

COTTON CENTER RETAIL

FOR LEASE | 4645 E. BROADWAY RD | PHOENIX, AZ 85040

4645

AVAILABLE

GARRETT PEDICINI
Advisor
480.289.4226
gpedicini@levrose.com

TRENT MCCULLOUGH, CCIM
Partner
480.294.6582
tmccullough@levrose.com

DANIELLE DAVIS
Partner
480.294.6017
ddavis@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE

TCN
NATIONAL
REAL ESTATE SERVICES

4645 E. BROADWAY RD



TOTAL AVAILABLE SF:
±19,650 SF



SPACES AVAILABLE:

±1,800 SF Former Chiropractor

±3,800 SF Vanilla Shell Condition

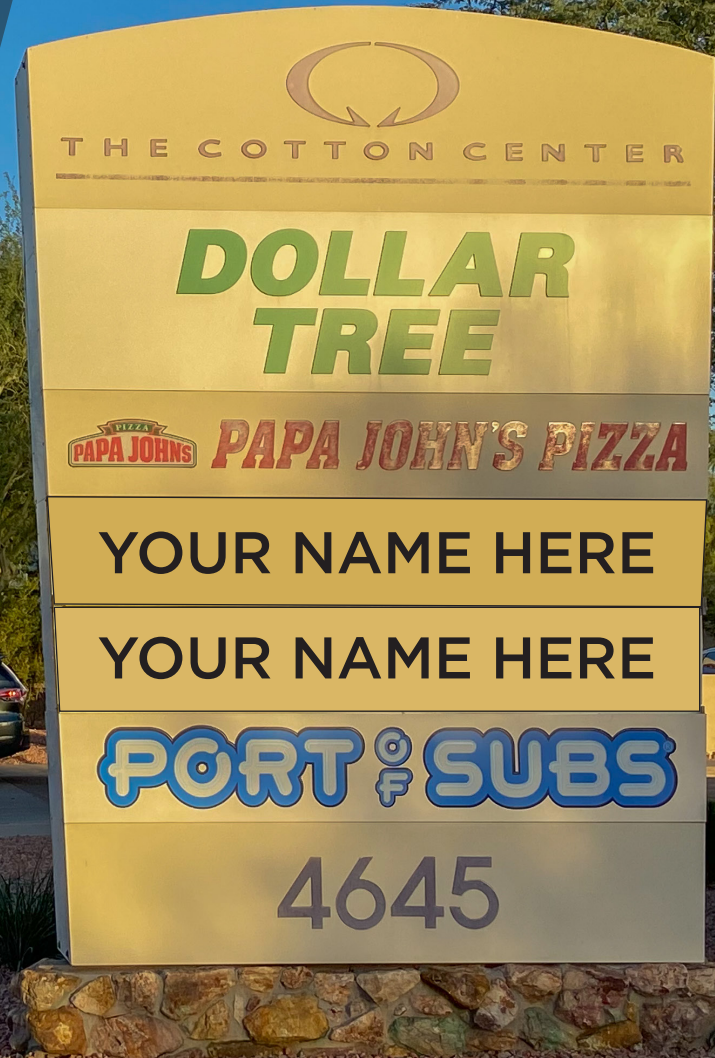
