CASA GRANDE RETAIL



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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PROPERTY OVERVIEW

SALE PRICE: \$2,500,000









PROPOSED USES:

RETAIL / STORAGE

LOT SIZE:

511,394 SF

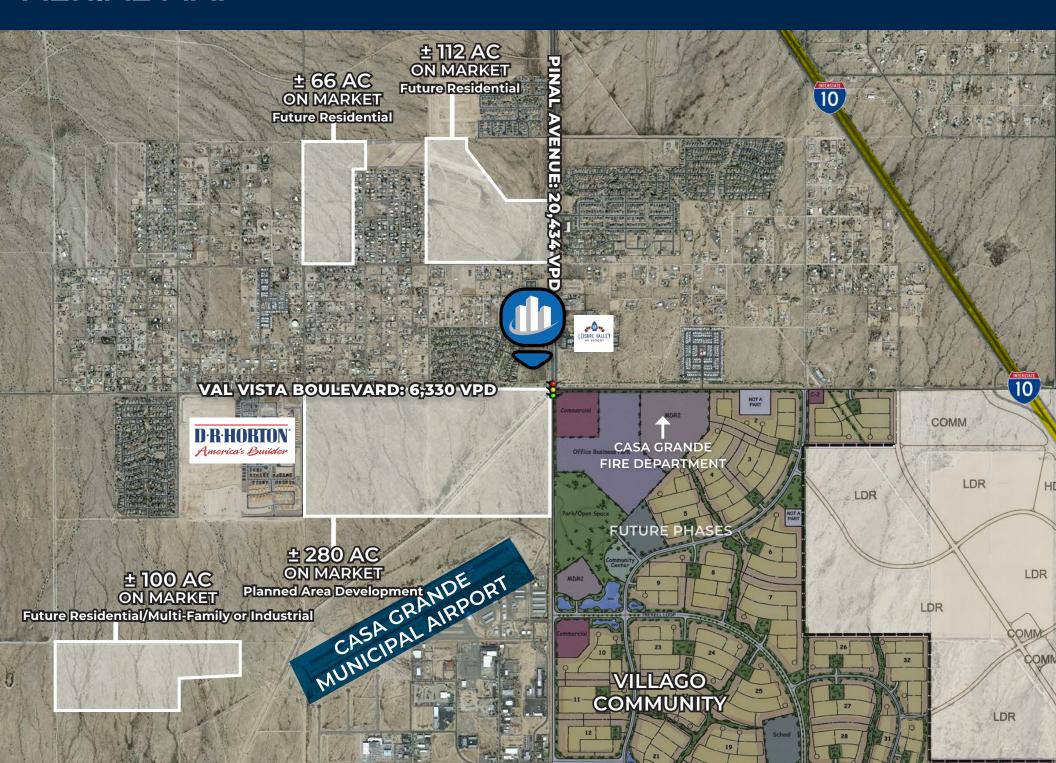
TYPE:

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





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



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agent for More Information:

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