

For Sale in Casa Grande, Arizona

# CASA GRANDE RETAIL

**11.74** Acres

RETAIL-ZONED SITE ON THE MAIN HIGHWAY INTO GREATER CASA GRANDE



NORTHWEST CORNER OF PINAL AVENUE AND VAL VISTA BOULEVARD CASA GRANDE, ARIZONA 85122



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*Larry Kush*  
Landman

**ORION**  
INVESTMENT REAL ESTATE



# PROPERTY OVERVIEW

SALE PRICE: \$2,500,000



PROPOSED USES:

**RETAIL / STORAGE**



LOT SIZE:

**511,394 SF**



TYPE:

**PAD**

- ✓ Hard Zoned Retail Corner
- ✓ High Traffic Signalized Intersection
- ✓ Gateway to Casa Grande
- ✓ All Off-Sites Completed

Price-per-acre:	\$212,947.18
Price-per-SF:	\$4.89
Lot Size:	11.74
Frontage:	PINAL AVENUE



# AERIAL MAP







# CASA GRANDE - ARIZONA

Nestled between Phoenix and Tucson, Casa Grande is a rapidly expanding community known for its strategic location, strong economic momentum, and exceptional quality of life. The city offers the ideal blend of small-town charm and big-city accessibility, making it an attractive destination for residents, businesses, and investors alike. With a diverse and growing population, Casa Grande continues to benefit from significant commercial and industrial development, including new manufacturing, logistics, and technology projects that are driving local job creation and long-term economic stability. Its well-connected transportation corridors - including I-10, I-8, and major rail lines - position the area as a key logistics and distribution gateway for the Southwest.



5 MILE DAYTIME POPULATION

**82,705**



5 MILE AVG HOUSEHOLD INCOME

**\$98,880**

## 2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	<b>5,924</b>	<b>36,865</b>	<b>82,705</b>
Employees:	<b>977</b>	<b>2,590</b>	<b>13,514</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	<b>1,594</b>	<b>12,247</b>	<b>25,469</b>
Average Size:	<b>3.1</b>	<b>2.8</b>	<b>2.7</b>
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$90,528</b>	<b>\$91,104</b>	<b>\$98,880</b>
Annual Household Expenditure:	<b>\$157.4 M</b>	<b>\$1.17 B</b>	<b>\$2.38 B</b>



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Contact Agent for More Information:

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