

6,972 SF MEDICAL OFFICE FOR SALE

455 S CALVARY WAY, COTTONWOOD, AZ



PROPERTY DETAILS



PROPERTY TYPE:
Medical Office



ASKING PRICE:
Contact Broker



AVAILABLE:
6,972 SF



LOT SIZE:
0.94 Acres

COMMON BOND
— DEVELOPMENT GROUP —

455 S CALVARY WAY, COTTONWOOD, AZ

6,972 SF



PROPERTY HIGHLIGHTS

- Ideal for medical user / medical office with proximity to Verde Valley Medical Center Regional Hospital
- Positioned within Cottonwood's primary industrial corridor along S Calvary Way
- Immediate access to State Route 89A – the main commercial artery serving the Verde Valley
- Situated on 0.94 acres with ample parking
- Monument & Building signage available



455 S CALVARY WAY, COTTONWOOD, AZ

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	5,543	21,942	31,234
2028	6,208	22,314	31,201



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$56,948	\$64,235	\$65,685



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	2,738	9,987	13,696
2028	3,081	11,040	15,100



BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	785	1,601	1,768

AERIAL OVERVIEW



OLD TOWN
COTTONWOOD

LEADS TO CLARKDALE,
JEROME, & PRESCOTT

The logo for Verde Valley Medical Center, featuring a stylized sunburst in green and blue.

**Verde Valley
Medical Center**
Northern Arizona Healthcare

ARIZONA
89A

COTTONWOOD AIRPORT

SITE

ARIZONA
89A

A grid of logos for various businesses and services, including:

- HUMAN & BEAN
- HARBOR FREIGHT
- DUTCH BROS
- planet fitness
- ACE
- WELLS FARGO
- Starbucks
- SONIC
- FOOD CITY
- Schwartz-Williams
- DOLLAR TREE
- fray's
- THE HOME DEPOT
- CHASE
- Walgreens
- Pizza Hut
- DOLLAR GENERAL
- FAMILY DOLLAR

LEADS TO SEDONA

ARIZONA
89A

ARIZONA
260

LEADS TO
CAMP VERDE

455 S CALVARY WAY
COTTONWOOD, AZ 86326



CONTACT

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