

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	±1,800 - 6,500 SF
Suite 1659-9	±1,800 SF
Suite 1677-20*	±1,400 SF Former staffing company
Suite 1677-24*	±3,150 SF Former Built Out Dental Space with 8 Exam Rooms
Suite 1677-27	±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

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SUITE 1677-24 | 3,150 SF

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SUITE 1677-27 | 6,500 SF

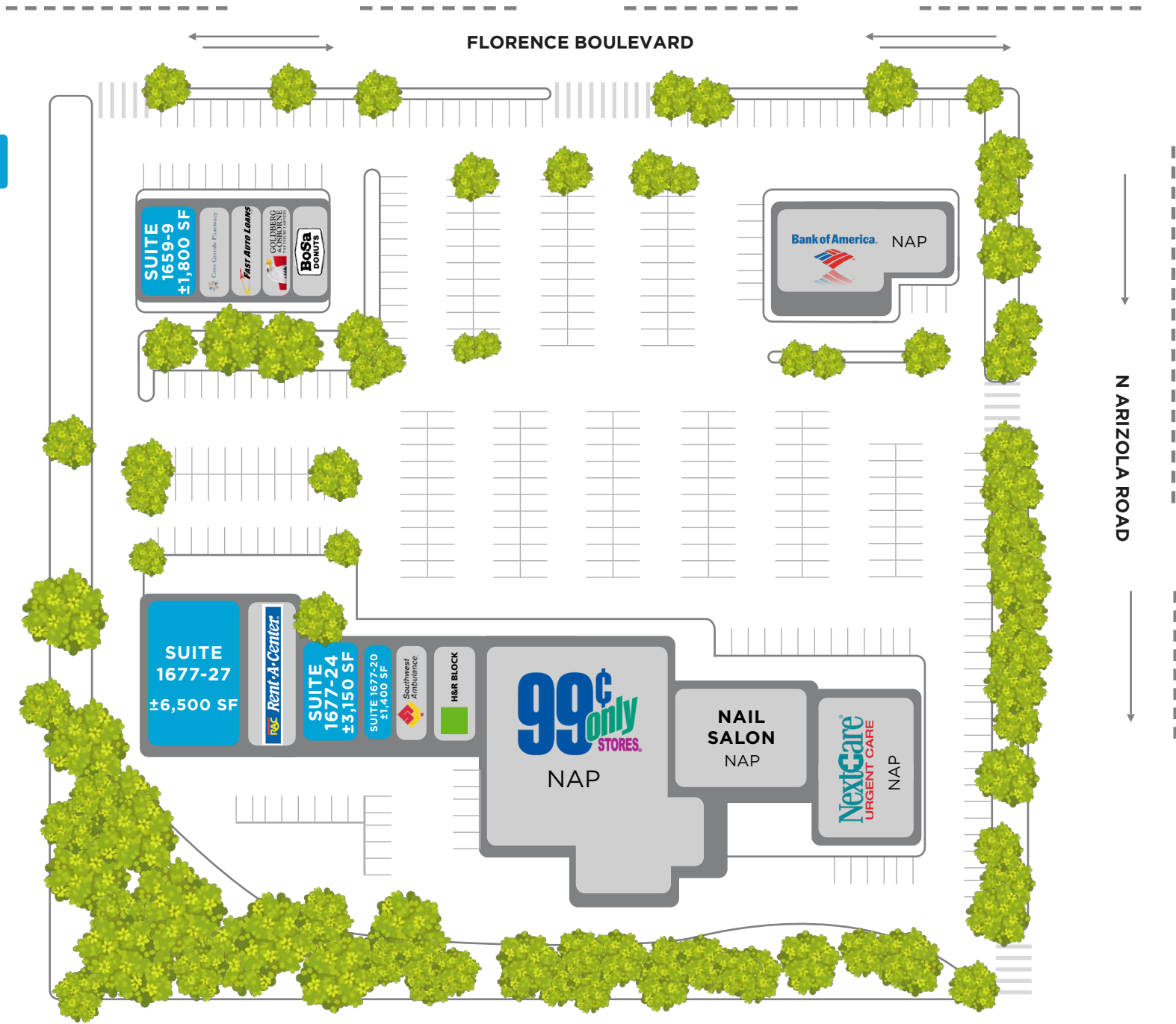
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SITE PLAN

AVAILABLE



AERIAL OVERVIEW



E COTTONWOOD LANE ±9,795 VPD

INTERSTATE 10

CASA GRANDE PROMENADE

- Marshalls
- PETSMART
- Olive Garden
- Dillard's
- KOHL'S
- Harkins Theatres
- SALLY BEAUTY SUPPLY
- BED BATH & BEYOND
- JCPenney
- ULTA BEAUTY
- ROSS DRESS FOR LESS
- Michaels

