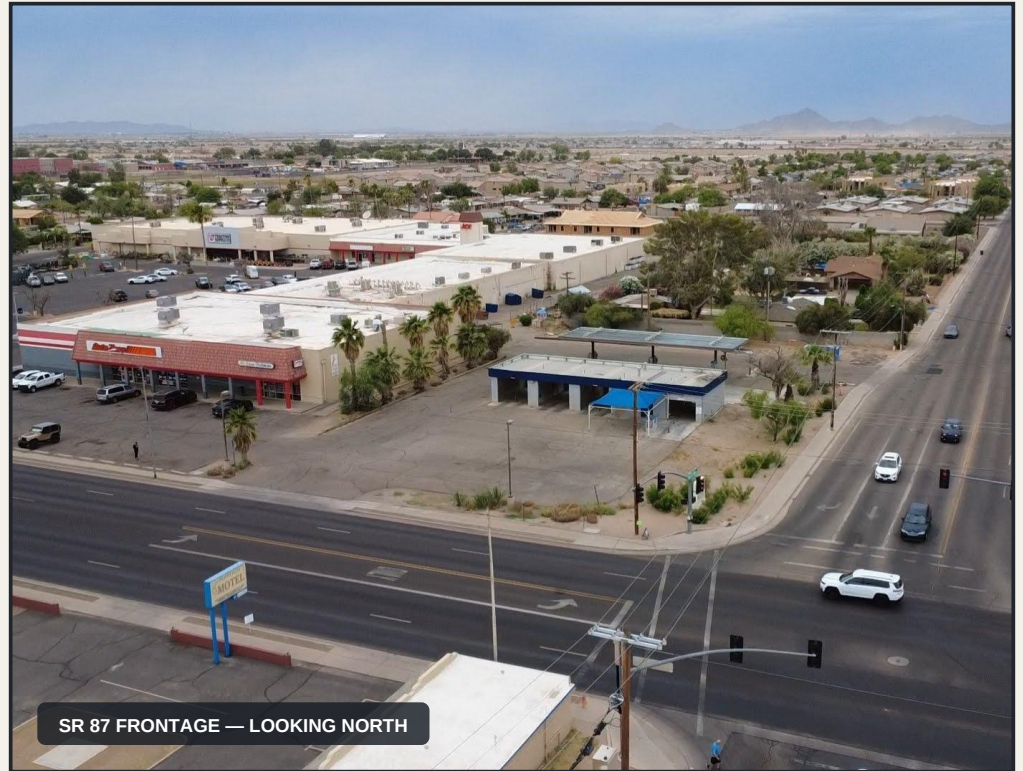


SWC N. ARIZONA BLVD (SR 87) & W. VAH KI INN RD

COOLIDGE, ARIZONA ±0.98 ACRE SIGNALIZED CORNER — AVAILABLE PADS FOR GROUND LEASE



SUBJECT — SIGNALIZED HARD CORNER



SR 87 FRONTAGE — LOOKING NORTH

TRAFFIC COUNTS

16,177 VPD

N. ARIZONA BLVD / SR 87

6,828 VPD

W. VAH KI INN RD

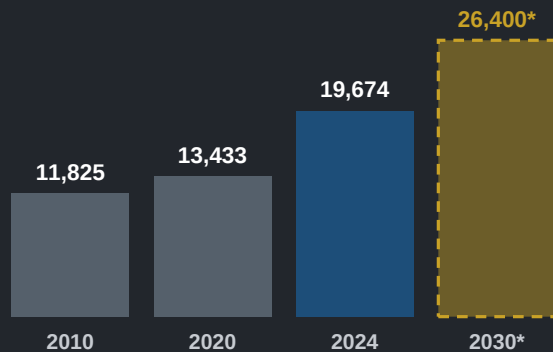
ADOT 2023

- **±0.98 AC** — 253' on Vah Ki Inn x 206' on Arizona Blvd; zoned C-2 with grandfathered drive-thru use permit; full-access drives on both frontages; cross-access to the Tractor Supply / Ace / McDonald's / AutoZone center
- **2,299 STUDENTS** at Coolidge High, Imagine Coolidge & Heartland Ranch — all within 3 miles
- **+46.5% POPULATION GROWTH 2020–2024** — Arizona's #1 fastest-growing city (U.S. Census)
- **THE CONNECTION POINT** between the Phoenix MSA and the I-10 Sun Corridor — a growing logistics waypoint on SR 87 / SR 287

