

# PRIME COOLIDGE COMMERCIAL OPPORTUNITY

±1,423 SF & ±1,500 SF AVAILABLE FOR SALE

225 & 227 W Coolidge Ave | Coolidge, AZ



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**D** **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

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## THE PROPERTIES

Investment Type: Owner User | \$135/SF  
Sold Together or Separately

225 W Coolidge Ave (Left Building - Built Out as Office)

1,423 SF | 0.08 Acres

List Price: **\$192,105**

227 W Coolidge Ave (Right Building)

1,500 SF | 0.08 Acres

List Price: **\$202,500**



## DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



MEDIAN HOME VALUE



DAYTIME POPULATION



TOTAL BUSINESSES

1 MILE	7,795	2,784	\$63,191	\$161,118	4,248	163
3 MILE	19,731	6,681	\$90,304	\$257,058	9,179	288
5 MILE	22,937	7,863	\$89,914	\$263,621	11,240	322

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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## LOCATION HIGHLIGHTS

- Prime Commercial Opportunity | Coolidge's Fastest-Growing Corridor
- Seize your place in one of Coolidge's most active and sought-after commercial corridors. These high-visibility flex/industrial buildings sit at the center of a thriving business community, surrounded by established local retailers and a steady stream of daily traffic, giving your business the exposure it needs from day one
- Available individually or as a package, these properties are ideal for an owner-user looking to plant roots in Coolidge's expanding commercial hub
- High-traffic corridor with exceptional street visibility and convenient access
- Zoned I-2 General Industrial, this property supports a wide range of uses including day care, salon services, restaurant or catering, professional office, education, recreation, entertainment, and community or social services
- Surrounded by thriving local businesses, creating a built-in customer ecosystem
- Additional overflow parking available via a nearby corner lot, a rare advantage in an active commercial district
- Positioned in Coolidge's expanding commercial hub, where growth and opportunity continue to attract new investment
- Whether you're launching a new venture, expanding an existing operation, or securing a smart owner-user investment, this is a rare chance to own in one of Coolidge's most promising business destinations



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## PROPERTY PHOTOS



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Walmart \* SONIC FIREHOUSE SUBS  
Wendy's CIRCLE K verizon KFC  
ANYTIME FITNESS Aaron's  
Reilly AUTO PARTS SAFEWAY DOLLAR TREE TACO BELL

TSC TRACTOR SUPPLY CO ACE Hardware  
Wendy's Auto Zone McDonald's

W VAH KI INN RD

N MAIN ST

1,221 VPD

**SUBJECT PROPERTY**  
±1,423 SF | ±1,500 SF

S ARIZONA BLVD

12,677 VPD

3,294 VPD

W COOLIDGE AVE

9TH ST

N KENWORTHY RD

N CHRISTENSEN RD

Casa Grande Ruins National Monument

Imagine Schools Prep High School & Elementary School

Coolidge Junior High School

Coolidge High School

West Elementary School

Kenilworth Sports Center

Google Earth



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