



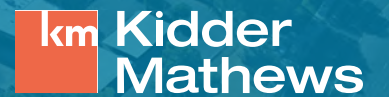
THE SHOPPES AT COTTON CENTER



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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Vice President

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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

W Broadway Ave

TEMPE DIABLO STADIUM

E Roeser Rd

36,895+ DAILY

W Alameda Dr

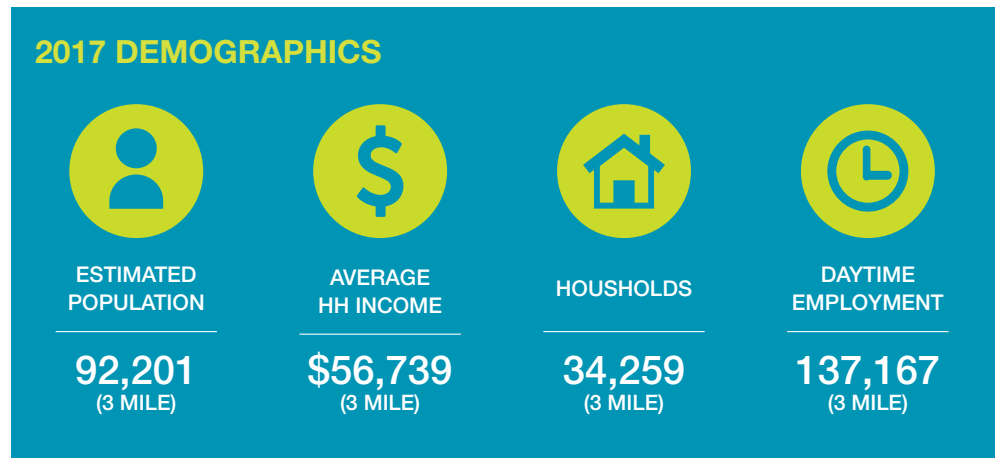
S 48th St



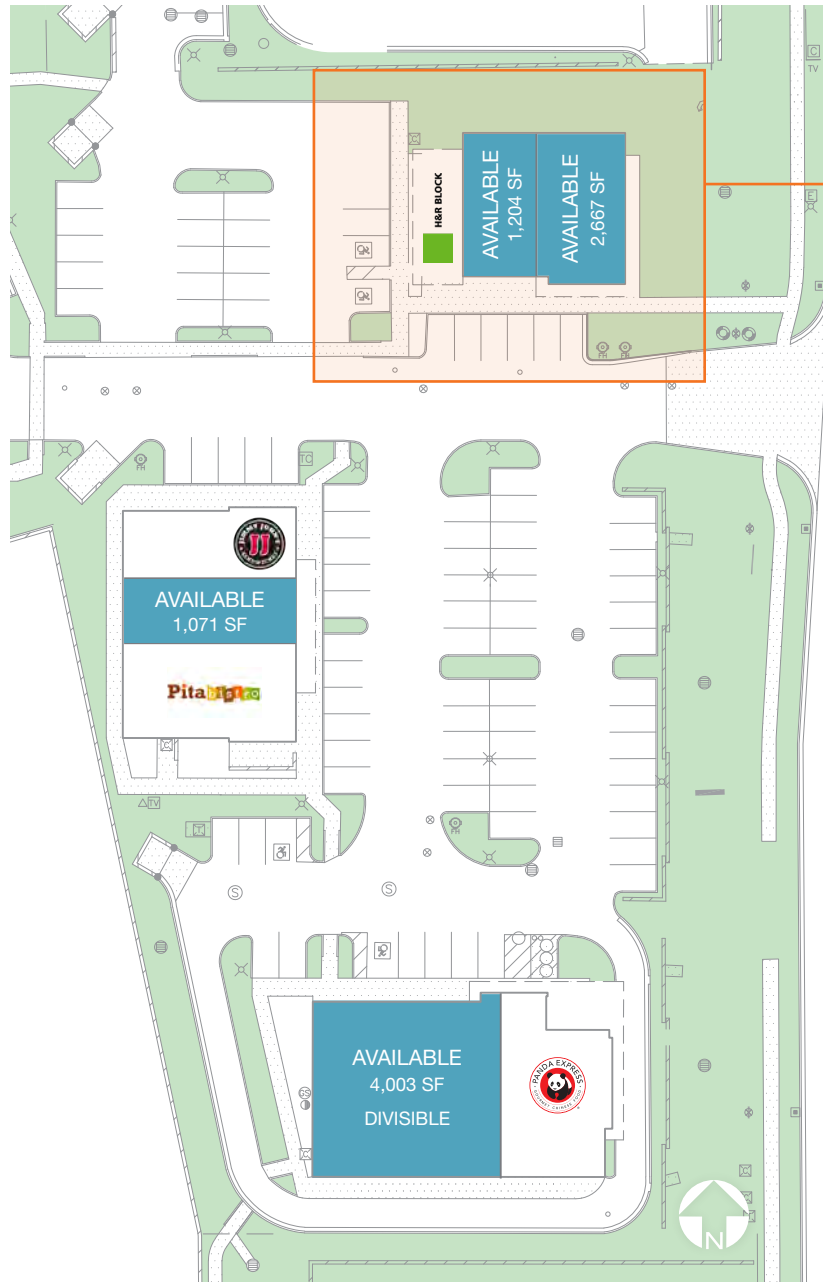
# Property Overview

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.

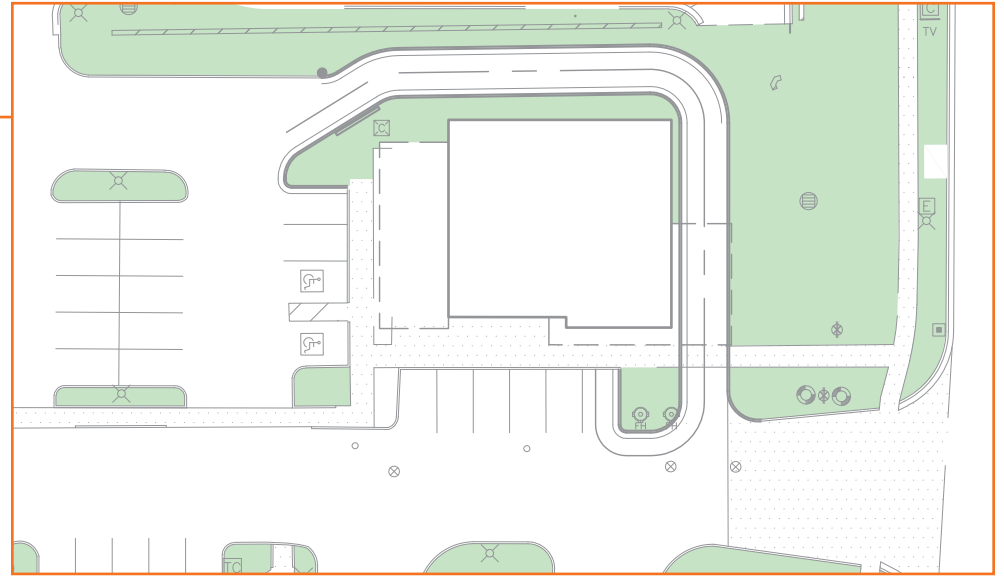
The Shoppes at Cotton Center is located at the entrance of the Cotton Corporate Center and features excellent visibility to over 40,000 VPD on 48th Street. The trade area has over 130,000 daytime employees withing three miles, 11 hotels, Tempe Diablo Stadium and great access to three major freeways: 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



## NEW PAD/DRIVE-THRU OPPORTUNITY



## TENANT LIST

SUITE #	TENANT	SF
4730 - 101	VACANT	2,667
4730 - 103	VACANT	1,219
4730 - 105	H&R Block	1,189
4740 - 107	Jimmy John's	1,500
4740 - 111	Pita Bistro	2,240
4740 - 109	VACANT	1,071
4750 - 121	Panda Express	2,215
4750 - 103	VACANT	1,175
4750 - 105	VACANT	1,639
4750 - 107	VACANT	1,189

PHOENIX SKY HARBOR

PAPAGO PARK

LOOP 202

ARIZONA 143

TEMPE TOWN LAKE

TEMPE MARKETPLACE



MILL AVENUE



10

10

ARIZONA STATE UNIVERSITY

E Broadway Rd

W Broadway Rd

THE SHOPPES AT COTTON CENTER

TEMPE DIABLO STADIUM



E Southern Ave

W Southern Ave



RAVEN GOLF CLUB



ARIZONA MILLS MALL



E Baseline Rd

LEGACY GOLF RESORT





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