



# NEW PADS & SHOPS ACROSS FROM WALMART

NEC of Maricopa-Casa Grande Hwy and Porter Rd  
Maricopa, Arizona

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Dean Ingram  
602.703.3326  
dean.ingram@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com



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## Property Highlights

- 6.64 acres perfect for retail, grocery, fast food, entertainment, services, office, medical, and other employment
- City offers Fast Track Permitting and is committed to assisting business in rapid expansion
- Ideal location in high density, growing residential area
- Pro-business local leadership offers low employer taxes and operating costs
- Growing agritech business and research facilities nearby, including USDA Arid-Land Agricultural Research Center, and University of Arizona Maricopa Agricultural Center
- Recent development includes: Pinal Energy; Arizona's first ethanol plant, and Marisol Energy 2; proposed 1,492-acre Maricopa Solar Park project
- North American proving grounds for Volkswagen and Nissan located in the City of Maricopa



Great Opportunity In Fast Growing Area!

## Demographics

	1 mi	3 mi	5 mi
Estimated Population	6,274	51,257	74,461
Estimated Households	2,087	17,276	25,058
Med Household Income	\$119,272	\$116,812	\$117,691
Daytime Population	466	4,340	6,099

Source: SitesUSA

## Traffic Counts

Maricopa-Casa Grande Hwy	11,477 VPD
Porter Rd	9,641 VPD
<b>Total</b>	<b>21,118 VPD</b>

## Businesses Nearby



**Brian Gast**  
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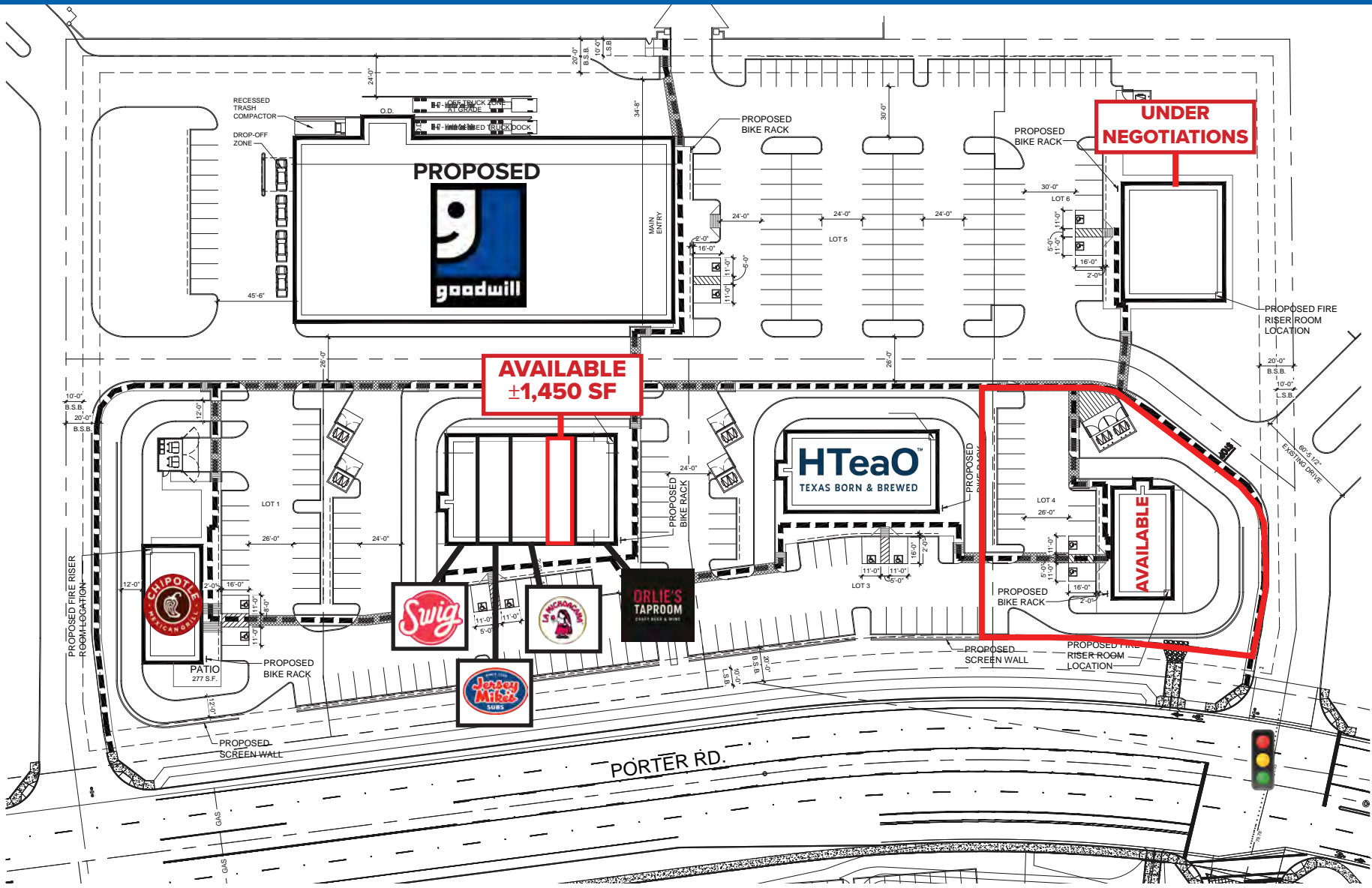
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# SITE PLAN