FLORENCE BOULEVARD ±27,311 VPD

INTERSTATE 20 ±50,847 VPD

- BAYMONT
- golden CORNER
- Holiday Inn
- Little Caesars
- Dutch Bros
- ihop

SITE

N TREKELL ROAD ±10,987 VPD

- Peter Piper
- SUBWAY
- JO-ANN
- frys

- LONG JOHN SILVER
- McDonald's
- WAL-MART

N PERART ROAD ±6,811 VPD

N ARIZOLA ROAD ±9,593 VPD

W JIMMIE KERR BOULEVARD ±11,364 VPD

DEMOGRAPHICS



POPULATION

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



HOUSEHOLDS

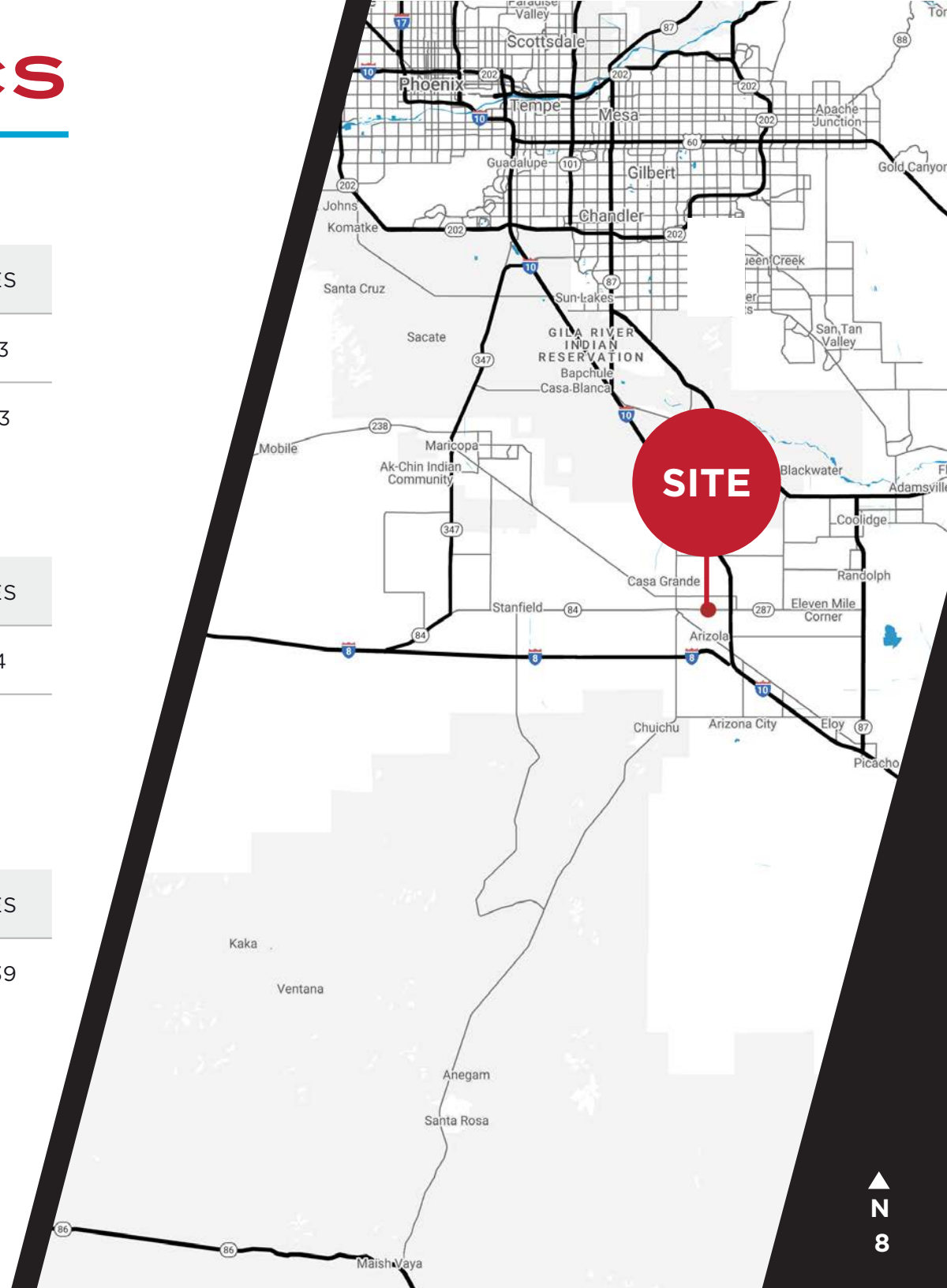
	1 MILE	3 MILES	5 MILES
2021	3,172	15,179	21,534
HH GROWTH 2021-2026:	2.4%	2.8%	2.8%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2021	\$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.



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