

# CASA GRANDE GATEWAY

FOR LEASE

1659-1677 E FLORENCE BOULEVARD  
CASA GRANDE, AZ 85122



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# OFFERING DETAILS

1659-1677 E FLORENCE BOULEVARD  
CASA GRANDE, AZ 85122

**LEASE RATE** Call For Pricing

**TOTAL AVAILABILITY**  $\pm 1,800$  - 6,500 SF

Suite 1659-9  $\pm 1,800$  SF

Suite 1677-20\*  $\pm 1,400$  SF Former staffing company

Suite 1677-24\*  $\pm 3,150$  SF Former Built Out Dental Space with 8 Exam Rooms

Suite 1677-27  $\pm 6,500$  SF Fully Fixurized Former Buffet

\*Suites 1677-24 & 1677-20 are contiguous up to 4,550 SF

**ZONING** 1130

**PARCEL** 505-280-210 & 505-280-23B

## PROPERTY HIGHLIGHTS

- Strong anchors such as 99 Cents Only, Bank of America, NextCare, and other national tenants
- Across from Wal-Mart Supercenter
- Adjacent to Banner Regional Hospital

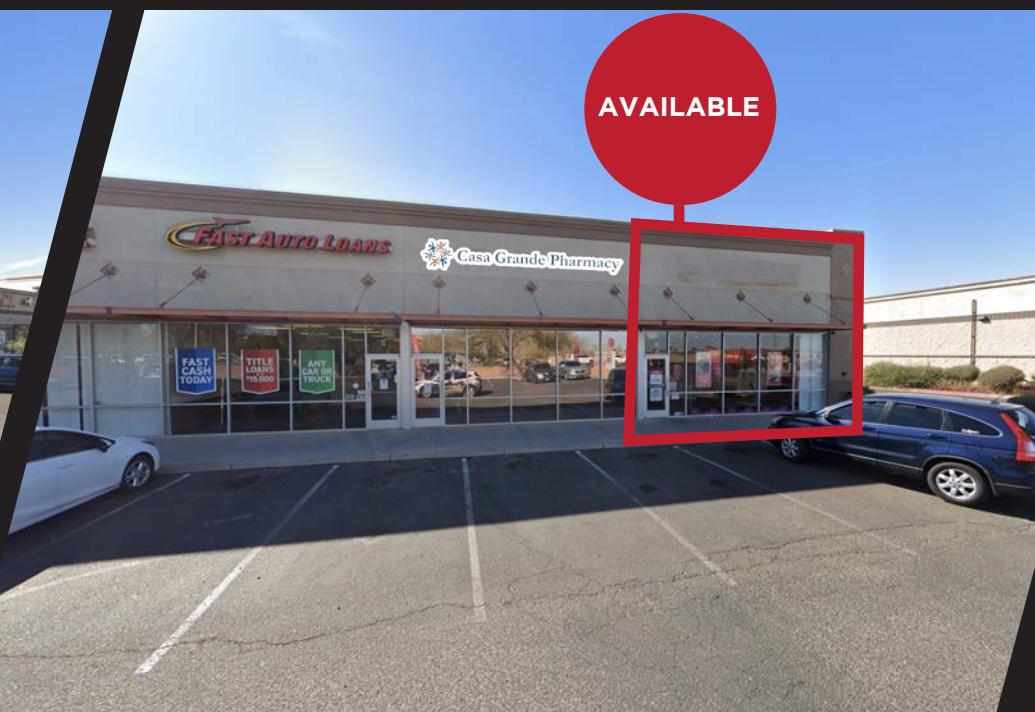
This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# SUITE 1659-9 | 1,800 SF

