

# FOR LEASE | RESTAURANTS | RETAIL | PATIO

## 318 N FLORENCE ST, CASA GRANDE, AZ



**1,631 - 7,500 SF AVAILABLE  
DOWNTOWN CASA GRANDE**

- 18,104 SF OF RESTAURANTS, RETAIL SHOPS, ENTERTAINMENT
- LARGE COMMUNITY PATIO & EXCLUSIVE PATIOS AVAILABLE
- JOIN POUR THERAPY COCKTAIL BAR, DOLCE BEAUTY CO SALON SPA, & NES REFILLERY!

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PROPERTIES

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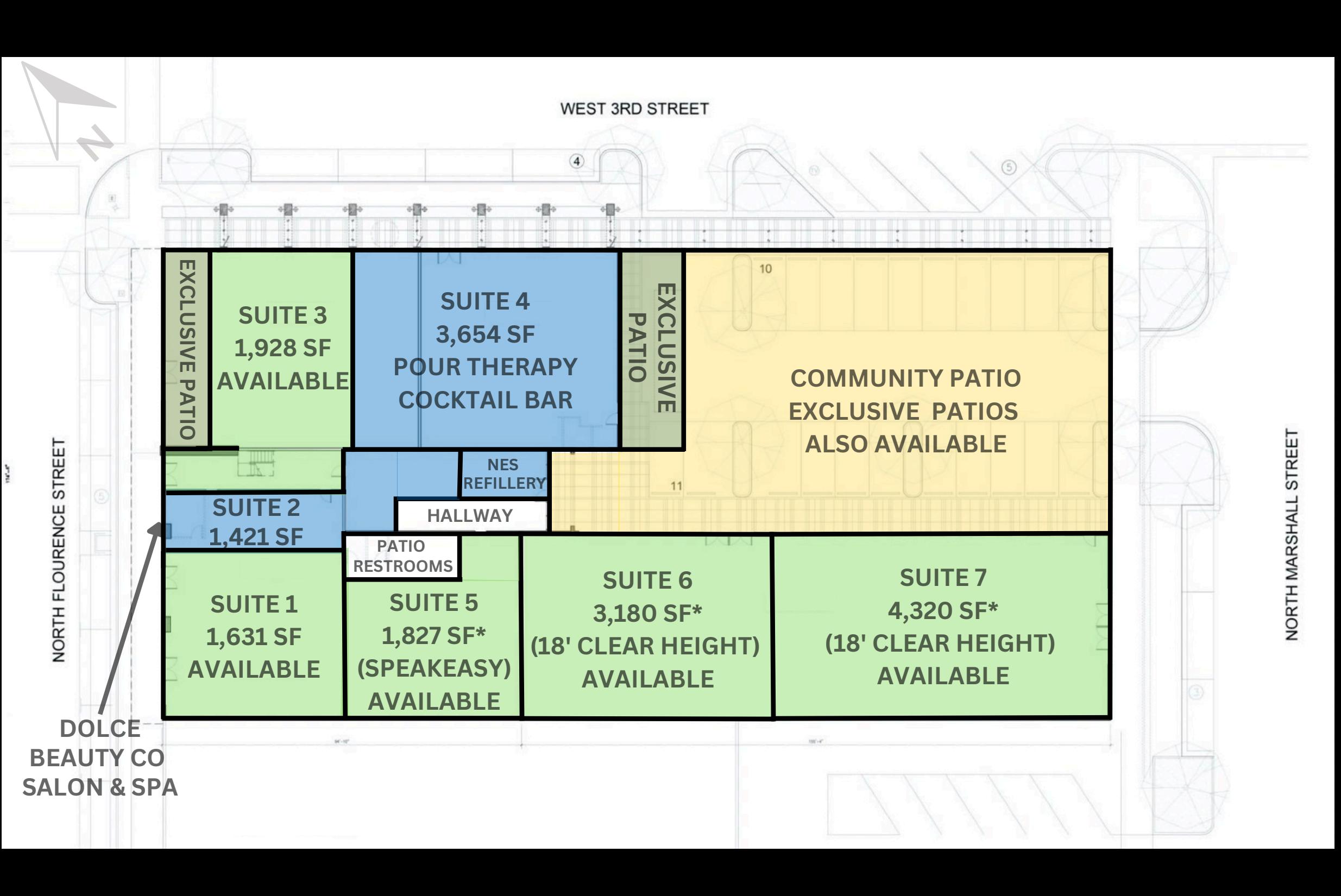
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# FLOOR PLAN | PROPERTY HIGHLIGHTS

318 N FLORENCE ST, CASA GRANDE, AZ



## 18,104 SF | RESTAURANT | RETAIL | ENTERTAINMENT

- 1,631 - 7,500 SF SPACES AVAILABLE
- FLORENCE ST + 3RD ST FRONTAGE
- EXCLUSIVE OR COMMUNITY PATIO
- VANILLA OR GRAY SHELL DELIVERY
- JOIN DOLCE BEAUTY CO SALON AND NES REFILLERY (NOW OPEN)!
- POUR THERAPY COCKTAIL BAR (OPENING FEB 2026)!

