



RETAIL SPACE FOR LEASE

# Tri Valley Plaza

**1323-1385 E. Florence Blvd.**  
**SEC of Florence Blvd & Colorado Rd.**  
**Casa Grande, Arizona 85222**

## FEATURES:

- ✓ Located In The Heart Of Casa Grande
- ✓ Great Visibility
- ✓ Located Minutes From Interstate 10
- ✓ Tenants Include: Goodwill, Jo-Ann Fabrics Jimmy John's, Planet Fitness, Mattress Firm and others
- ✓ Zoned B-2 Commercial



### Area Business Include:



### RETAIL SPACE AVAILABLE:

**± 40,000 (Divisible)**  
**from \$10.00 PSF + NNN\***

### WAREHOUSE SPACE AVAILABLE:

**± 8,793 SF (Divisible)**  
**from \$2.00 PSF + NNN\***

**\*NNN estimated at \$2.87 PSF**

For More Information Contact:

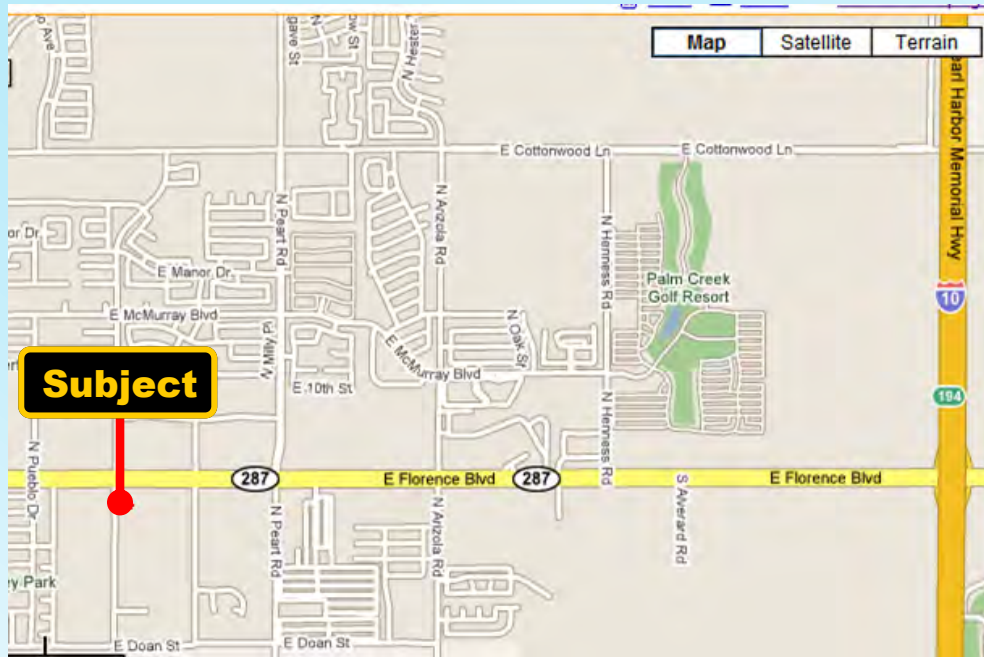
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Available Properties:



# Location Map



# Demographics 2016

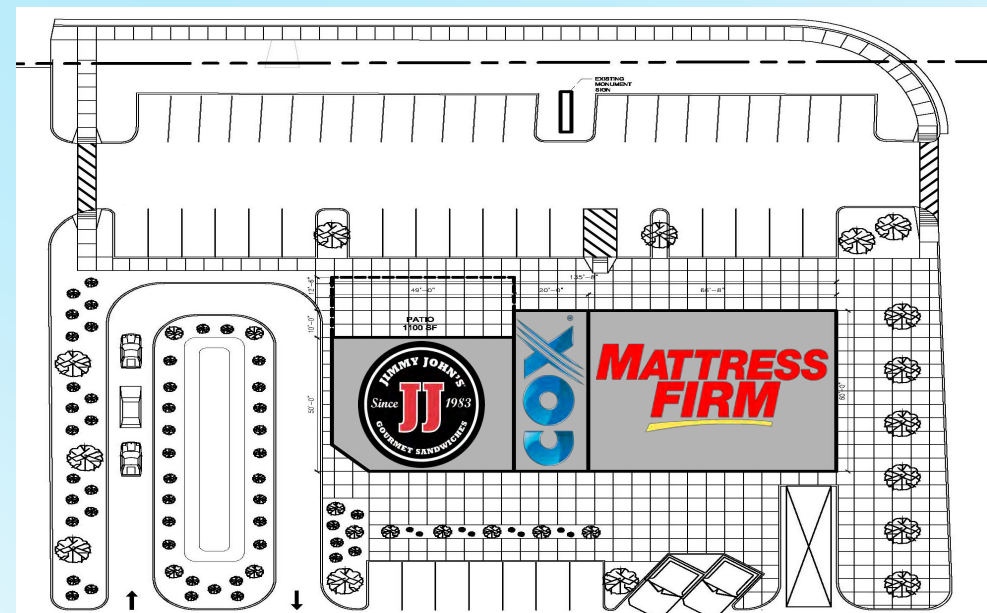
	10 Minute Radius	20 Minute Radius	30 Minute Radius
Population	43,860	83,896	119,016
Average Family Income	\$56,168	\$56,395	\$54,181
Employees	18,734	25,475	34,902
Retail Expenditures	\$916 Million	\$1.2 Billion	\$1.36 Billion

**TRAFFIC COUNTS: 29,068 Vehicles Per Day**  
 Florence Blvd: 29,068 (2011)

# About Casa Grande

- Casa Grande is a strong manufacturing and distribution center for major corporations such as Abbott Industries, Monsanto, and Daisy Sour Cream.
- The Frito-Lay Company operates nearly 188,000 square foot building which sits on 202 acres of land in Casa Grande.
- Wal-Mart, Inc. currently operates a 880,000 square foot food distribution facility in Casa Grande.

