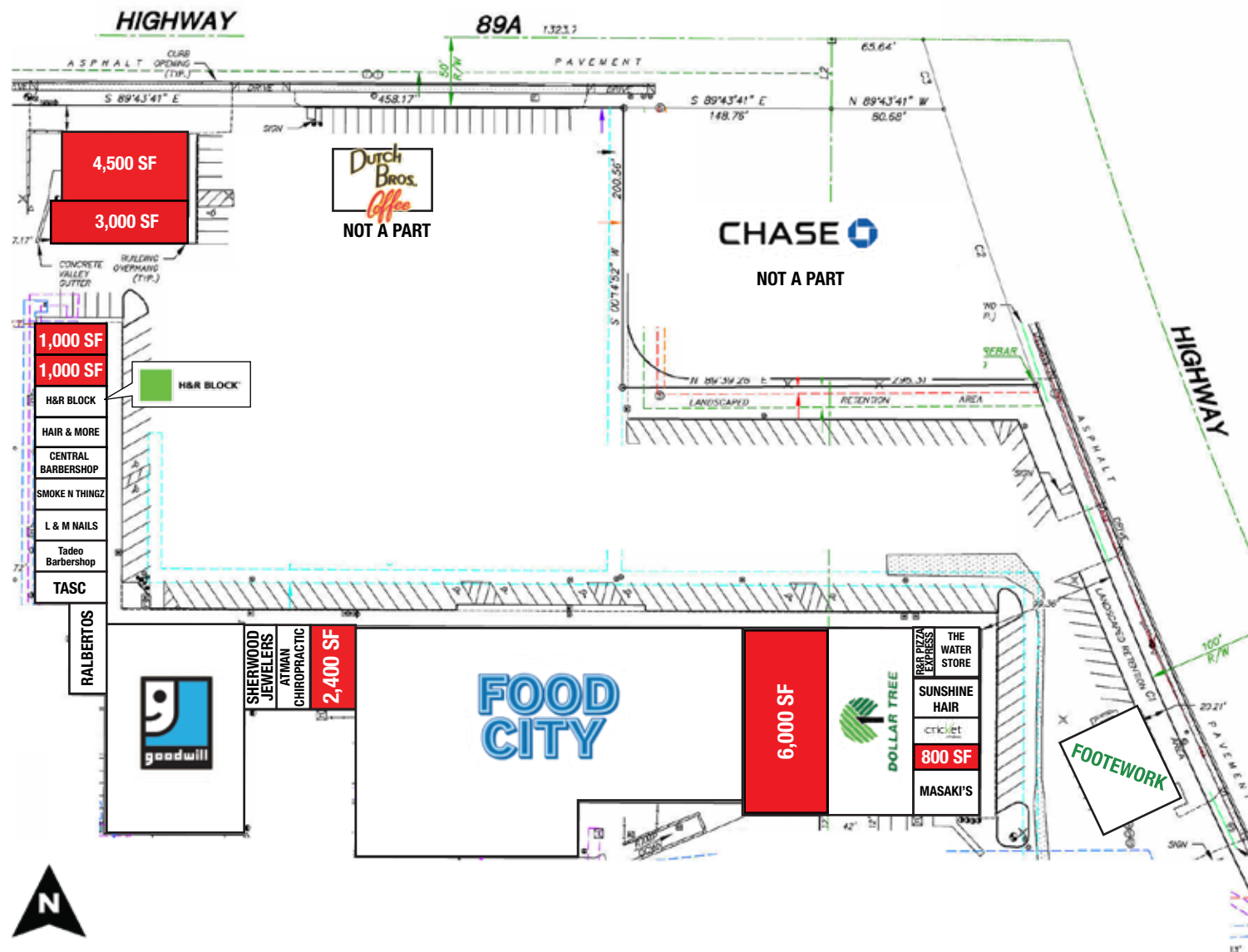


Southwest Corner of Highway 260 and Highway 89A - Cottonwood, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	3 Miles	5 Miles	10 Miles
Estimated Population (2019)	25,708	31,180	36,861
Projected Population (2024)	27,601	33,457	39,549
Estimated Avg. Household Income (2019)	\$56,691	\$57,649	\$58,592
Projected Avg. Household Income (2024)	\$64,356	\$67,021	\$67,849
Average Household Size (2019)	2.2	2.2	2.2
Total Daytime Employees (2019)	10,044	10,895	13,088
Median Age (2014)	46.4	47.9	47.9