±14,050 SF Former Office Max



PARKING:
142 Surface Spaces

HIGHLIGHTS

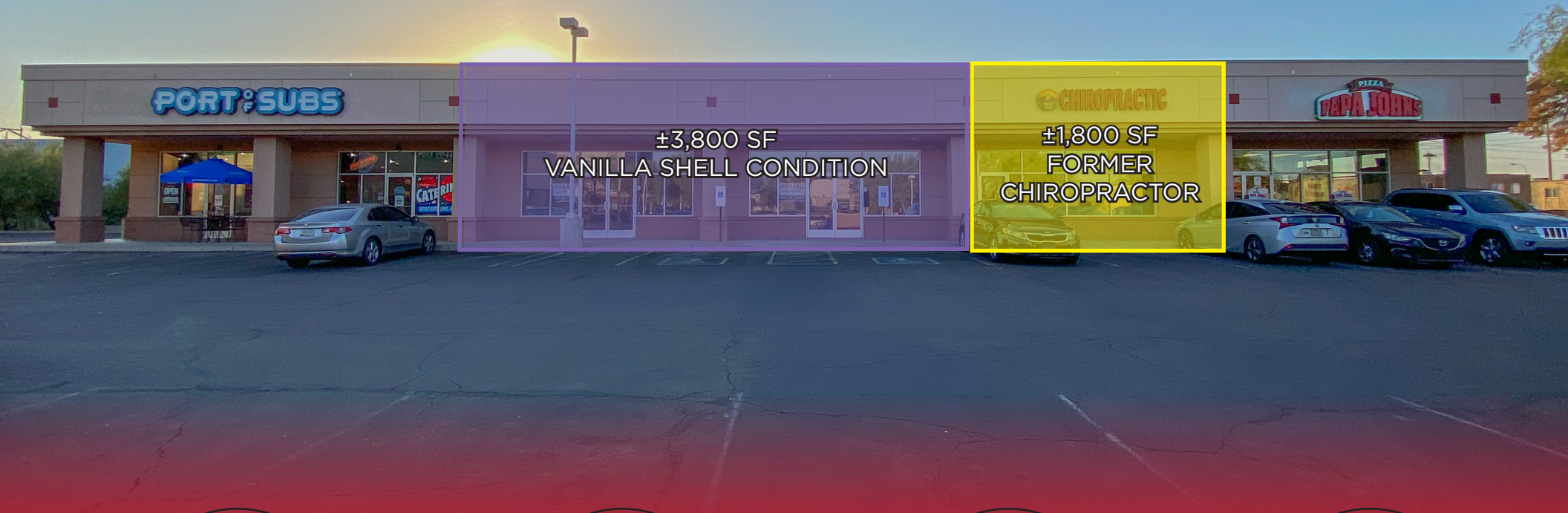
- Located directly adjacent to The Cotton Center masterplanned business park with 15,000 daytime employees
- Located 1.5 miles from Sky Harbor International Airport
- Minutes from I-10, US-60, Loop 202, and SR-143 Freeways
- Over 71,000 VPD at the intersection of E. Broadway Rd & S. 48th St
- Current tenants at the intersection include: Dollar Tree, Papa John's, Port of Subs, Taco Bell, Panda Express, Pizza Hut, Whataburger, and Jimmy John's



