

Retail Industrial Available

FOR SALE

Near the intersection of W Central Ave and N Arizona Blvd in Coolidge, Arizona

428 **W Central** Ave



REALTYONEGROUP
COMMERCIAL

REALTYONEGROUP




PROPERTY OVERVIEW

Situated along Coolidge's main North Arizona Boulevard (Hwy 87/287), this 3,400 square-foot retail and industrial warehouse property presents a unique business opportunity. Featuring three street-front units and a spacious warehouse, the property is zoned General Business C-2, offering versatile leasing potential. With Central Arizona College and the Central Arizona Valley Institute of Technology nearby, this location is an excellent investment in a growing community.

 **LOCATION**
Near the intersection of **W Central Ave** and **N Arizona Blvd** in **Coolidge, Arizona**.

 **SIZE**
3,400 SF Commercial Space

 **ZONING**
C-2

 **PRICE PER SQ FT**
\$100 PSF

 **LOT SIZE**
7,002 SF

W Central Ave 428

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Primary Listing Agent
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RealtyOneGroupCommercial.com



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2024 DEMOGRAPHICS



POPULATION

1 mile: 8,045
3 Mile: 17,157
5 Mile: 19,900



DAYTIME POP.

1 mile: 8,523
3 Mile: 15,087
5 Mile: 17,384



HOUSEHOLDS

1 mile: 3,386
3 Mile: 6,262
5 Mile: 7,347



AVG HH INCOME

1 mile: \$60,922
3 Mile: \$75,069
5 Mile: \$72,450



AVG HOME VALUE

1 mile: \$190,879
3 Mile: \$240,219
5 Mile: \$253,760



87

87

287

Walmart
Supercenter

Walgreens

FLORENCE-COOLIDGE HWY

SONIC

CIRCLE K

TACO BELL
ANYTIME FITNESS

SAFeway

DOLLAR TREE

Aaron's
FITNESS CLUB

T-Mobile
authorized dealer

redbox

NAPA
AUTO PARTS

O'Reilly
AUTO PARTS

Domino's
STARBUCKS

287

E VAH KI INN RD

DQ
Grill & Chill
SUBWAY

Rugs & More
TRACTOR SUPPLY CO
McDonald's

GARRETT
CHEVROLET
GARRETT MOTORS
Pizza Hut

Tag's & Cafe
BREAD & BUTTER
PANTRY & DELI

287

SUBJECT
PROPERTY

W COOLIDGE AVE

Dragon City
Little Caesars Pizza
Chevron

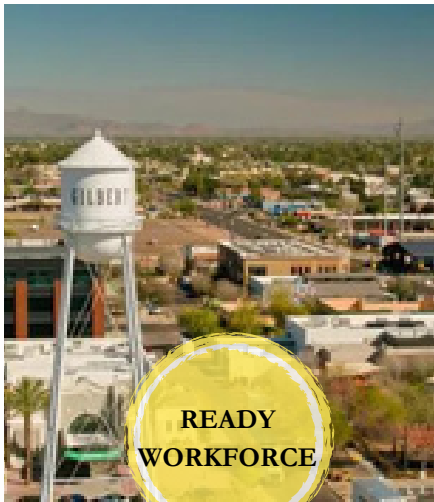
COOLIDGE OVERVIEW

Coolidge, Arizona, offers a prime location for commercial real estate with a blend of small-town charm and growing economic potential. Its strategic position near major highways and historic attractions like Casa Grande Ruins make it ideal for businesses looking to tap into a community on the rise.



WORKFORCE FAVORITE

Affordable living, easy commutes, and friendly community atmosphere. With nearby amenities, outdoor recreation, and growing job opportunities, it provides an excellent balance of work and lifestyle for employees seeking both career growth and quality of life.



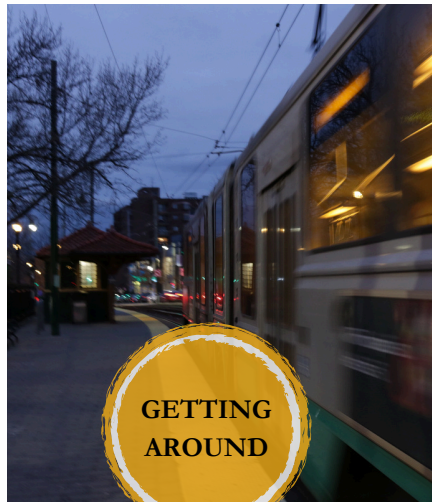
**READY
WORKFORCE**

Less than 30-minute drive to Casa Grande

45-minute commute to Phoenix

Over 60% of residents are in the workforce, providing a strong labor pool

Steady supply of skilled workers for businesses in the area



**GETTING
AROUND**

Convenient access to I-10 and I-8 highways for easy regional travel

Close to Union Pacific rail lines, supporting logistics and freight needs

Public transportation options via Pinal County's bus services

Phoenix-Mesa Gateway Airport is about a 45-minute drive for regional air travel



**COOLIDGE
INDUSTRIES**

- Manufacturing
- Agriculture
- Healthcare
- Education
- Logistics & Transportation
- Tourism & Hospitality



**LEADING
COMPANIES**

- Abbott Nutrition
- Hexcel Corporation
- Bright International
- National Vitamin Company
- Saint Holdings



**TOP
BUSINESS
LOCATIONS**

- Inland Port Arizona (IPAZ)
- Coolidge Industrial Park
- Central Arizona Commerce Park
- Arizona Boulevard Corridor



EDUCATION

- Coolidge Unified School District
- Coolidge High School
- Central Arizona College
- Central Arizona Valley Institute of Technology



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