

DEVELOPMENT OPPORTUNITY

RETAIL/OFFICE DEVELOPMENT SITE | CASA GRANDE, AZ
1325 E 9th Street | 1.085 Acres For Sale



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2944 N 44th St, Suite 200, Phoenix, AZ 85018
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Property Info

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Great Commercial Retail Trade Area in Rapidly Expanding Casa Grande

- Directly adjacent to brand new EverHome Suites
- Retail/Office/Medical potential
- Shared access from N Colorado Street
- Easy access to I-10 and I-8

PROPERTY INFO

Location: 1325 E. 9th Street,
Casa Grande, Arizona 86122
Pinal County

Major Cross Streets: N. Colorado St & E. Florence Blvd (I-10 Business Loop)

Size: 1.085 Acres (47,263 SF)

Land Price: \$378,100 (\$8 PSF)

Comments: This property has great commercial/investment potential

Zoning: B-2

Parcels: 505-16-002Q

Primary Use: Retail/Office/Medical

VPD

Florence Blvd	31,667
Colorado St	7,212

ABOUT CASA GRANDE

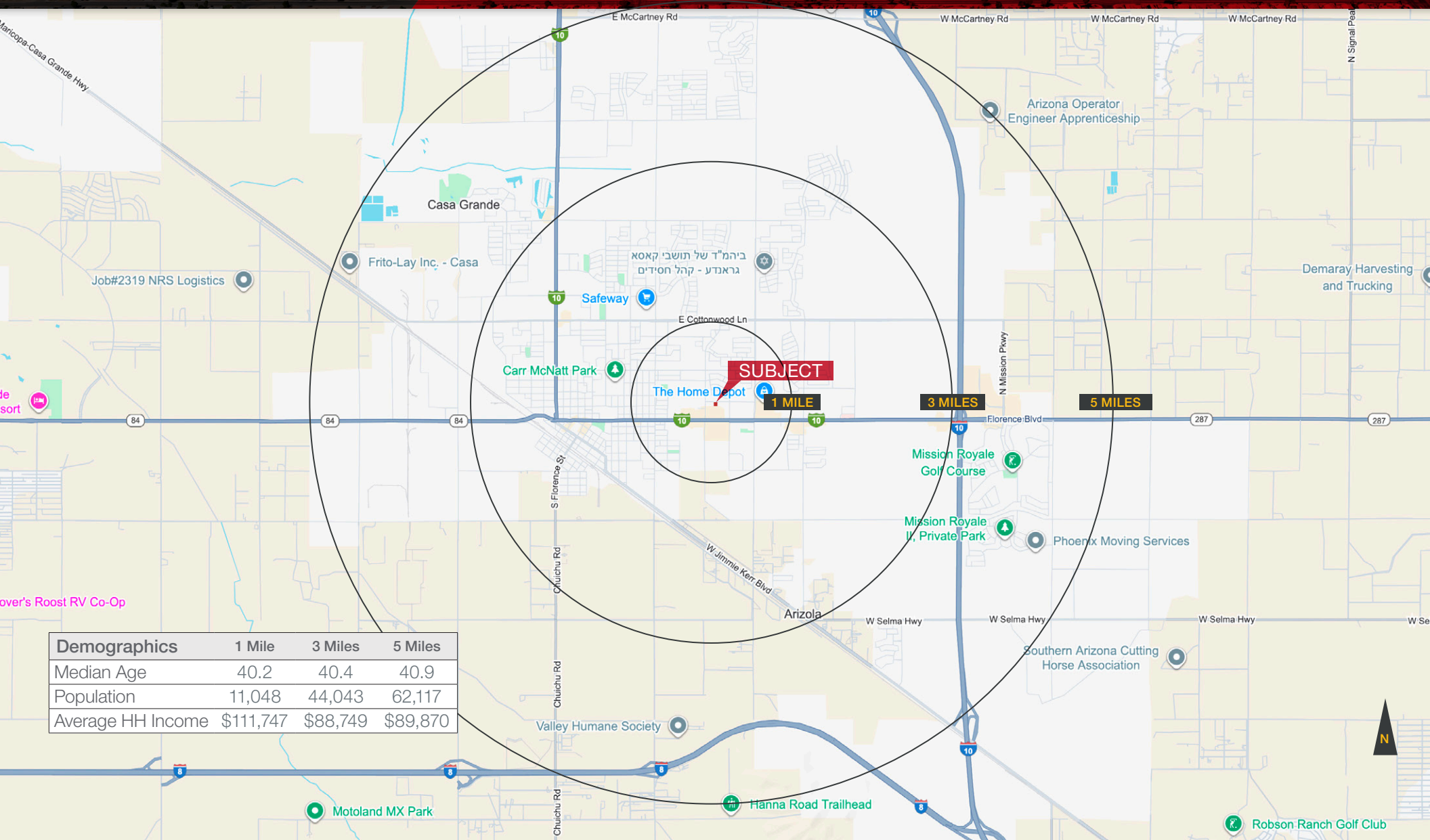
Casa Grande, Arizona, is a fast-growing city located between Phoenix and Tucson, offering the advantages of a smaller community while remaining connected to two major metropolitan areas. Established in 1879 as a mining and railroad town, Casa Grande has evolved into a regional hub with a diverse economy, family-friendly neighborhoods, and a rich cultural history. Its name, meaning “Big House,” was inspired by the nearby Casa Grande Ruins National Monument, an ancient Hohokam structure that remains a significant archaeological and tourist site.