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# SUITE 1 | INLINE | FLORENCE STREET FRONTAGE

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## SUITE 1 | 1,631 SF | INLINE

- BRIGHT NATURAL LIGHT
- EXPOSED HARDWOOD CEILING
- FLORENCE ST FRONTAGE
- QUICK SPEED TO MARKET
- VANILLA SHELL DELIVERY  
NEW HVAC & DUCTWORK
- IDEAL FOR BARBER, NAIL SALON,  
FITNESS, YOGA, PILATES, DANCE,  
MARTIAL ARTS, CLOTHING, PET  
GROOMERS

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# SUITE 3 | HARD CORNER ENDCAP | EXCLUSIVE PATIO

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## SUITE 3 | 1,928 SF | HARD CORNER ENDCAP

- 813 SF EXCLUSIVE PATIO
- BRIGHT NATURAL LIGHT
- EXPOSED HARDWOOD CEILING
- EXPOSED MASONRY WALLS
- FLORENCE ST + 3RD ST FRONTAGE
- GRAY SHELL DELIVERY
- IDEAL FOR RESTAURANT, COFFEE SHOP, ICE CREAM SHOP, BEER/WINE BAR, CIGAR LOUNGE

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# SUITE 5 | INLINE | PRIVATE SPEAKEASY LOUNGE

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## SUITE 5 | 1,827 SF | INLINE

- PRIVATE SPEAKEASY LOUNGE
- EXPOSED HARDWOOD CEILING
- EXPOSED MASONRY & STONE WALLS
- COMMUNITY PATIO FRONTAGE
- ADJACENT TO COMMUNITY PATIO RESTROOMS
- GRAY SHELL DELIVERY
- IDEAL FOR SPEAKEASY, BEER/WINE BAR, CIGAR LOUNGE, ARCADE, GOLF SIMULATOR, ESCAPE ROOM

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# SUITE 6-7 | WAREHOUSE | STREET FRONTAGE | PATIO

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## SUITES 6-7 | 3,000 - 7,500 SF | WAREHOUSE

- EXCLUSIVE OR COMMUNITY PATIO
- 18' CLEAR HEIGHT CEILING
- (2) ROLL-UP GARAGE DOORS
- EXPOSED MASONRY WALLS
- 3RD ST + MARSHALL ST FRONTAGE
- GRAY SHELL DELIVERY  
NEW ROOF INSTALLED DEC 2025
- IDEAL FOR EVENT VENUE, BREWERY  
DISTILLERY, BEER/WINE BAR,  
FITNESS, SPORTS TRAINING

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# TRADE AREA | DEMOGRAPHICS

318 N FLORENCE ST, CASA GRANDE, AZ

Population				Households			
	1 mile	3 miles	5 miles		1 mile	3 miles	5 miles
2020 Population	7,819	36,715	52,985	2020 Households	2,668	13,849	19,621
2024 Population	8,726	41,813	62,917	2024 Households	2,955	15,535	23,049
2029 Population Projection	11,024	52,894	79,935	2029 Household Projection	3,716	19,561	29,174
Annual Growth 2020-2024	2.9%	3.5%	4.7%	Annual Growth 2020-2024	1.7%	0.7%	2.1%
Annual Growth 2024-2029	5.3%	5.3%	5.4%	Annual Growth 2024-2029	5.2%	5.2%	5.3%
Median Age	35.2	38.6	39	Owner Occupied Households	1,903	12,518	20,172
Bachelor's Degree or Higher	8%	16%	17%	Renter Occupied Households	1,813	7,043	9,002
U.S. Armed Forces	2	78	114	Avg Household Size	2.8	2.6	2.6
Population By Race				Avg Household Vehicles	2	2	2
	1 mile	3 miles	5 miles	Total Specified Consumer Spending (\$)	\$83.1M	\$460.4M	\$715.8M
White	3,240	20,467	31,980	Income			
Black	377	1,894	2,621		1 mile	3 miles	5 miles
American Indian/Alaskan Native	967	2,987	4,058	Avg Household Income	\$69,690	\$75,115	\$78,214
Asian	95	900	1,385	Median Household Income	\$46,656	\$58,508	\$62,868
Hawaiian & Pacific Islander	27	156	196	< \$25,000	774	2,815	3,667
Two or More Races	4,019	15,407	22,677	\$25,000 - 50,000	810	3,848	5,423
Hispanic Origin	5,293	19,521	28,701	\$50,000 - 75,000	462	3,240	4,778
Housing				\$75,000 - 100,000	396	1,971	3,106
	1 mile	3 miles	5 miles	\$100,000 - 125,000	207	1,145	2,067
Median Home Value	\$150,281	\$206,227	\$245,144	\$125,000 - 150,000	33	1,023	1,601
Median Year Built	1974	1998	2001	\$150,000 - 200,000	72	921	1,652
				\$200,000+	200	572	756

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