FOR PRICING AND INFORMATION CONTACT JESSICA KNAB | 602-393-0118 | JESSICA.KNAB@DERITO.COM

#1 FASTEST-GROWING CITY IN ARIZONA, 2020–2024

U.S. CENSUS BUREAU — VINTAGE 2024 ESTIMATES



*TREND-BASED PROJECTION AT ±5%/YR (U.S. CENSUS VINTAGE 2024)

GROWTH DRIVERS

- Lucid (EV) & P&G (\$500M plant, 500 jobs) at Inland Port Arizona
- New rooftops feeding SR 87 — the city's primary retail spine
- Regional draw: SR 87/287 link four surrounding growth markets

183,000+

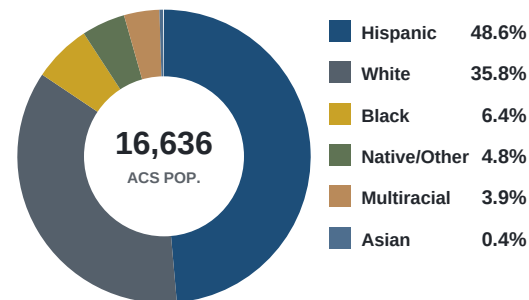
EMPLOYED WITHIN 25 MILES

110,000+

ASSOC. DEGREE OR HIGHER

POPULATION BY RACE / ETHNICITY

COOLIDGE — ACS 2020-2024 (CENSUSDOTS.COM)



+43.7%

growth in Hispanic population since 2020 — strong demand for value-oriented food & services

UNDERSERVED RETAIL MARKET

Most Coolidge residents commute out of the city for work, and the community currently drives to Casa Grande and San Tan Valley for everyday food and services.

Every trip moves through the SR 87 / SR 287 corridor — directly past the site. New QSR and auto-service uses capture demand that leaves town today.

SCHOOLS WITHIN 3 MILES

COOLIDGE HIGH SCHOOL

1,093

IMAGINE COOLIDGE ELEMENTARY

681

HEARTLAND RANCH ELEMENTARY

525

2,299 STUDENTS — DAILY 2X TRAFFIC GENERATORS

HOUSING PIPELINE

10,000+

residential lots planned with 100-year assured water supply

BUILDERS UNDERWAY

D.R. Horton • Century Complete • Oakwood Homes • KB Home • Richmond American — incl. the new Sundance community (underway)