TRAFFIC COUNTS (2019 Source: SitesUSA)

Hwy 89A	23,600
Hwy 260	29,089
Total Cars Per Day	52,689



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

VERDE VALLEY PLAZA

FOR LEASE

Southwest Corner of Highway 260 and Highway 89A - Cottonwood, Arizona

ENDCAP / SITDOWN / SHOPS – MONUMENT SIGN AVAILABLE



For further information contact:

DALE HARSH
 (928) 399-9330
 dale.harsh@derito.com

PROJECT HIGHLIGHTS

- Aggressive lease rates - Up to Nine Months Free
- All New Parking Lot coming this year
- Shop space available from 800 SF to 6,000 SF
- 4,500 SF Endcap available

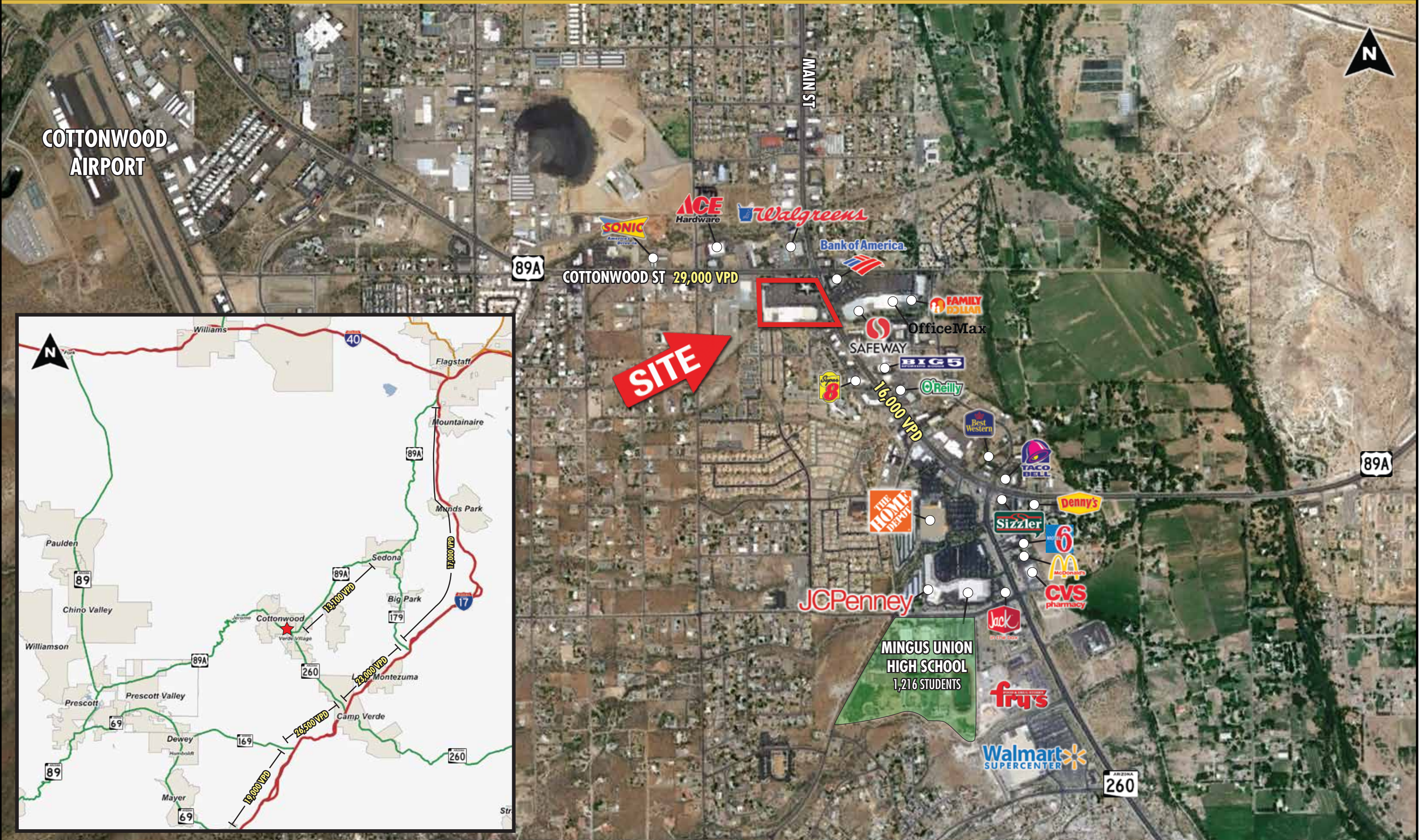
Join these tenants:



9120 E. Talking Stick Way, Suite E-1
 Scottsdale, AZ 85250
 o. 480.834.8500 | f. 602.381.1981
 www.derito.com

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COTTONWOOD AIRPORT

89A

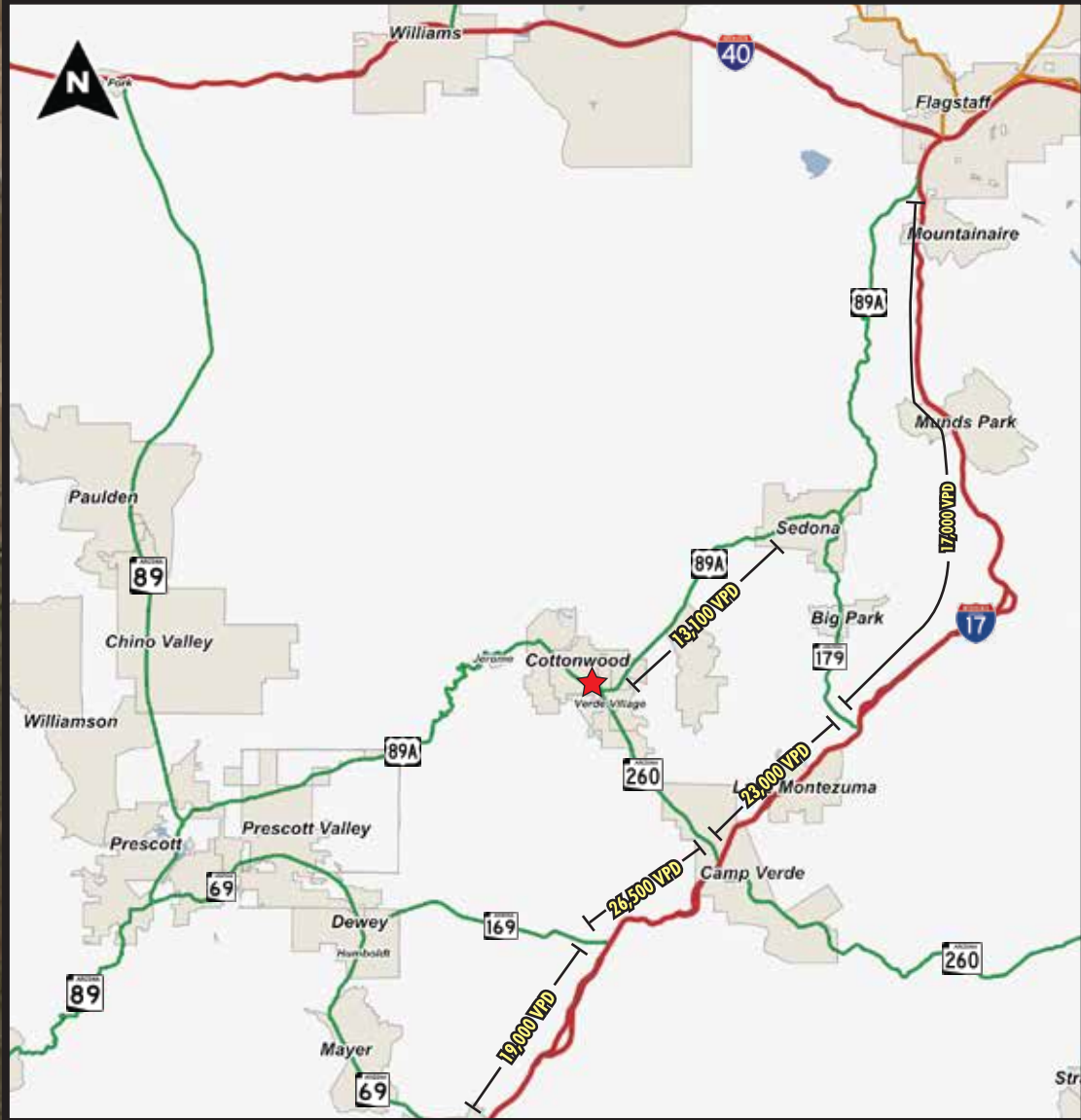
COTTONWOOD ST 29,000 VPD

MAIN ST

N

SITE

89A



MINGUS UNION HIGH SCHOOL
1,216 STUDENTS

ARIZONA 260