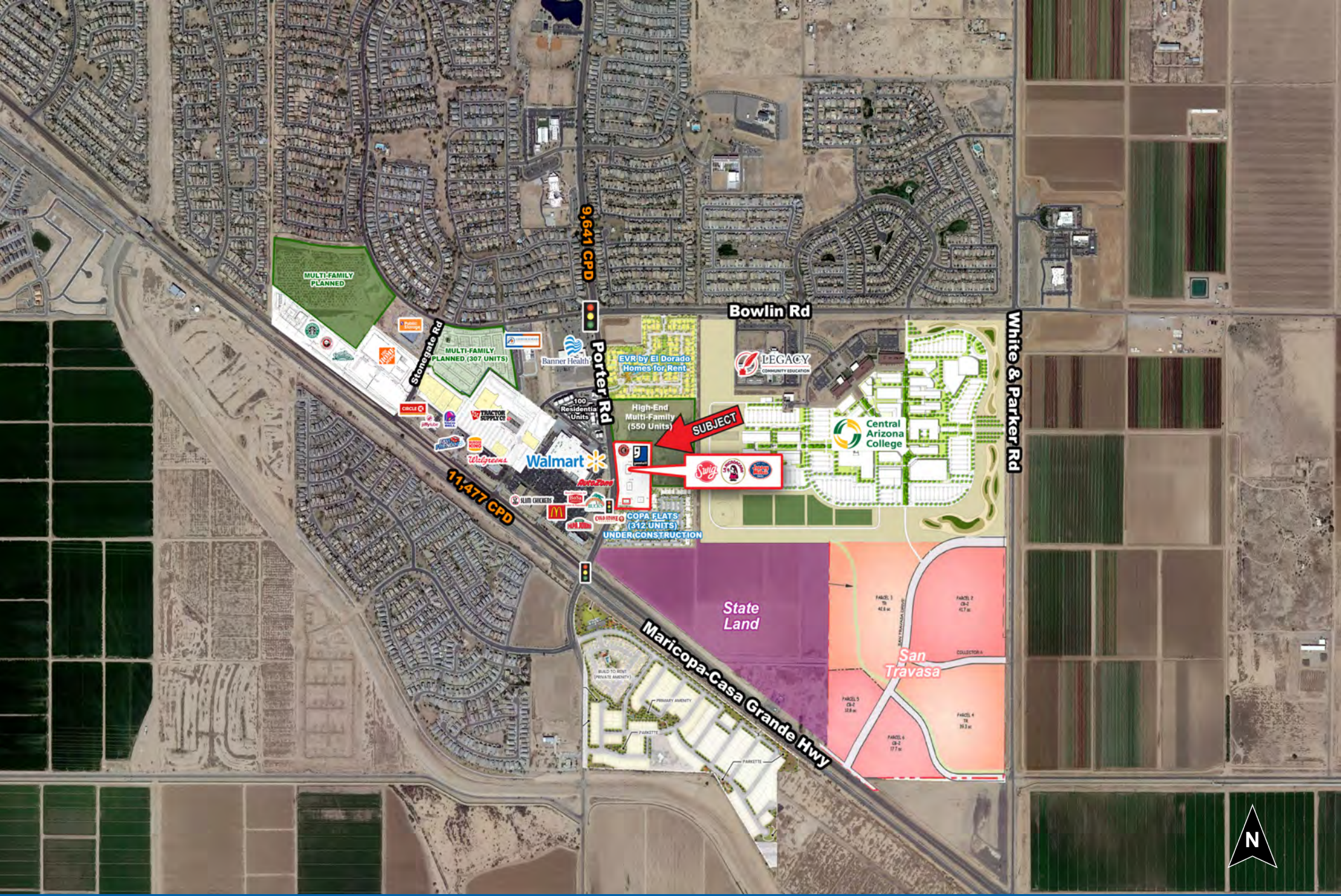
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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	6,274	51,257	74,461
	2026 TOTAL HOUSEHOLDS	2,087	17,276	25,058
	MEDIAN HOUSEHOLD INCOME	\$119,272	\$116,812	\$117,691
	2026 MEDIAN HOME VALUE	\$371,022	\$372,101	\$374,172
	2026 TOTAL EMPLOYEES	63	742	1,091
	2026 TOTAL BUSINESSES	189	4,724	12,762



2415 E. CAMELBACK RD SUITE 400  
PHOENIX, AZ 85016  
velocityretail.com

## FOR LEASING INFORMATION:

**BRIAN GAST**

602.682.8155  
bg@velocityretail.com

**HEATHER PRINSLOO**

602.682.8108  
heather.prinsloo@velocityretail.com

**PARKER JONES**

602.682.8182  
parker.jones@velocityretail.com

**RYAN LANE**

602.682.8164  
ryan.lane@velocityretail.com

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