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PROPERTY FACTS



TOTAL LAND SIZE:
±2.98 AC | ±129,809 SF



ZONING:
C-2

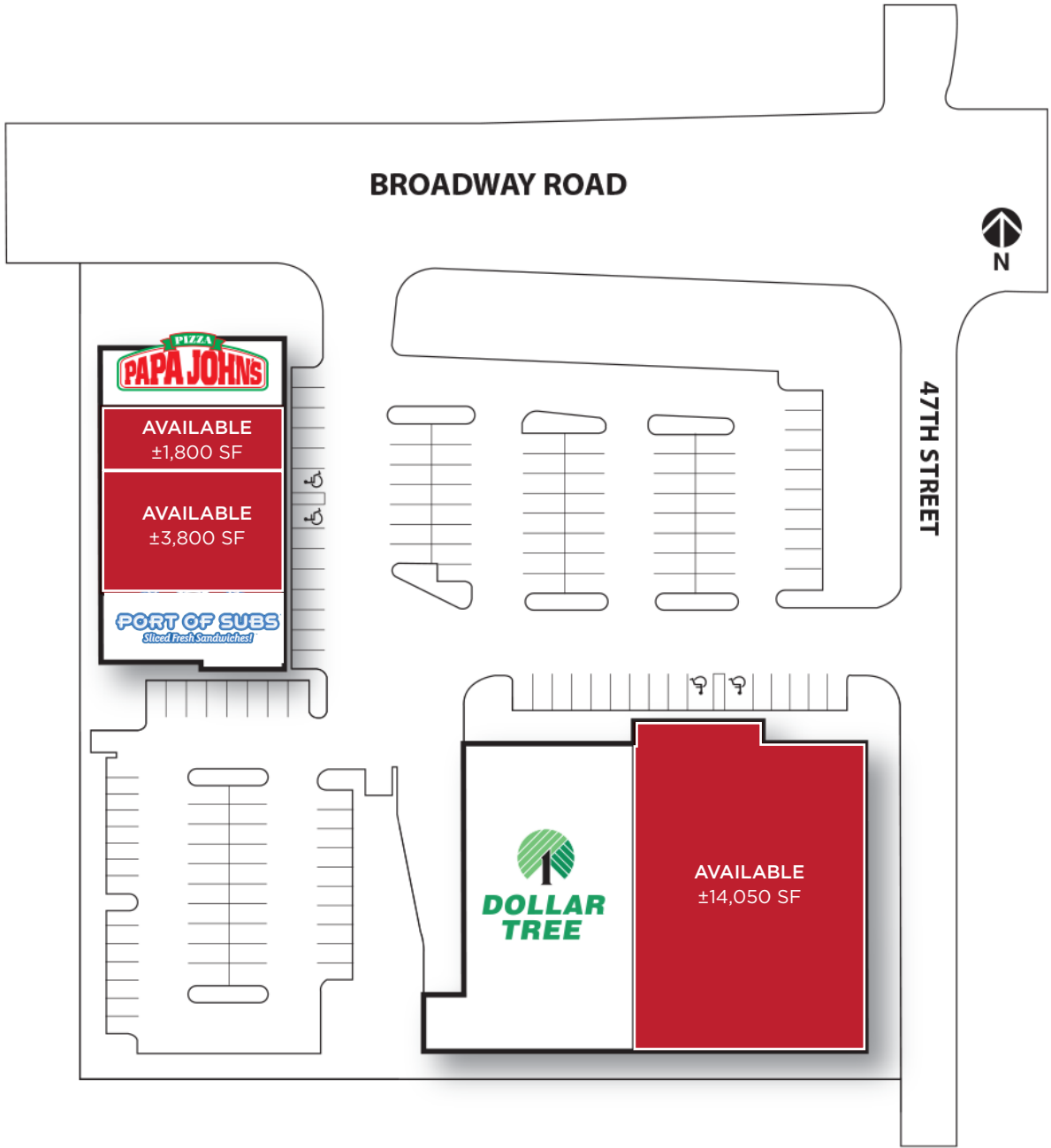


TRAFFIC COUNTS:
E. BROADWAY RD: 31,317 VPD
S. 48TH ST: 47,809 VPD



PARCEL:
123-06-033

SITE PLAN



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231,997
VPD



117,567
VPD

ARIZONA
143

COTTON
CENTER
RETAIL

E. BROADWAY RD - 31,317 VPD

S. 40TH ST



S. 48TH ST - 47,809 VPD



TEMPE DIABLO
STADIUM

E. ROESER RD



SAFeway
DISTRIBUTION CENTER





117,567
VPD

ARIZONA
143



207,576
VPD

LOOP
202



PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



231,997
VPD

INTERSTATE
10

E. BROADWAY RD - 31,317 VPD



W. UNIVERSITY DR

S. MILL AVE



COTTON
CENTER
RETAIL

S. 48TH ST - 47,809 VPD



ESTEBAN PARK



TEMPE DIABLO
STADIUM



E. SOUTHERN AVE



DEMOGRAPHICS (Within a 5 Mile Radius)



KEY FACTS



315,404
POPULATION



31.8
MEDIAN AGE



1.5%
POP GROWTH
(2020-20205)



117,018
HOUSEHOLDS



\$66,747
HOUSEHOLD
INCOME



\$245,807
HOUSEHOLD VALUE

BUSINESS



14,465
BUSINESSES



230,093
EMPLOYEES

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