E Cottonwood St.

AVAILABILITY

- Unit B: 2,476 SF

LOCATION FEATURES

- Hard corner site, located at the main signalized intersection of HWY 89A and E Cottonwood St with premium exposure to over 40,000 VPD
- Major retailers in trade area: Safeway, Ross Dress for Less, Walmart Supercenter, Home Depot, Fry's Food Store, Food City, Planet Fitness
- 2,476 SF available anchored by Chipotle Mexican Grill (Opened September 2024)
- Newly Constructed Space: equipped with 200A Electrical Service, Gas, Water/Sewer, and 10-ton HVAC



PROPERTY AERIAL



Walmart
DUNKIN'



ROSS
DRESS FOR LESS



FAMILY DOLLAR



SAFeway



COTTONWOOD ST 23,650 VPD

S MAIN ST 16,770 VPD



DOLLAR TREE
FOOD CITY

CHASE

DUTCH BROS
Cafe

IMMEDIATE VICINITY AERIAL



PRIME SITE

- 2,476 SF Available
- Highly Visible & Accessible
- Monument Signage

Pizza Hut

ACE Hardware

Walgreens

E COTTONWOOD ST



40,000 VPD

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Dutch Bros

CHASE



Davita
Kidney Care

ROSS
DRESS FOR LESS

FAMILY DOLLAR

SAFeway



9
goodwill

FOOD CITY

DOLLAR TREE

S MAIN ST

RETAIL / AMENITIES MAP



VERDE VALLEY
MEDICAL CENTER

COTTONWOOD
AIRPORT

S MAIN ST 16,770 VPD

E COTTONWOOD ST 23,650 VPD

ACE
Hardware

NAPA **Pizza Hut**

Walgreens

HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES

CHIPOTLE **SAFeway** **Planet Fitness**

ROSS
DRESS FOR LESS

Davita **FAMILY DOLLAR**
Kidney Care

FOOD CITY
Dutch Bros

CHASE

DOLLAR TREE

Super 8 **WELLS FARGO**

TACO BELL **KFC** **T-Mobile** **verizon**

Starbucks **AT&T**

BW Best Western
Hotels & Resorts

CVS pharmacy **McDonald's**

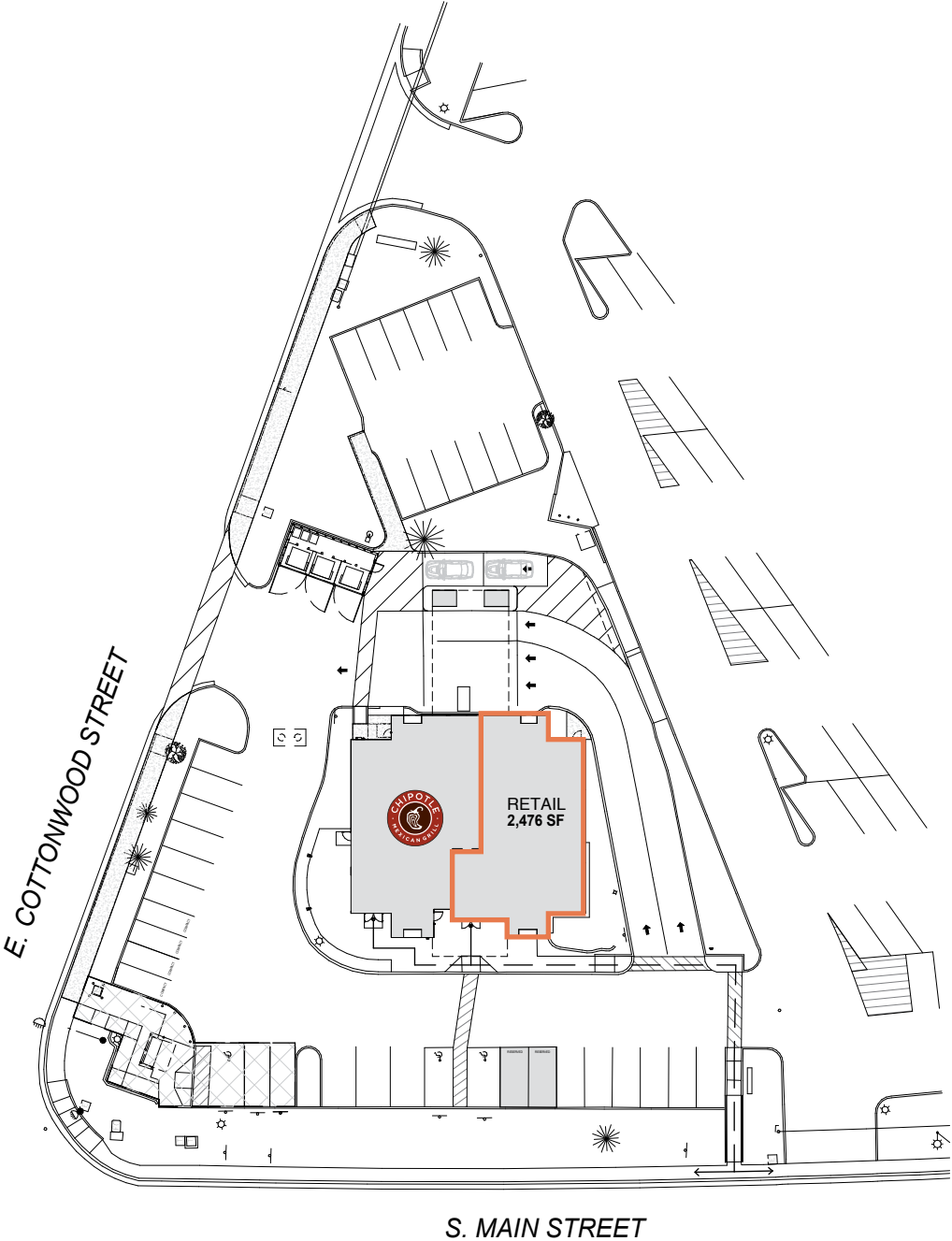
THE HOME DEPOT

fry's

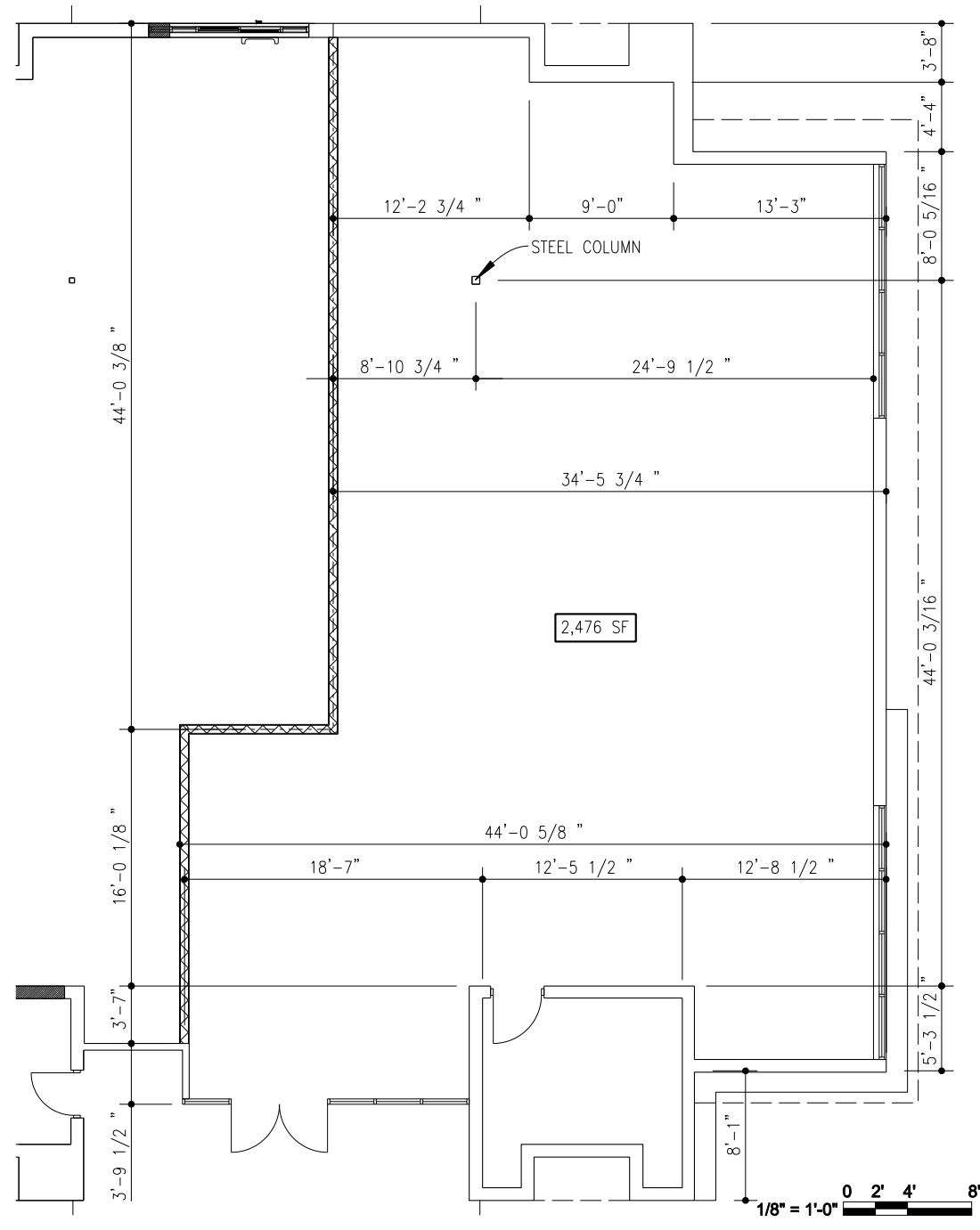
MINGUS UNION
HIGH SCHOOL

Walmart

SITE PLAN



FLOOR PLAN – 2,476 SF





CITY PROFILE

Cottonwood, Arizona, is a small town located in the Verde Valley, about 100 miles north of Phoenix. Known for its historic charm and proximity to larger attractions like Sedona and Jerome, Cottonwood blends a rich history with a growing tourism and wine industry. Old Town Cottonwood, the heart of the town, offers unique shops, art galleries, and local restaurants.

NATURE & OUTDOOR ACTIVITIES

Surrounded by desert landscapes and scenic mountains, Cottonwood is a haven for outdoor enthusiasts. With access to hiking and biking trails, the Verde River for fishing, and Dead Horse Ranch State Park for bird-watching, it's ideal for nature lovers. The town enjoys mild winters and hot summers, making it a year-round destination for exploring the outdoors.

