



THE SHOPPES AT COTTON CENTER

FOR LEASE

The Shoppes at Cotton Center

4730, 4740, 4750 S. 48th Street, Phoenix, AZ 85040



The Shoppes at Cotton Center

Contact

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ARIZONA
143

10



E Broadway Ave

29,772+ DAILY

218,353+ DAILY

40,725+ DAILY



THE SHOPPES AT COTTON CENTER

S 40th St

10

W Broadway Ave

TEMPE DIABLO STADIUM

E Roeser Rd

36,895+ DAILY

W Alameda Dr

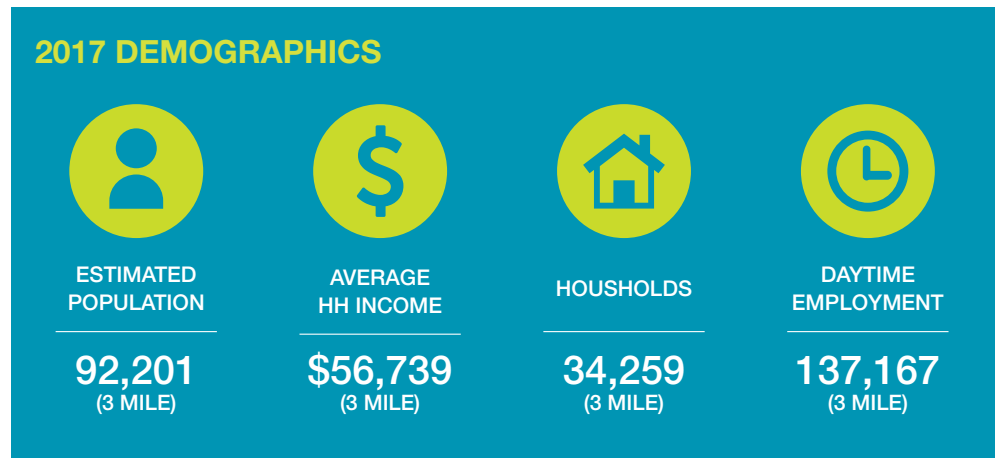
S 48th St



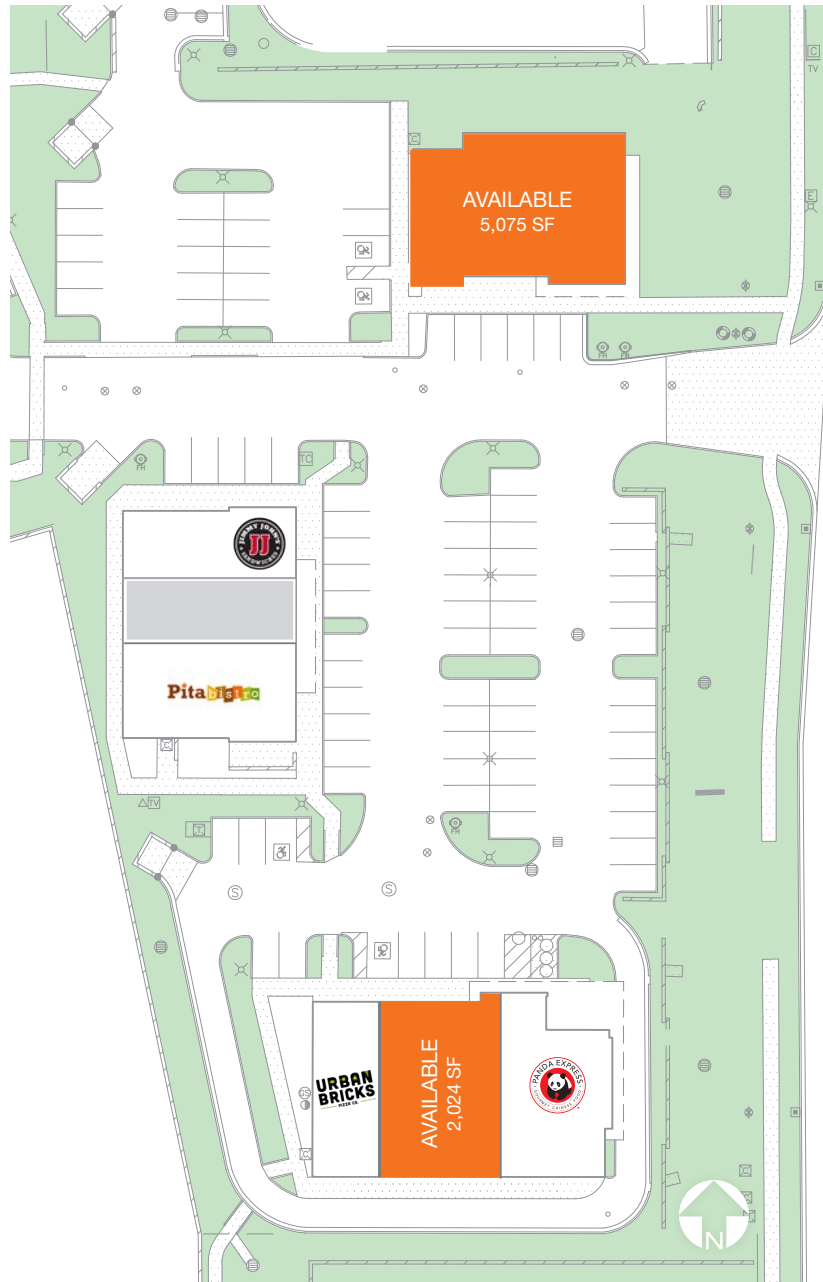
Property Overview

The Shoppes at Cotton Center is a vibrant retail center serving the needs of Cotton Corporate Center employees and local residents. The property features modern construction and is one of the few retail opportunities in the trade area. Existing Tenants include Panda Express, Pita Bistro, Jimmy Johns, and H&R Block.

The Shoppes at Cotton Center is located at the entrance of the Cotton Corporate Center and features excellent visibility to over 40,000 VPD on 48th Street. The trade area has over 130,000 daytime employees withing three miles, 11 hotels, Tempe Diablo Stadium and great access to three major freeways: I-10, US-60 and State Route 143. Cotton Corporate Center is the largest business park in Arizona covering over 280 acres and more than 3.1 million square feet of institutional-quality buildings.



SITE PLAN



TENANT LIST

