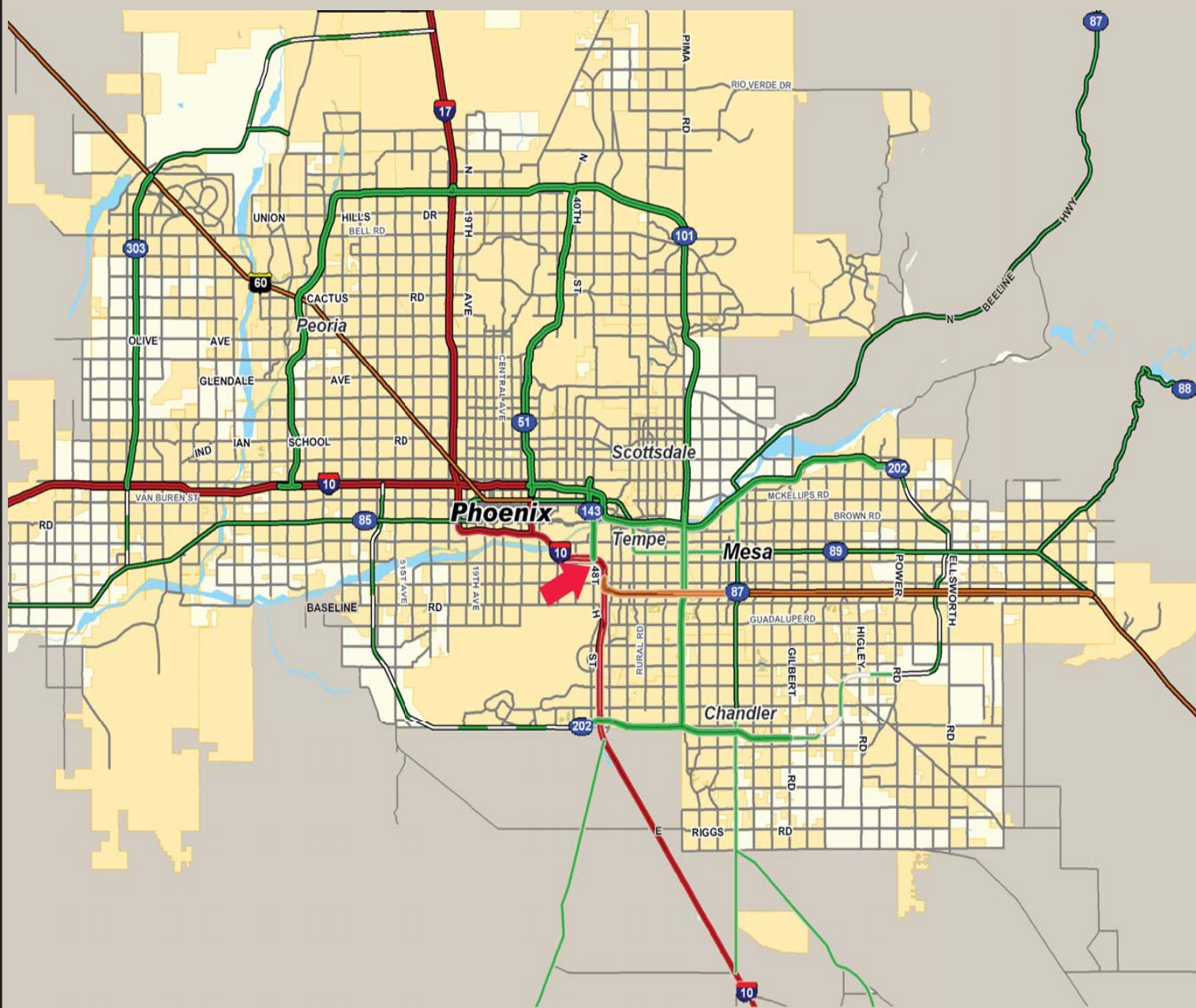


South of the Southwest Corner of 48th Street and Broadway Road / Phoenix, Arizona



**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Estimated Population (2006)	6,194	80,923	292,343
Projected Population (2011)	6,541	87,666	320,699
Estimated Avg. Household Income (2006)	\$43,143	\$46,671	\$49,972
Projected Avg. Household Income (2011)	\$46,873	\$50,497	\$53,700
Average Household Size (2006)	3.67	2.57	2.67
Total Daytime Employees (2006)	18,439	115,500	217,180
Median Age (2006)	24.6	27.9	28.9
Some College (13 - 16) Education (2006)	20.6%	20.2%	20.2%
Associate Degree Only Education (2006)	7.6%	8.7%	8.4%
Bachelor Degree Only Education (2006)	9.5%	18.2%	18.2%
Graduate Degree Education (2006)	5.4%	11.2%	10.5%

**TRAFFIC COUNTS**

48th Street (north)	38,300
Broadway Road (west)	30,500
<b>Total Cars Per Day</b>	<b>68,800</b>

**DE RITO PARTNERS, INC.**

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above and enclosed information is not guaranteed.

# The Shoppes at Cotton Center

South of the Southwest Corner of 48th Street and Broadway Road / Phoenix, Arizona

**SHOP SPACE AVAILABLE**



For further information contact:

**GREG SALTZ**

(602) 288-3430

greg.saltz@derito.com

**PHILLIP SOLLOMI**

(602) 553-2971

phillip.sollomi@derito.com

3200 E. Camelback Rd., Ste 175  
Phoenix, AZ 85018  
o. 480.834.8500  
f. 602.381.1981

**PROJECT HIGHLIGHTS**

- Available: Approximately 17,000 SF of shops and pads available
- Project size: Approximately 2.3 acres
- Located at the entrance to the successful Cotton Center Business Park
- The vibrant trade area is surrounded by office condos and professional buildings
- Immediate access to Interstate 10 and Highway 143. Less than 1 mile from US-60 and less than 2 miles from the Loop 202 Freeway
- Located directly across the street from Tempe's Diablo Stadium, which is the Spring Training home to the Los Angeles Angels of Anaheim
- Situated directly across the street from the beautiful Wyndham Buttes Resort
- Lies within a 10 minute drive of Phoenix Sky Harbor Airport
- +/- 6,500,000 sq. ft. of Industrial and +/- 2,500,000 sq. ft. of office space within 1 mile of this site.

**DE RITO PARTNERS, INC.**

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above and enclosed information is not guaranteed.

South of the Southwest Corner of 48th Street and Broadway / Phoenix, Arizona



DE RITO PARTNERS, INC.

# The Shoppes at Cotton Center

South of the Southwest Corner of 48th Street and Broadway Road / Phoenix, Arizona

The Shoppes at Cotton Center is prominently located at the main entrance of Cotton Center & 48th Street. The Shoppes offer superior street frontage, access and visibility and will benefit over 8,000 working and professionals in the business park.

The proximity of Tempe's Diablo Stadium and Wyndham Buttes Resort will further enhance the success of the retail business giving exposure from both within, as well as outside, the business park.



DE RITO PARTNERS, INC.