COMMUNITY & LIFESTYLE

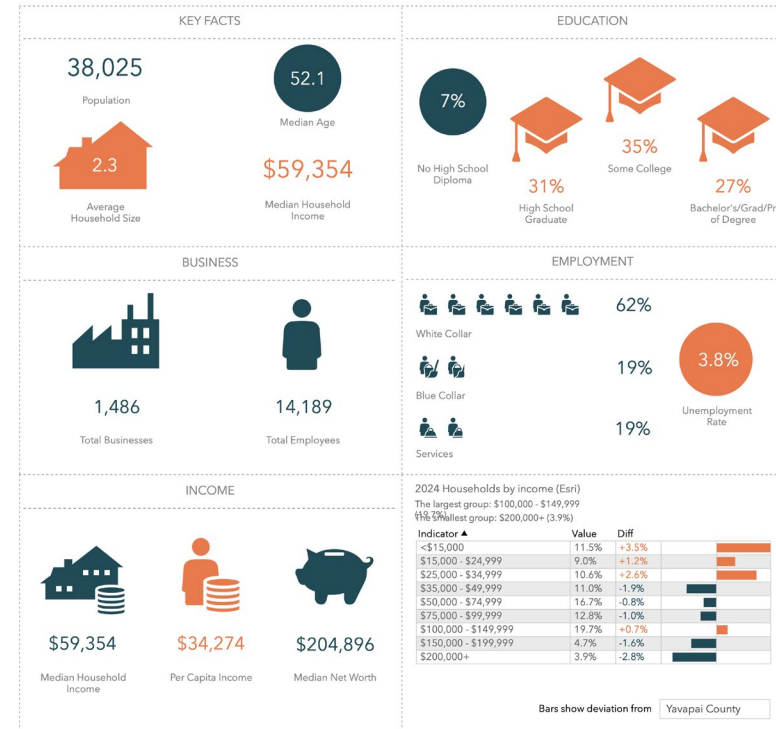
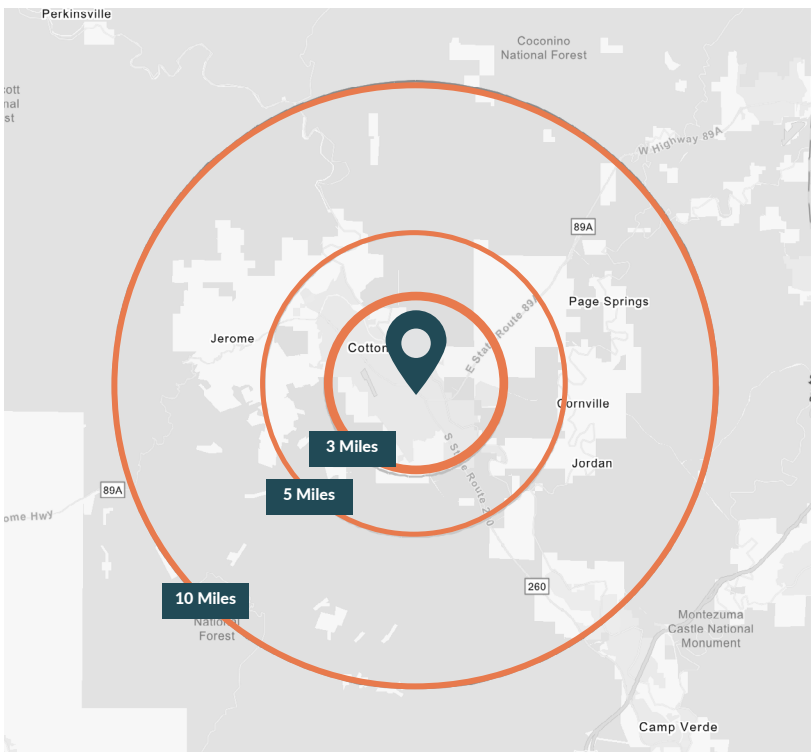
Cottonwood boasts a relaxed, small-town atmosphere with a strong sense of community. Its slower pace of life attracts those seeking a more peaceful, rural lifestyle while still offering modern amenities. With a growing wine industry and a vibrant arts scene, the town is evolving while staying true to its historic roots.

HISTORY & CULTURE

Cottonwood's roots date back to the late 1800s, originally a farming and ranching community before becoming a key support town for the nearby copper mining industry in Jerome. Today, Cottonwood embraces its past with historical landmarks, museums, and a restored Old Town district. The town's cultural scene is lively, with local events, art walks, and festivals that celebrate both its mining heritage and its emerging identity as a hub for wine production and arts.

DEMOGRAPHICS

2024 SUMMARY	3 Miles	5 Miles	10 Miles
Population	26,140	32,249	38,025
Households	11,539	14,196	16,459
Families	6,609	8,247	9,701
Average Household Size	2.24	2.25	2.26
Owner Occupied Housing Units	8,195	10,271	12,040
Renter Occupied Housing Units	3,344	3,925	4,419
Median Age	52.3	52.1	52.1
Median Household Income	\$56,772	\$57,480	\$59,354
Average Household Income	\$76,323	\$76,553	\$78,653



2029 SUMMARY	3 Miles	5 Miles	10 Miles
Population	27,084	33,404	39,265
Households	12,175	14,956	17,286
Families	6,954	8,670	10,166
Average Household Size	2.20	2.21	2.23
Owner Occupied Housing Units	8,927	11,220	13,115
Renter Occupied Housing Units	3,247	3,736	4,171
Median Age	53.3	52.9	52.8
Median Household Income	\$70,165	\$71,176	\$73,761
Average Household Income	\$90,800	\$91,047	\$93,727

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