

Florence & Trekell

1015 E FLORENCE BLVD | CASA GRANDE, AZ 85295

Prime Location

**RETAIL/OFFICE SPACE
AVAILABLE FOR LEASE**



Toby Campbell
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tcampbell@cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

PROPERTY OVERVIEW

*Multi-Tenant Retail/Office Space
in the Heart of Casa Grande, AZ*

- 17,928 SF Multi-Tenant Plaza
Divisible to 1,020 SF Suites
- E Florence Blvd & N Trekell Rd
Frontage with Easy Access to I-10
Freeway
- 10' Clear Height
- 100% Air Conditioned
- Abundant Parking
- Prime Location on one of Casa Grande's Most Heavily Trafficked Roadways (20,812 VPD)
- B-3 Zoning
- Built in 1980
- Fully Sprinklered
- Contact an Exclusive Listing Agent For Suite Availability



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SITE PLAN

- 17,928 SF Divisible to 1,020 SF Suites
- Lease Rate: \$20.00 NNN
- Signalized Intersection
- Front and Rear Parking
- Multiple Access Points
- Building Signage Available



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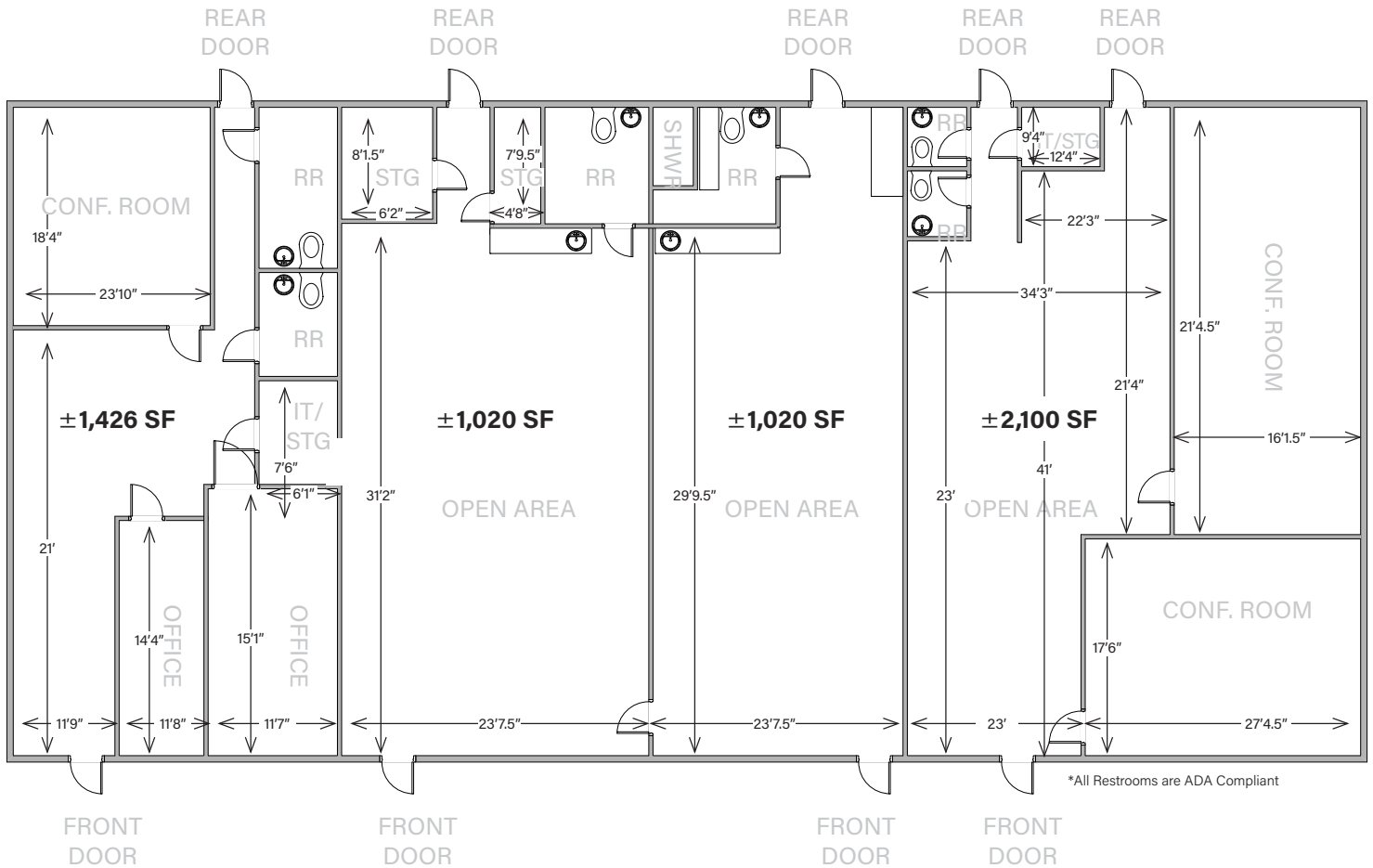
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FLOOR PLAN