# PAD Site Map



**Tri Valley Plaza**  
**SEC of Florence Blvd. & Colorado St.**  
**Casa Grande, Arizona**  
**Property Photo**



NOT TO SCALE  
SUBJECT TO CHANGE

**Tri Valley Plaza**  
SEC of Florence Blvd. & Colorado St.  
Casa Grande, Arizona  
Aerial



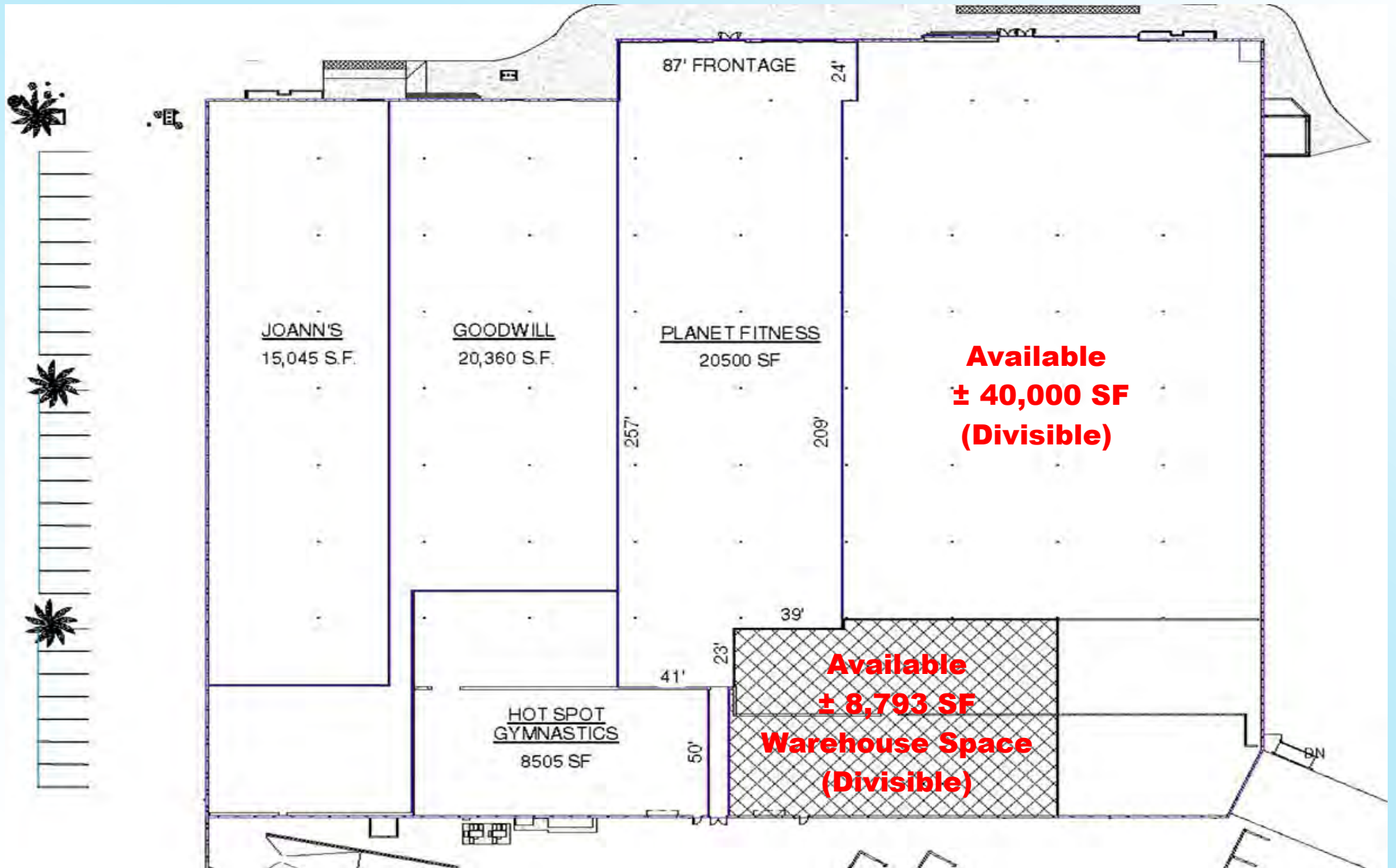
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**Tri Valley Plaza**  
SEC of Florence Blvd. & Colorado St.  
Casa Grande, Arizona  
Site Plan