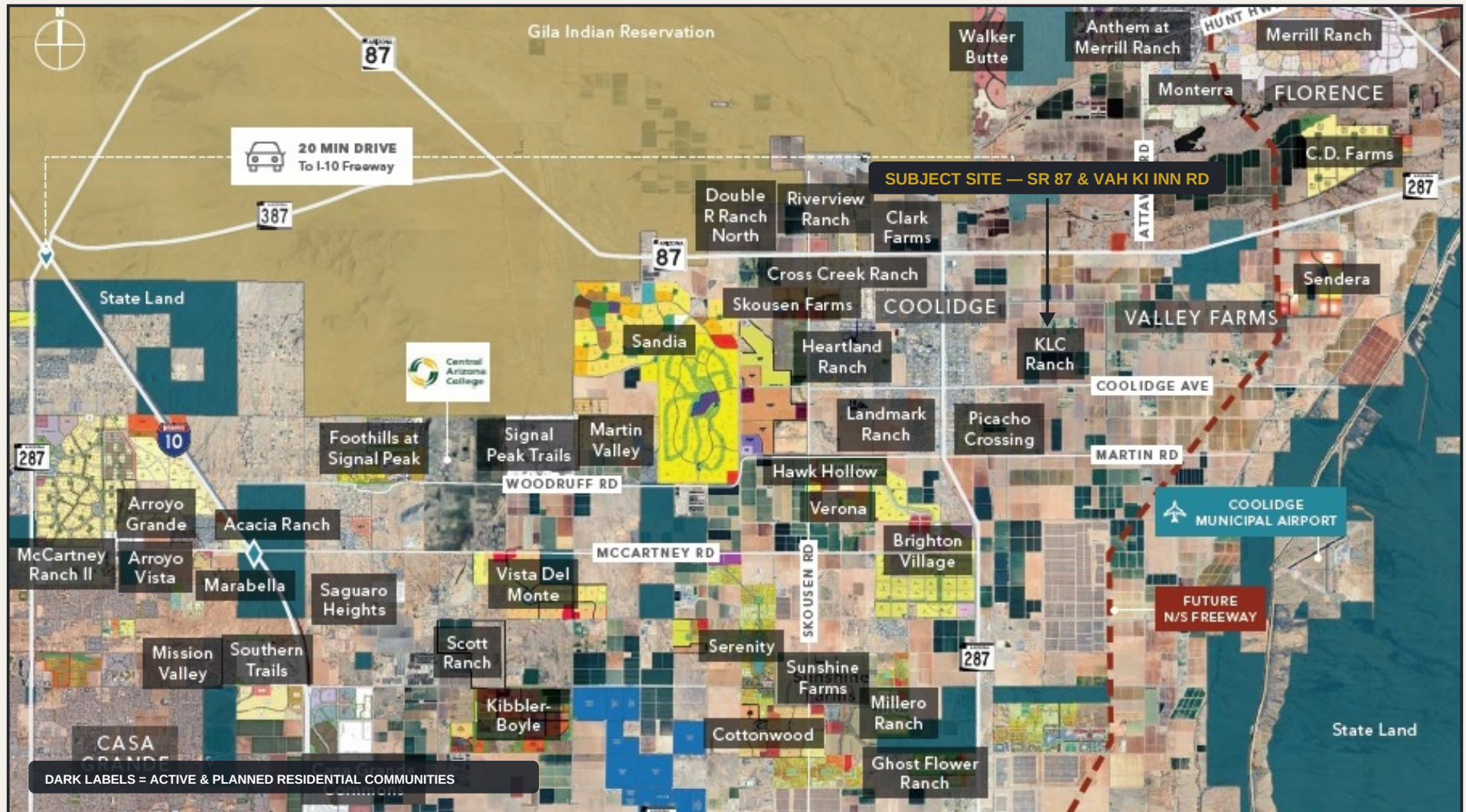
PLANNED & IN DESIGN

Casa Blanca Apartments • Edgewood • Hawk Hollow • 328-unit Mesquite Manor multifamily (Skousen Rd)

A range of new single-family and multifamily options is bringing new households — and new retail demand — to the trade area.

Sources: U.S. Census Bureau Vintage 2024 & ACS 2020-2024; censusdots.com; Coolidge Economic Development Committee; Coolidge Chamber of Commerce / 2026 Community Guide; school enrollments per AZ Dept. of Education.

TRADE AREA & CONNECTIVITY



A REGIONAL CROSSROADS

SR 87 & SR 287 link Casa Grande, Eloy & I-10, Florence, San Tan Valley, Chandler & Gilbert — the site fronts SR 87, Coolidge's main & main.

INLAND PORT ARIZONA

2,700-AC rail-served employment hub minutes south — Lucid, P&G (\$500M, 500 jobs), NextEra Energy & Global Water.

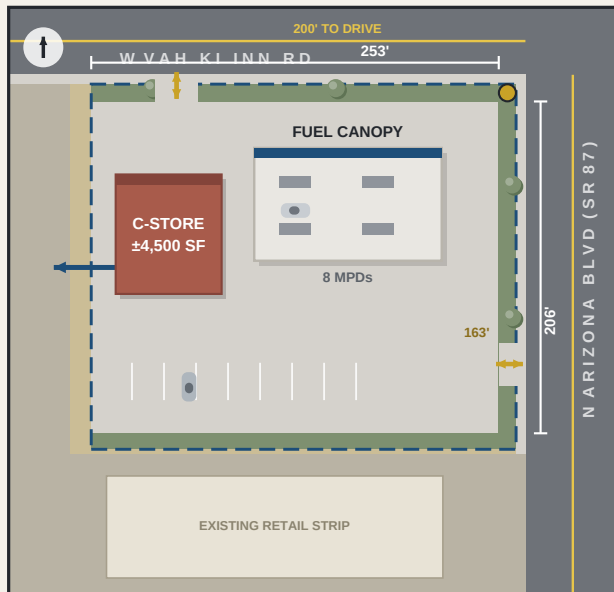
CASA GRANDE RUINS NM

100,000+ visitors a year (record ±113,000 in 2023) — right up N. Arizona Blvd from the site.

