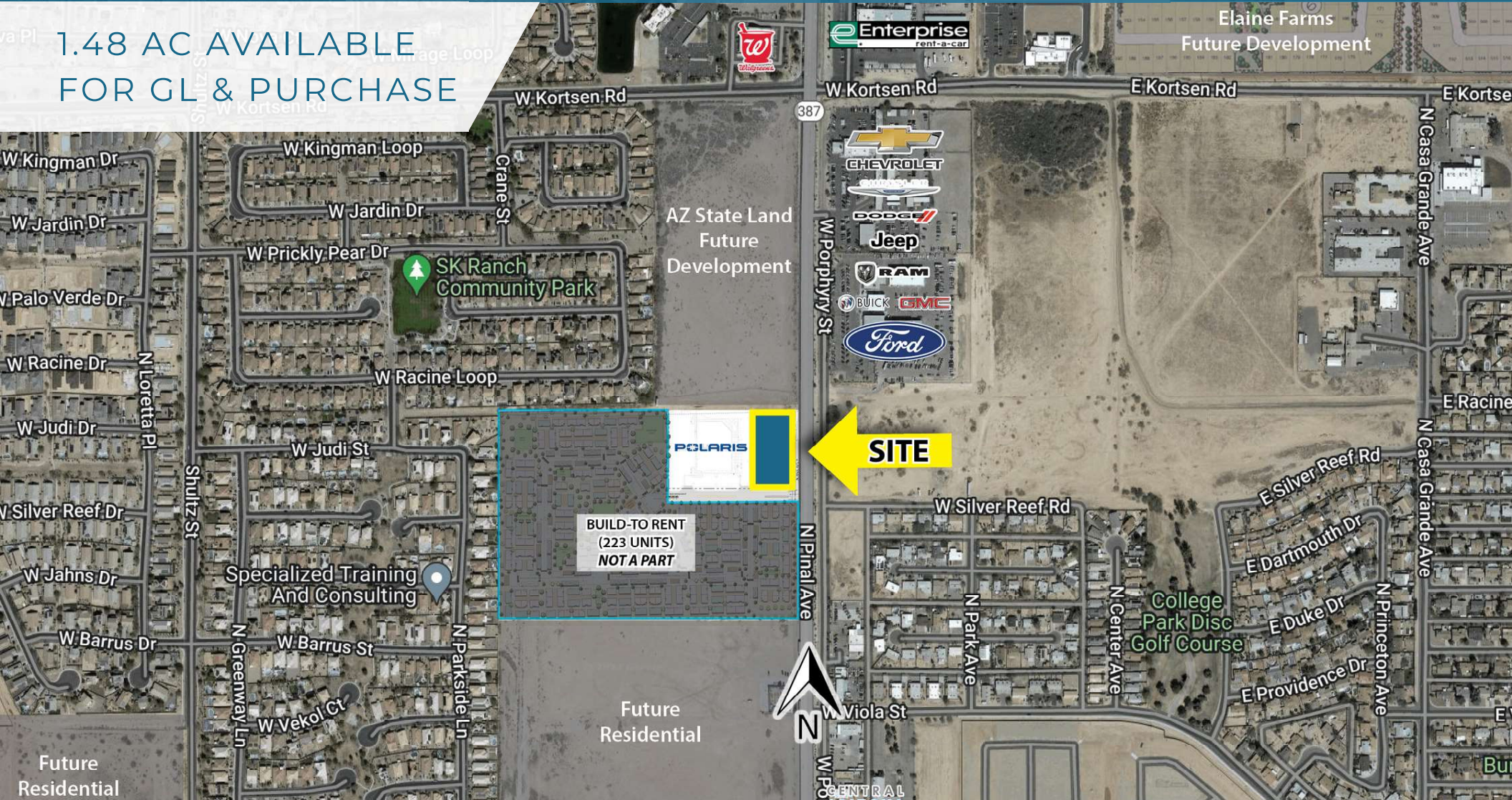


FRONTAGE ON PINAL AVE | COMMERCIAL LAND

1865 N PINAL AVE, CASA GRANDE, ARIZONA



1.48 AC AVAILABLE
FOR GL & PURCHASE



TRENT WILSON
602.753.3733
twilson@camcre.com

2701 E. CAMELBACK RD., SUITE #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE 1.48 Acres

PROPERTY HIGHLIGHTS

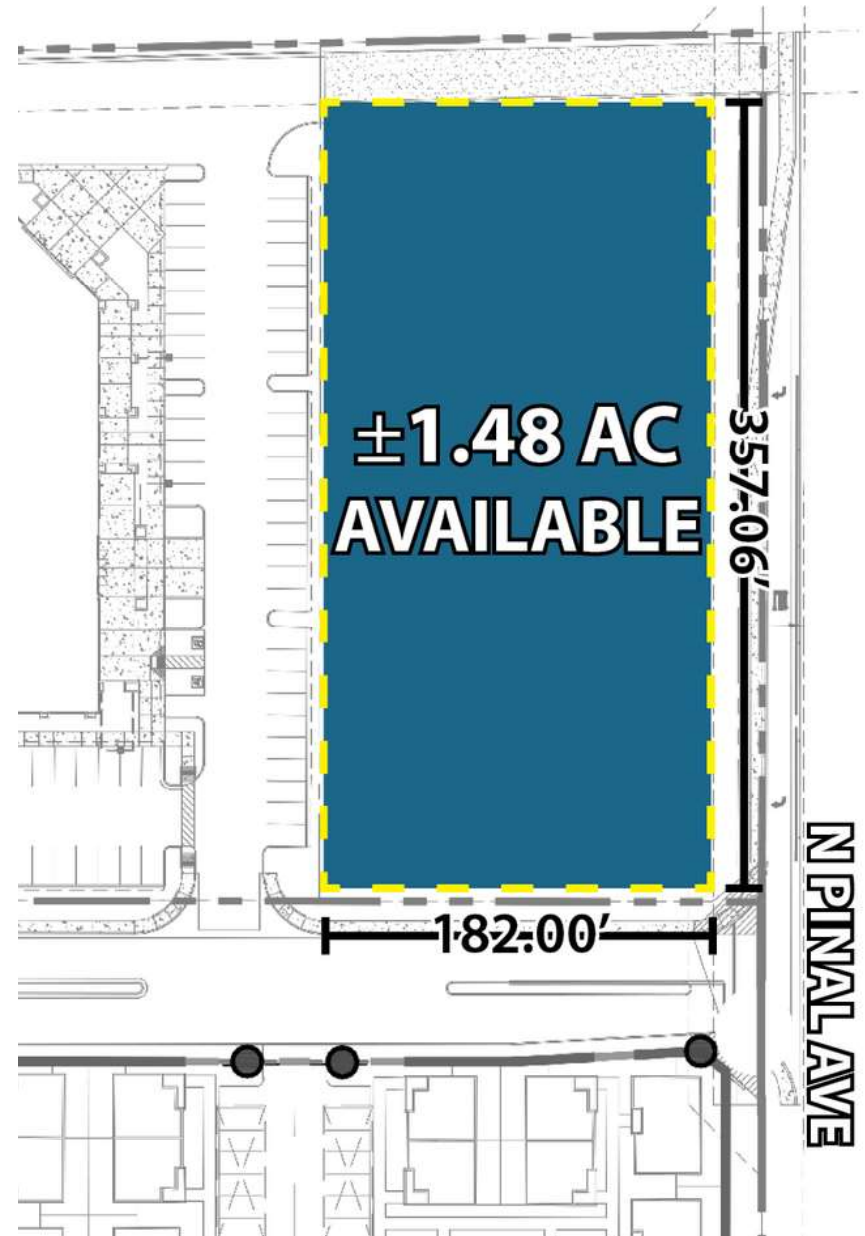
- Pinal Avenue (SR 387) is the main North/South connection to I-10.
- +/- 350' of frontage on Pinal Ave.
- Across from major auto dealers
- Casa Grande projected population increase of 7,000-8,000 by 2028
- Adjacent to approved & permitted 223-unit Build-To-Rent community
- Over 4,500 approved residential units in development in Casa Grande