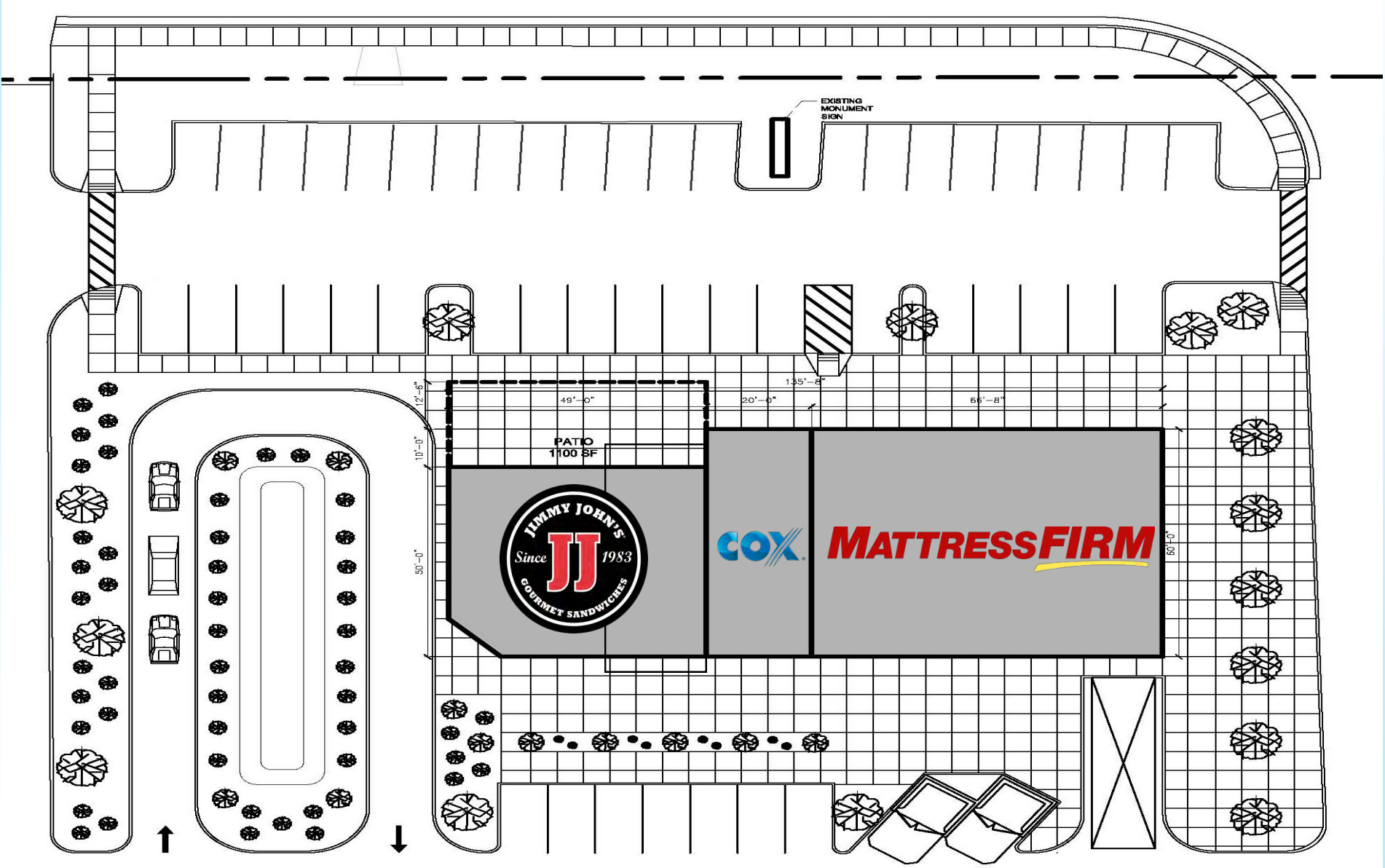
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**Tri Valley Plaza**  
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**Site Plan**