±70-AC REGIONAL PARK

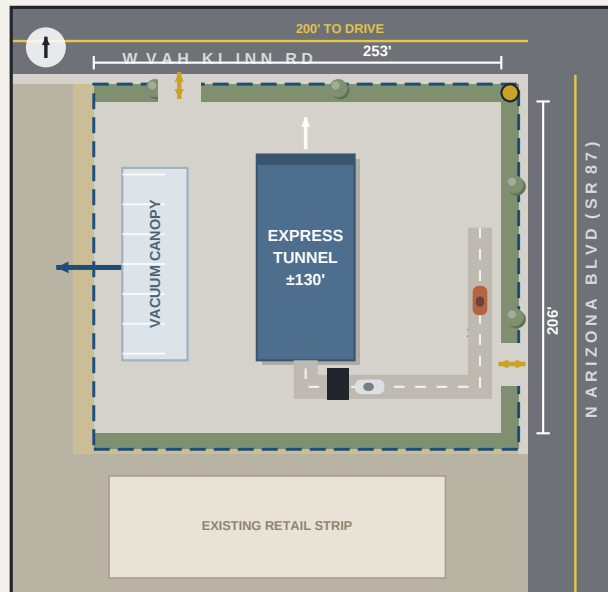
New city regional park underway at Coolidge Ave & Skousen Rd — fields, courts, splash pad & events lawn.

REDEVELOPMENT CONCEPT RENDERINGS



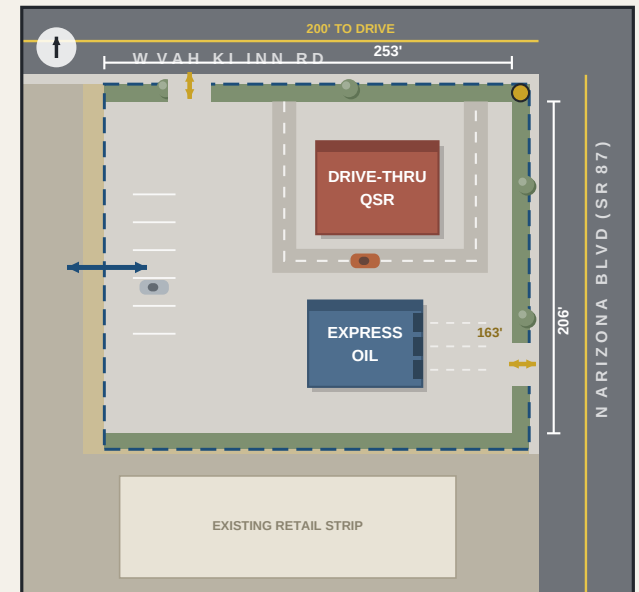
CONCEPT 1 — FUEL & CONVENIENCE

±4,500 SF C-STORE + 8-MPD FUEL CANOPY ON THE HARD CORNER



CONCEPT 2 — EXPRESS CAR WASH

±130' TUNNEL, WRAP-AROUND QUEUE + VACUUM CANOPY



CONCEPT 3 — QSR + AUTO SERVICE

DRIVE-THRU ON THE CORNER + EXPRESS OIL FACING SR 87

253'

FRONTAGE ON VAH KI INN RD

206'

FRONTAGE ON ARIZONA BLVD

200' / 163'