ECONOMIC DRIVERS

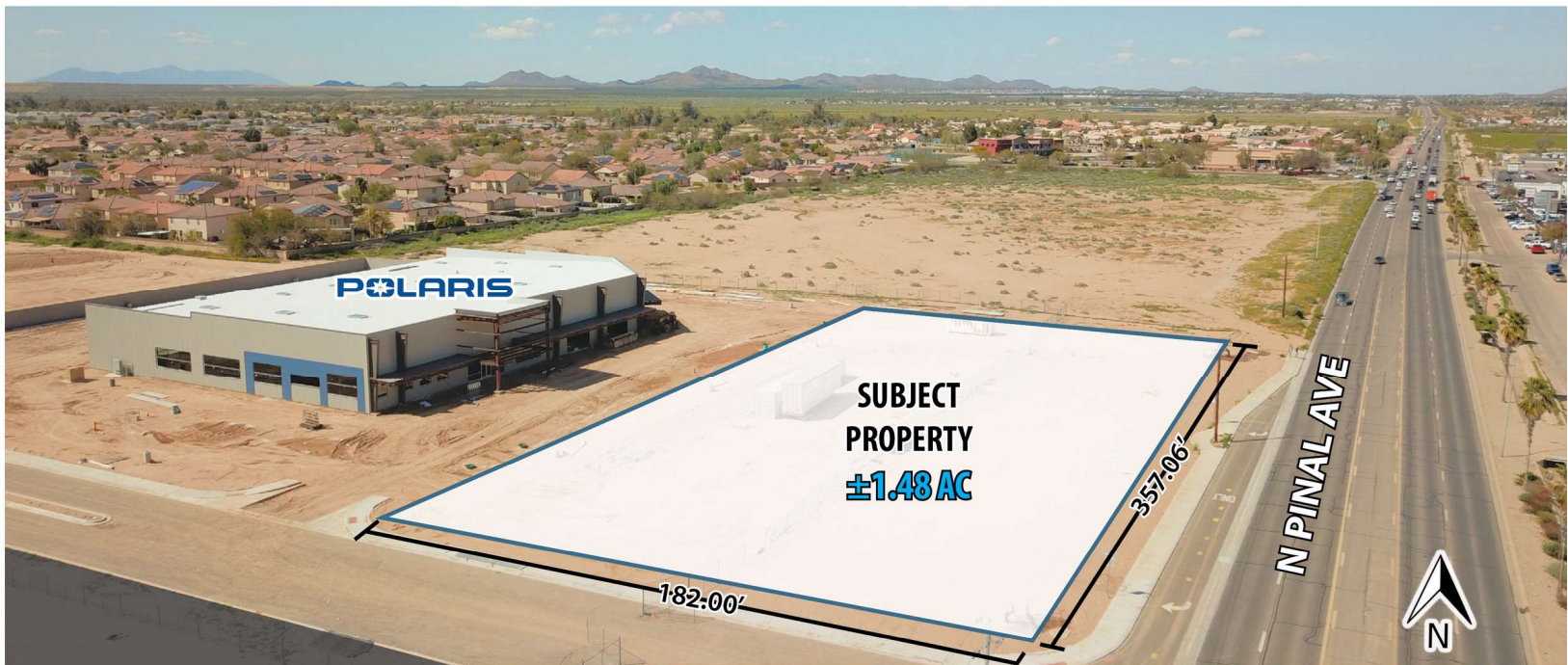


TRAFFIC COUNTS

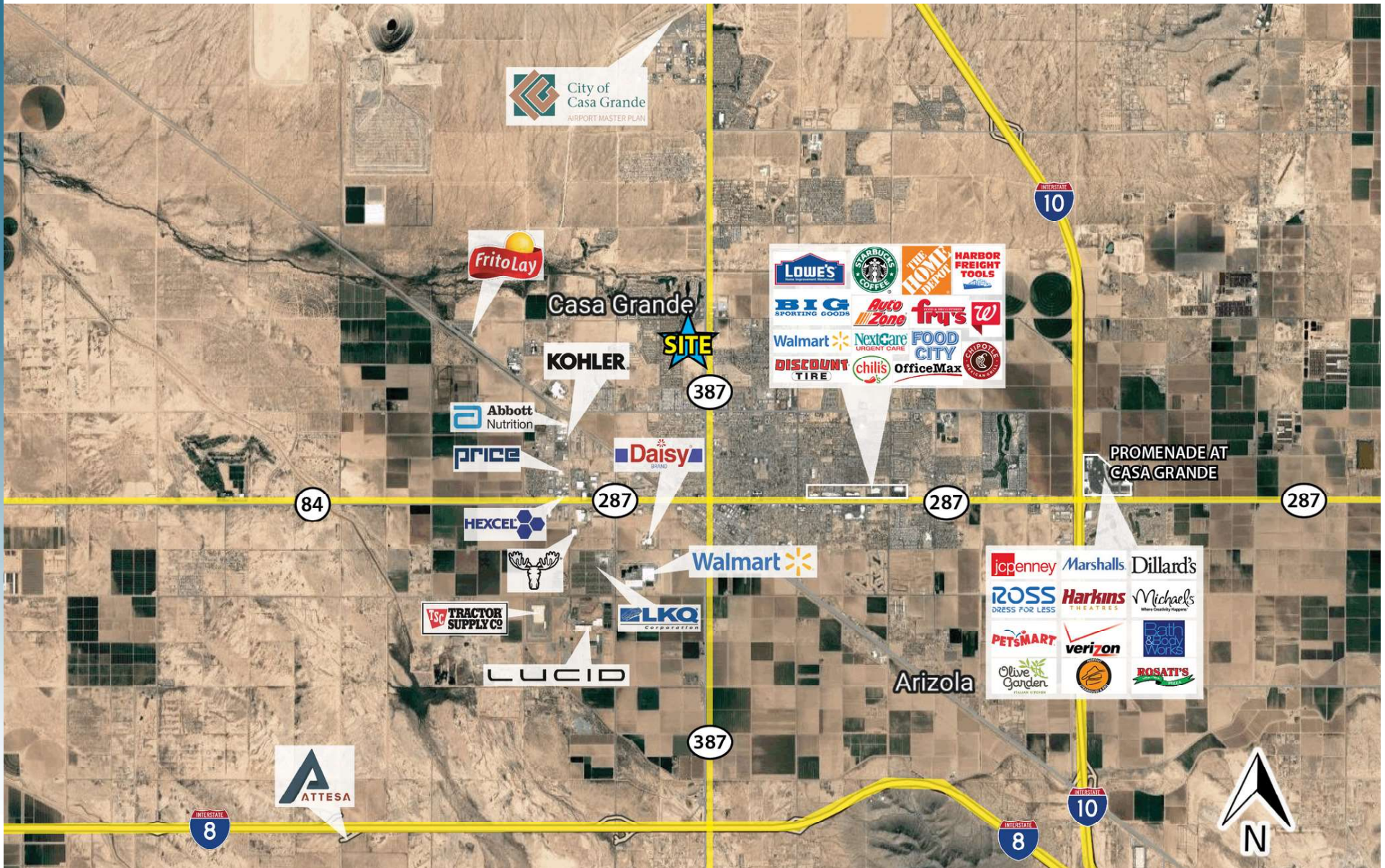
N Pinal Ave: 21,243 VPD	E Kortsen Rd: 13,524 VPD
S Pinal Ave: 36,476 VPD	W Kortsen Rd: 7,767 VPD



AERIAL PHOTOS



AREA MAP



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,529	43,478	58,808
Average Age	32.7	34.3	37.0
Average Age (Male)	31.1	31.2	34.3
Average Age (Female)	35.3	38.2	40.0



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$48,519	\$70,661	\$72,005
Average House Value	\$124,037	\$131,877	\$139,626



HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	3,884	16,406	23,083
# of Persons per HH	2.5	2.7	2.5



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	5,206	28,277	38,766
Workers	1,698	11,653	17,192
Residents	37.3	36.4	34.8



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Households	3,953	17,176	21,600
2027 Households	4,801	20,267	25,858