±5,566 SF

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E FLORENCE BLVD

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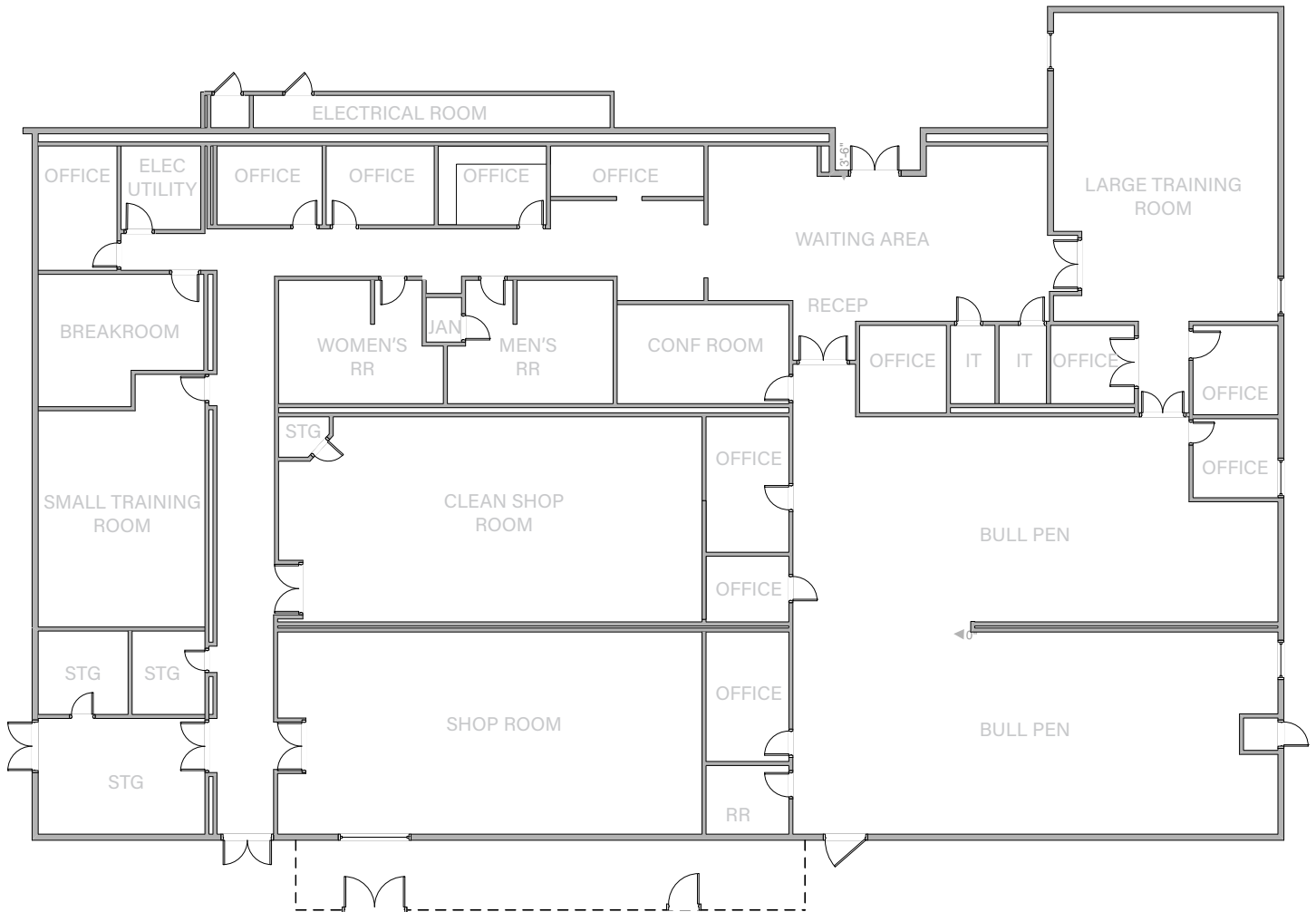
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FLOOR PLAN

±12,362 SF

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DEMO- GRAPHICS

5-Mile Radius (2023)

*Take Advantage of Casa Grande's
Unprecedented Growth!*



56,981

Population



20,798

Households



\$76,916

Average HH Income



39.6

Median Age



+1.3%

10 Year Pop. Growth



14%

Bach. Degree or Higher

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