DRIVES FROM THE SIGNALIZED CORNER

±0.98 AC

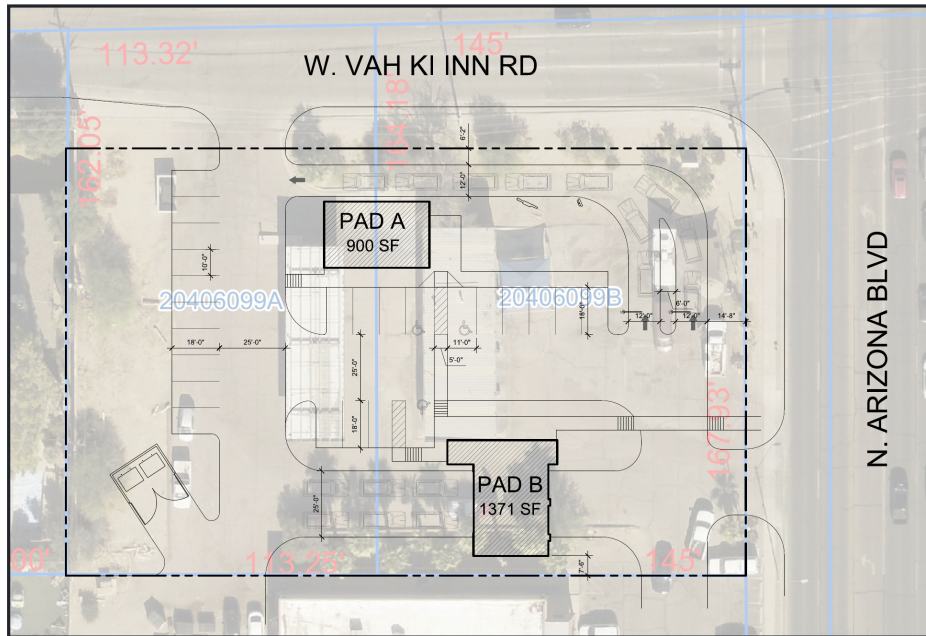
ZONED C-2 + DRIVE-THRU PERMIT

Conceptual renderings for illustration only — approximate scale. All layouts subject to site planning, tenant requirements and municipal approval.

CONCEPTUAL SITE PLANS

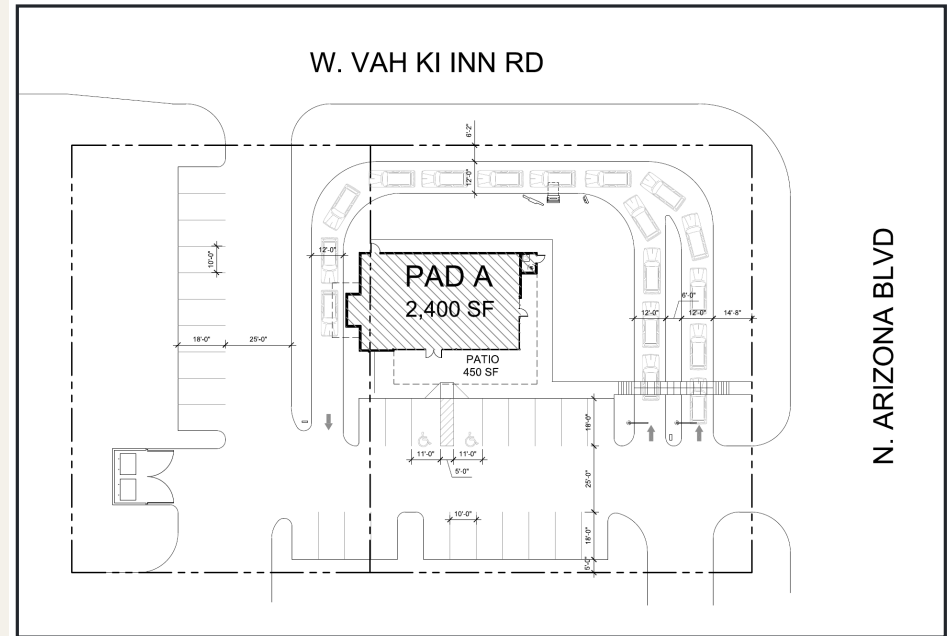
CONCEPT A — TWO-PAD PLAN

PAD A: ±900 SF DRIVE-THRU | PAD B: ±1,371 SF AUTO SERVICE



CONCEPT B — SINGLE PAD

±2,400 SF QSR + 450 SF PATIO | 30 SPACES



PLAN HIGHLIGHTS

- Drive-thru pad on the signalized hard corner with dedicated stacking lane
- Auto-service pad with bays fronting N. Arizona Blvd (SR 87) — 16,177 VPD
- Full-access drives on both frontages — 200' and 163' from the signalized corner; cross-access to the Tractor Supply / Ace / McDonald's / AutoZone center
- Zoned C-2 with grandfathered drive-thru use permit; parking exceeds code in both concepts

FOR MORE INFORMATION CONTACT

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