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**Site Plan**



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# Tri Valley Plaza

SEC of Florence Blvd. & Colorado St.  
Casa Grande, Arizona





# Tri Valley Plaza

## SEC of Florence Blvd. & Colorado St.

### Casa Grande, Arizona

#### Site Plan

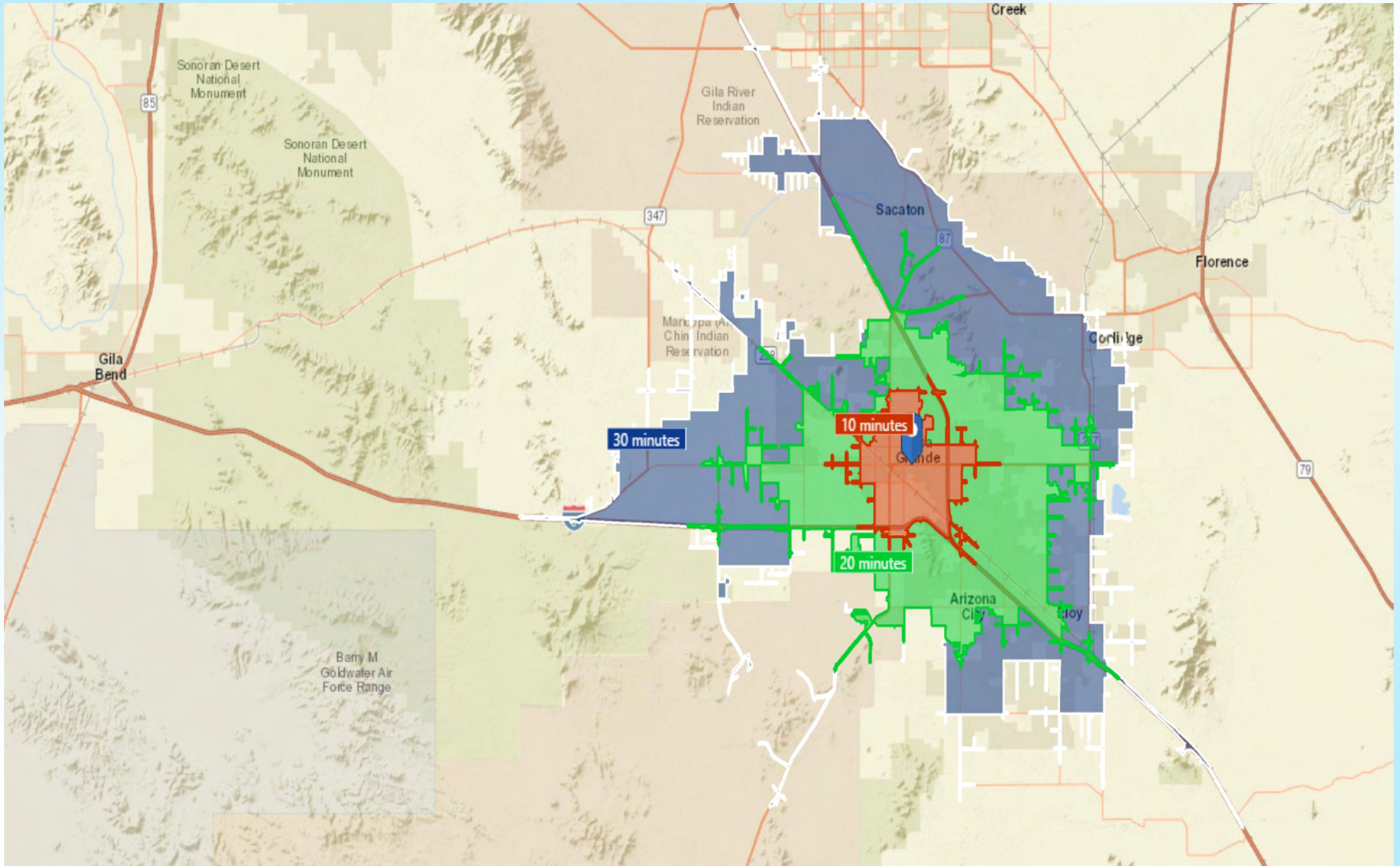


**Tri Valley Plaza**  
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**Casa Grande, Arizona**

**Current Tenant List**

<b>Tenant</b>	<b>Suite #</b>	<b>Sq. Ft.</b>
Jo-Ann's	8	15,045
Goodwill Super Store	11	20,360
Planet Fitness	15	20,500
<b>AVAILABLE (Divisible)</b>	<b>17</b>	<b>40,000</b>
Mattress Firm	PAD	4,000
Jimmy John's	PAD	1,500
Cox Communications	PAD	2,100
<b>AVAILABLE (Divisible)</b>	<b>Warehouse</b>	<b>8,793</b>
Hotspot Gymnastics	Warehouse	8,505

**Tri Valley Plaza**  
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**Casa Grande, Arizona**  
**Drive Time: 10, 20, 30 Minutes**



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# Executive Summary

Tri-Valley Plaza  
 1322 E Florence Blvd, Casa Grande, Arizona, 85122  
 Drive Time: 10, 20, 30 minute radii

Andy Seleznov, CCIM  
 Latitude: 32.88044  
 Longitude: -111.72997

	10 minutes	20 minutes	30 minutes
<b>Population</b>			
2000 Population	26,374	47,558	70,413
2010 Population	40,395	77,781	111,673
2017 Population	44,105	84,408	119,506
2022 Population	47,585	91,257	128,490
2000-2010 Annual Rate	4.36%	5.04%	4.72%
2010-2017 Annual Rate	1.22%	1.13%	0.94%
2017-2022 Annual Rate	1.53%	1.57%	1.46%
2017 Male Population	48.4%	49.0%	51.9%
2017 Female Population	51.6%	51.0%	48.1%
2017 Median Age	37.6	37.7	35.7

In the identified area, the current year population is 119,506. In 2010, the Census count in the area was 111,673. The rate of change since 2010 was 0.94% annually. The five-year projection for the population in the area is 128,490 representing a change of 1.46% annually from 2017 to 2022. Currently, the population is 51.9% male and 48.1% female.

