

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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VIAONE
PROPERTIES

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THE TERMINAL

The Terminal is a vibrant “third space” featuring a curated selection of local restaurants, bars, retail shops, and entertainment centered around a large community patio in historic downtown Casa Grande. The name draws inspiration from the significant railroad history of the area. Casa Grande continues to attract top-tier companies such as Lucid Motors, Nikola, Frito Lay, Walmart, and Kohler which have developed manufacturing and distribution facilities in the area. This strong employment & economic base of +69k residents is underserved for quality dining and shopping experiences in a community focused space. The Terminal reflects the exciting transformation of the Casa Grande community.

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PROPERTIES

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

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Population			
	1 mile	3 miles	5 miles
2020 Population	7,819	36,715	52,985
2024 Population	8,726	41,813	62,917
2029 Population Projection	11,024	52,894	79,935
Annual Growth 2020-2024	2.9%	3.5%	4.7%
Annual Growth 2024-2029	5.3%	5.3%	5.4%
Median Age	35.2	38.6	39
Bachelor's Degree or Higher	8%	16%	17%
U.S. Armed Forces	2	78	114

Households			
	1 mile	3 miles	5 miles
2020 Households	2,668	13,849	19,621
2024 Households	2,955	15,535	23,049
2029 Household Projection	3,716	19,561	29,174
Annual Growth 2020-2024	1.7%	0.7%	2.1%
Annual Growth 2024-2029	5.2%	5.2%	5.3%
Owner Occupied Households	1,903	12,518	20,172
Renter Occupied Households	1,813	7,043	9,002
Avg Household Size	2.8	2.6	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$83.1M	\$460.4M	\$715.8M

Population By Race			
	1 mile	3 miles	5 miles
White	3,240	20,467	31,980
Black	377	1,894	2,621
American Indian/Alaskan Native	967	2,987	4,058
Asian	95	900	1,385
Hawaiian & Pacific Islander	27	156	196
Two or More Races	4,019	15,407	22,677
Hispanic Origin	5,293	19,521	28,701

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$69,690	\$75,115	\$78,214
Median Household Income	\$46,656	\$58,508	\$62,868
< \$25,000	774	2,815	3,667
\$25,000 - 50,000	810	3,848	5,423
\$50,000 - 75,000	462	3,240	4,778
\$75,000 - 100,000	396	1,971	3,106
\$100,000 - 125,000	207	1,145	2,067
\$125,000 - 150,000	33	1,023	1,601
\$150,000 - 200,000	72	921	1,652
\$200,000+	200	572	756

Housing			
	1 mile	3 miles	5 miles
Median Home Value	\$150,281	\$206,227	\$245,144
Median Year Built	1974	1998	2001

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