

SINGLE TENANT
NET LEASE
OPPORTUNITY



7.24%
cap rate



1330 State route 89A, Cottonwood AZ

HUBCOMMERCIAL

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PROPERTY OVERVIEW

Price	\$1,200,000
Cap rate	7.24%
5544 SF	built 1977
Price/SF	\$216.45
Land area	.64 acres
Parcel(s)	406-06-022B 406-06-020C
Zoning	C-2 Commercial
Parking	55 spaces
VPD	30,000
Frontage	100 FT



30,000 VPD

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TENANT OVERVIEW

This location has continuously operated as a Mexican Restaurant since 1977. Puerto Azul is a new tenant who took possession in January 2024. Puerto Azul's owners have extensive restaurant and business background and bring fresh ideas and energy. The menu features Sinaloa style seafood and tacos, a specialty that is hard to find in the area. They have proof of concept for over 2 years and are ready to expand to this larger location.



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LEASE SUMMARY

- Lease start date: January 1, 2024
- Lease end date: Feb 28, 2029
- Rent: \$15.67/square foot, year 1
- Annual increases: 5%
- Option to renew: 5 years
- Multiple Personal Guarantees
- Lease Type: Absolute Net

Tenant Pays: ALL Property expenses including:
R&M, HVAC, roof, parking lot, property tax
and property insurance.



	NOI	cap rate
Year 1	\$86,874.48	7.24%
Year 2	\$91,218.20	7.60%
Year 3	\$95,779.11	7.98%
Year 4	\$100,568.07	8.38%
Year 5	\$105,596.47	8.80%



30,000 VPD

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AREA OVERVIEW



NEW!

1330 AZ-89A

ACE
Hardware

the HUMAN BEAN

OCEAN BLUE
CAR WASH

COURTESY
AUTO SALES

Pizza Hut
WingStreet

DOLLAR GENERAL

Walgreens



30,000 VPD

W Arizona 89a



DISCOUNT TIRE

WELLS FARGO

HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices

DUTCH BROS

CHASE

CHIPOTLE
MEXICAN GRILL

S-12

goodwill

FOOD CITY

DOLLAR TREE

OfficeMax

SAFeway
SAFeway

planet fitness

ECONOMIC DATA

Cottonwood is the vibrant commercial trade center of the Verde Valley. It has a thriving and sustainable economy with an abundance of high paying jobs that foster the attraction and retention of talent. Its superior quality of life, ambiance of Old Town, ample outdoor attractions, and a focus on resource conservation sets Cottonwood apart, which adds to its uniqueness and authenticity as a highly desirable business location.

20 mi to Sedona
64 mi to Flagstaff
100 mi to Phoenix

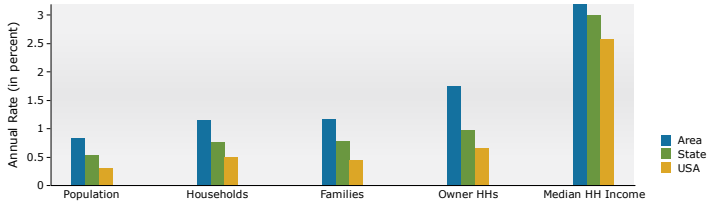


Demographic and Income Profile

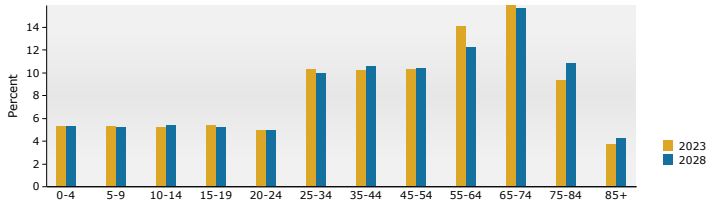
1330 East State Route State Route 89A, Cottonwood,
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.72900
Longitude: -112.01221

Trends 2023-2028



Population by Age



Household Income Profile Report (Tabular)

1330 East State Route State Route 89A, Cottonwood, Arizona, 86326 (5 miles)

Prepared by Esri

1330 East State Route State Route 89A, Cottonwood, Arizona, 86326
Ring of 5 miles

Latitude: 34.72900
Longitude: -112.01221

Household Income Profile Report

1330 East State Route State Route 89A, Cottonwood, Arizona, 86326
1330 East State Route State Route 89A, Cottonwood, Arizona, 86326
Ring of 5 miles



Demographic Summary	2023	2028	Change	Annual Rate
Total Population	31,550	32,879	1,329	0.83%
Total Households	13,867	14,682	815	1.15%
Median Age	2.25	2.22	-0.3	-0.1%
Average Household Size	2.25	2.22	-0.03	-0.3%

Household Income	2023		2028	
	Number	Percent	Number	Percent
Household Income Base	13,867	100%	14,682	100%
<\$15,000	1,636	11.8%	1,406	9.6%
\$15,000-\$24,999	1,521	11.0%	1,332	9.1%
\$25,000-\$34,999	1,341	9.7%	1,182	8.1%
\$35,000-\$49,999	1,873	13.5%	1,805	12.3%
\$50,000-\$74,999	2,556	18.4%	2,622	17.9%
\$75,000-\$99,999	1,711	12.3%	1,953	13.3%
\$100,000-\$149,999	2,411	17.4%	3,176	21.6%
\$150,000-\$199,999	430	3.1%	660	4.5%
\$200,000+	388	2.8%	546	3.7%

Median Household Income	\$53,940	\$63,114
Average Household Income	\$72,765	\$85,780
Per Capita Income	\$32,123	\$38,451

Income Equity Measures	2023		2028	
	Number	Percent	Number	Percent
P90-P10 Ratio	10.1		9.2	
P90-P50 Ratio	2.4		2.2	
P50-P10 Ratio	4.2		4.1	
80-20 Share Ratio	13.1		12.2	
90-40 Share Ratio	2.6		2.6	
Households in Low Income Tier	4,147	29.9%	3,611	24.6%
Households in Middle Income Tier	8,662	62.5%	9,549	65.0%
Households in Upper Income Tier	1,058	7.6%	1,522	10.4%

Source: Esri forecasts for 2023 and 2028.

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Source: This infographic contains data provided by Esri (2023, 2028).

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