### Median Age

The median age in this area is 37.6, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	64.0%	66.3%	59.1%
2017 Black Alone	4.6%	4.3%	5.1%
2017 American Indian/Alaska Native Alone	5.4%	5.0%	9.6%
2017 Asian Alone	1.6%	1.3%	1.6%
2017 Pacific Islander Alone	0.2%	0.2%	0.8%
2017 Other Race	18.6%	18.0%	19.2%
2017 Two or More Races	5.6%	5.0%	4.6%
2017 Hispanic Origin (Any Race)	42.5%	43.0%	42.7%

Persons of Hispanic origin represent 42.7% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.5 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	9,333	16,363	22,669
2010 Households	14,910	27,892	36,202
2017 Total Households	16,250	30,251	39,037
2022 Total Households	17,415	32,545	41,958
2000-2010 Annual Rate	4.80%	5.48%	4.79%
2010-2017 Annual Rate	1.19%	1.13%	1.05%
2017-2022 Annual Rate	1.39%	1.47%	1.45%
2017 Average Household Size	2.70	2.78	2.86

The household count in this area has changed from 36,202 in 2010 to 39,037 in the current year, a change of 1.05% annually. The five-year projection of households is 41,958, a change of 1.45% annually from the current year total. Average household size is currently 2.86, compared to 2.86 in the year 2010. The number of families in the current year is 28,223 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2017 Median Household Income	\$44,382	\$45,949	\$43,957
2022 Median Household Income	\$48,714	\$50,775	\$48,974
2017-2022 Annual Rate	1.88%	2.02%	2.19%
<b>Average Household Income</b>			
2017 Average Household Income	\$58,080	\$58,280	\$56,056
2022 Average Household Income	\$66,556	\$66,596	\$64,179
2017-2022 Annual Rate	2.76%	2.70%	2.74%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$21,554	\$21,022	\$18,666
2022 Per Capita Income	\$24,452	\$23,862	\$21,290
2017-2022 Annual Rate	2.56%	2.57%	2.67%

Current median household income is \$43,957 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$48,974 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$56,056 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$64,179 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$18,666 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$21,290 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	11,587	19,762	27,157
2000 Owner Occupied Housing Units	6,010	11,343	15,546
2000 Renter Occupied Housing Units	3,324	5,020	7,124
2000 Vacant Housing Units	2,253	3,399	4,487
2010 Total Housing Units	19,322	35,249	45,286
2010 Owner Occupied Housing Units	9,637	19,148	24,655
2010 Renter Occupied Housing Units	5,273	8,744	11,547
2010 Vacant Housing Units	4,412	7,357	9,084
2017 Total Housing Units	21,063	38,265	48,900
2017 Owner Occupied Housing Units	9,892	19,627	25,041
2017 Renter Occupied Housing Units	6,357	10,625	13,996
2017 Vacant Housing Units	4,813	8,014	9,863
2022 Total Housing Units	22,781	41,651	53,205
2022 Owner Occupied Housing Units	10,566	21,046	26,828
2022 Renter Occupied Housing Units	6,849	11,499	15,130
2022 Vacant Housing Units	5,366	9,106	11,247

Currently, 51.2% of the 48,900 housing units in the area are owner occupied; 28.6%, renter occupied; and 20.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 45,286 housing units in the area - 54.4% owner occupied, 25.5% renter occupied, and 20.1% vacant. The annual rate of change in housing units since 2010 is 3.47%. Median home value in the area is \$125,986, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 7.38% annually to \$179,851.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.