SUITE #	TENANT	SF
4730 - 105	VACANT	5,075
4740 - 107	Jimmy John's	1,500
4740 - 111	Pita Bistro	2,240
4740 - 109	LEASE OUT	1,071
4750 - 121	Panda Express	2,215
4750 - 103	VACANT	2,024
4750 - 107	Urban Bricks Pizza	1,979



PHOENIX SKY HARBOR

PAPAGO PARK

LOOP 202

ARIZONA 143

TEMPE TOWN LAKE

TEMPE MARKETPLACE

TARGET
 PETSMART
 BEST BUY
 Michaels
 H&M
 OLD NAVY
 BARNES & NOBLE BOOKSELLERS
 ROSS DRESS FOR LESS
 DSW
 ULTA
 Harkins THEATRES
 BevMo!
 DAVE & BUSTER'S

MILL AVENUE

FIVE GUYS
 P.F. CHANG'S CHINA RESTAURANT
 Chick-fil-A
 FIVE GUYS
 AMC THEATRES
 Starbucks

DEL TACO
 TACO BELL
 WHATABURGER
 Pizza Hut

INTERSTATE 10

INTERSTATE 10

E Broadway Rd

W Broadway Rd

ARIZONA STATE UNIVERSITY

THE SHOPPES AT COTTON CENTER

TEMPE DIABLO STADIUM

Walmart
 Fry's
 CVS
 Walgreens

SPROUTS FARMERS MARKET
 OUTBACK STEAKHOUSE
 McDonald's
 TACO BELL
 Planet Fitness
 GNC LIVE WELL
 Baskin-Robbins
 GOODWILL

E Southern Ave

W Southern Ave

Jack in the Box
 Wendy's
 McDonald's
 SUBWAY
 FOOD CITY
 CHASE
 FAMILY DOLLAR

RAVEN GOLF CLUB

Fry's
 WINGSTOP
 SONIC American Drive-In
 Little Caesars

Fry's ELECTRONICS

INTERSTATE 10

US 60

ARIZONA MILLS MALL

Harkins THEATRES
 ARIZONA SEA-LIFE AQUARIUM
 sears
 Burlington Coat Factory
 Marshalls
 OLD NAVY
 FOREVER 21
 H&M
 ROSS DRESS FOR LESS

LEGACY GOLF RESORT

E Baseline Rd





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