LEVROSE  
COMMERCIAL REAL ESTATE

TCN  
WORLDTIME  
REAL ESTATE SERVICES



# SUITE 1677-24 | 3,150 SF

LEVROSE  
COMMERCIAL REAL ESTATE

TCN  
WORLDTIME  
REAL ESTATE SERVICES



# SUITE 1677-27 | 6,500 SF

LEVROSE  
COMMERCIAL REAL ESTATE

TCN  
WORLDTIME  
REAL ESTATE SERVICES

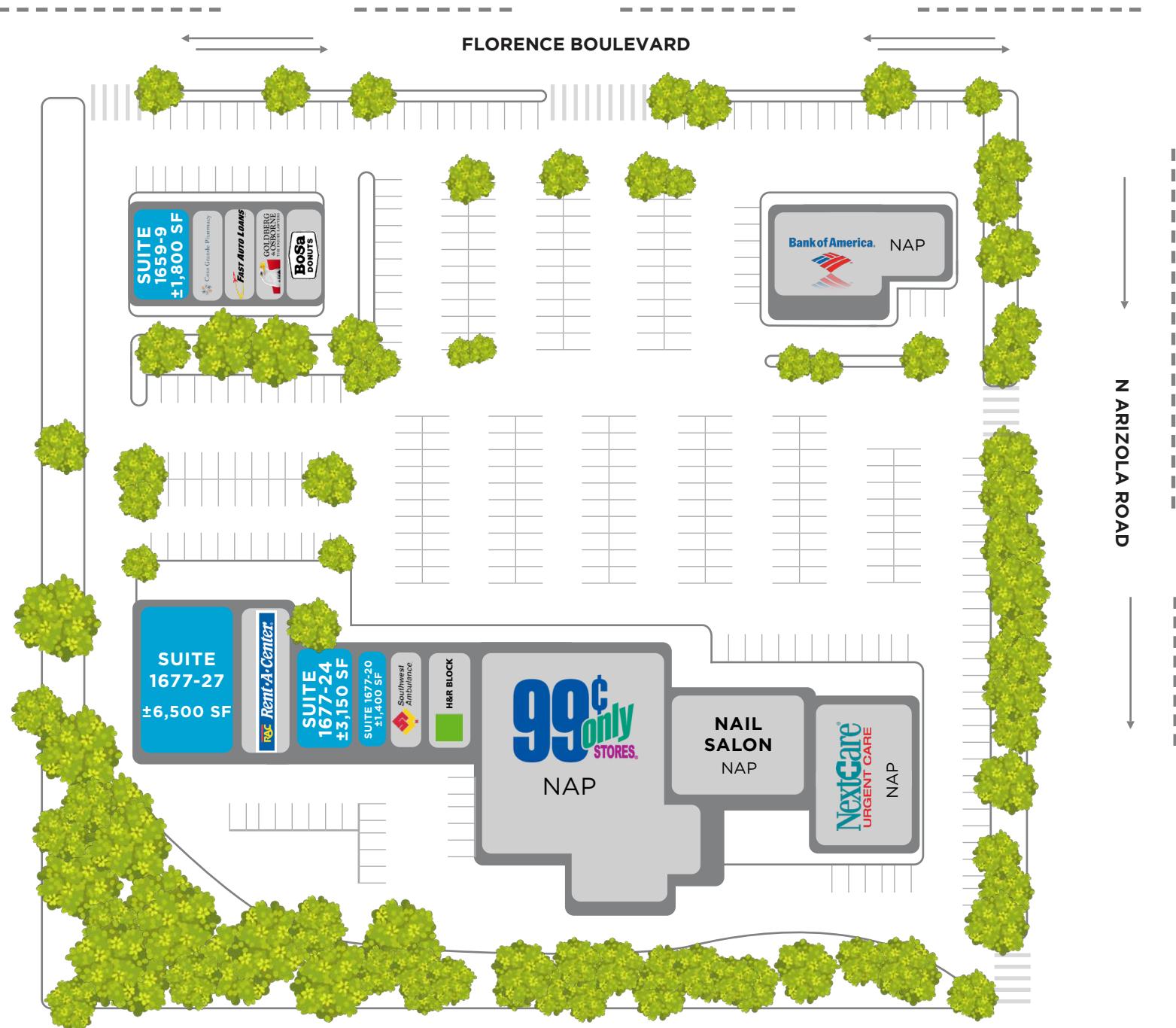


# SITE PLAN

LEVROSE  
COMMERCIAL REAL ESTATE

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COMMERCIAL  
REAL ESTATE SERVICES

AVAILABLE



# AERIAL OVERVIEW

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2021</b>	8,012	42,148	59,653
<b>2026</b>	8,995	48,088	68,093



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2021</b>	3,172	15,179	21,534
<b>HH GROWTH 2021-2026:</b>	2.4%	2.8%	2.8%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2021</b>	\$69,570	\$69,630	\$70,539

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# LOCATION OVERVIEW

## CASA GRANDE



FOUNDED IN  
**1879**



**58,632**

FULL-TIME  
RESIDENT  
POPULATION

### AFFLUENT POPULATION

Casa Grande, Arizona is located in Pinal County and has a population of nearly 59,000 full-time residents. It was originally founded in 1879 as a mining town. Casa Grande is very strategically located. It is situated in between Phoenix and Tucson, though closer to the city limits of Phoenix.

### SUPERIOR LOCATION & ACCESS

Located at the crossroads where I-10 meets I-8 to Yuma and San Diego, Casa Grande see many visitors traveling between the big cities of Phoenix, Tucson, and San Diego, will come through the city.

### AWARDS & ACCOLADES

- One of Travelocity's 25 Most Giving Cities in the US (#14)
- A Tree City USA by the National Arbor Day Foundation (14 Years)
- A Playful City USA designated by Kaboom! (9 Years)
- Excellence in Financial Reporting from the Government Finance Officers Association (25 Years)
- Outstanding Achievement in Popular Annual Financial Reporting from the Government Finance Officers Association (5 Years)
- Distinguished Budget Presentation from the Government Finance Officers Association (19 Years)
- Ranked 19th Safest City in Arizona by Safe Home's Safest Cities score.