Today, Casa Grande is experiencing robust growth, driven by new residential development, expanding retail, and large-scale industrial projects. The city has attracted attention from high-tech and manufacturing companies, including electric vehicle and semiconductor industries, contributing to strong job creation and economic diversification. With major transportation access via Interstate 10 and Interstate 8, Casa Grande is strategically positioned for business and logistics, further fueling its role as a key player in Arizona’s growth corridor.

In addition to its economic momentum, Casa Grande offers a high quality of life with amenities that appeal to both families and retirees. The city features a mix of parks, golf courses, hiking trails, and community events, along with proximity to larger city resources in Phoenix and Tucson. Casa Grande maintains a balance of small-town charm and forward-looking development, making it an increasingly attractive place to live, work, and invest in Arizona’s rapidly expanding economic landscape.

Location Map

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Demographics	1 Mile	3 Miles	5 Miles
Median Age	40.2	40.4	40.9
Population	11,048	44,043	62,117
Average HH Income	\$111,747	\$88,749	\$89,870

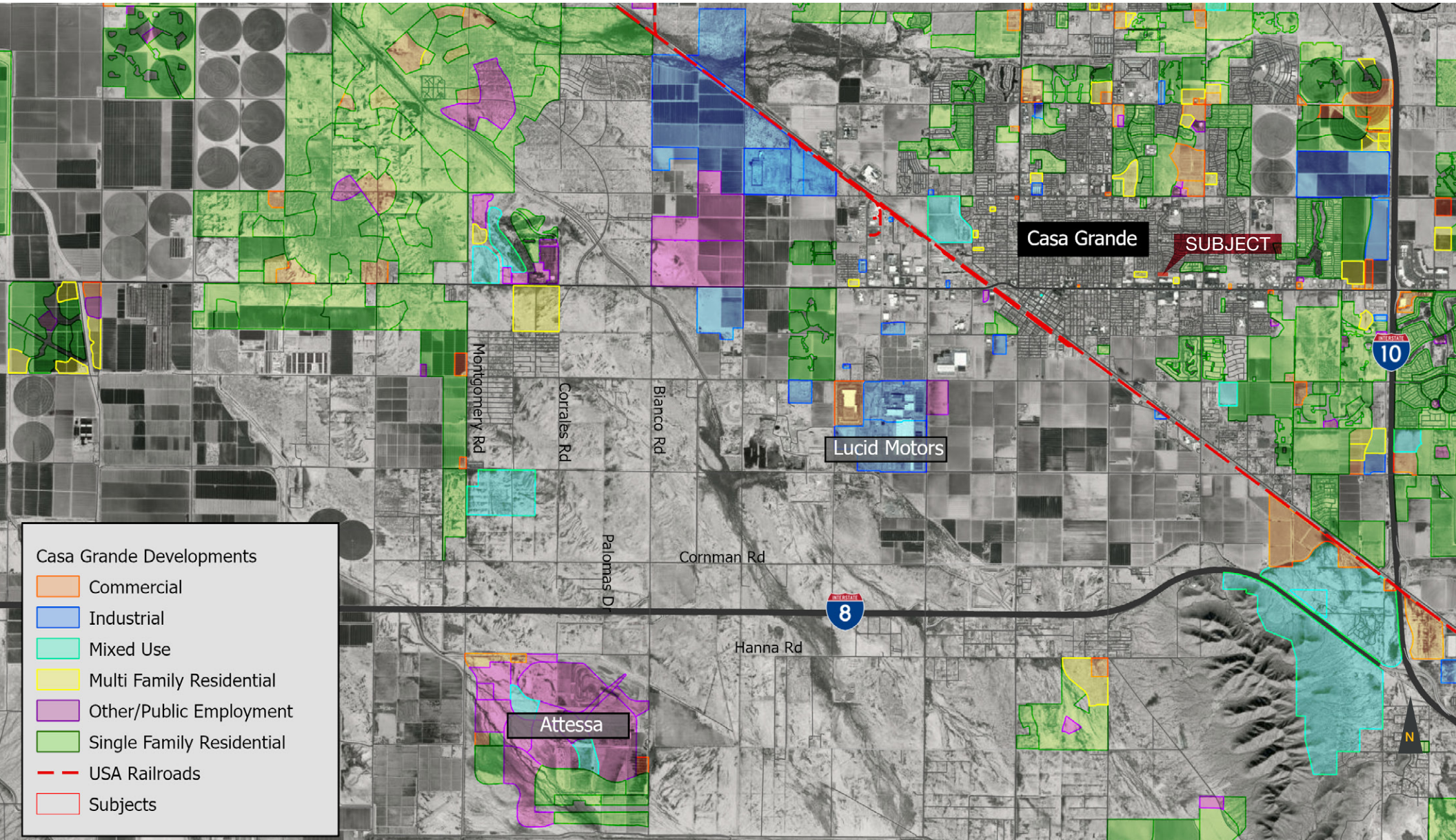
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Development Map

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Retail Map

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For More Information Contact:

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