



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



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Area Business Include:



OfficeMax



JOANN
fabric and craft stores

Walmart

MATTRESS FIRM

FOOD STORES
FRY'S

Available Properties:



RETAIL SPACE AVAILABLE:

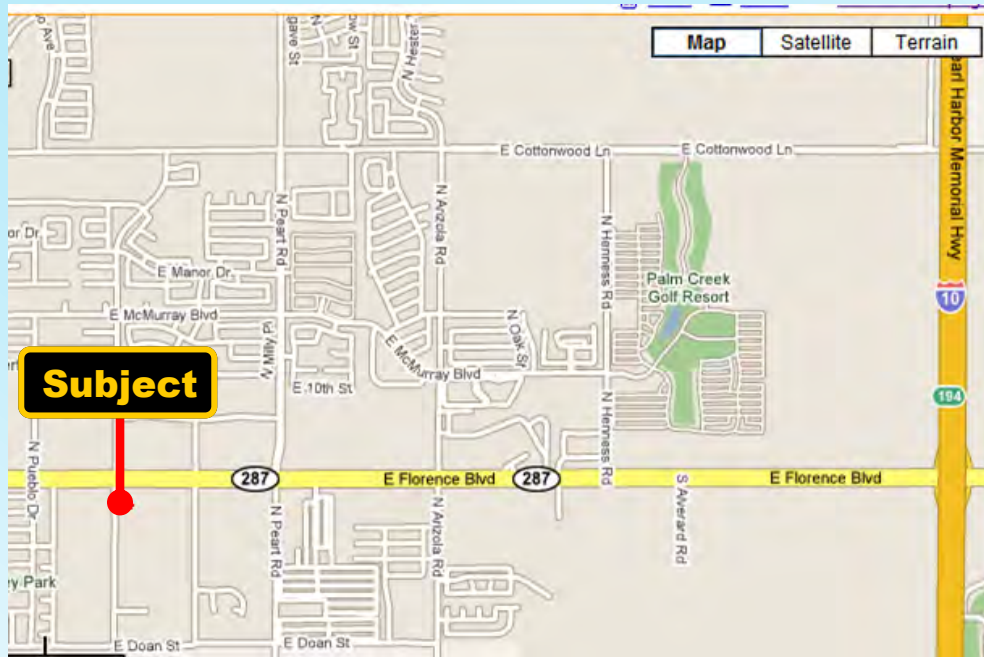
± 40,000 (Divisible)
from \$9.00 PSF + NNN*

WAREHOUSE SPACE AVAILABLE:

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

***NNN estimated at \$2.62 PSF**

Location Map



Demographics 2020

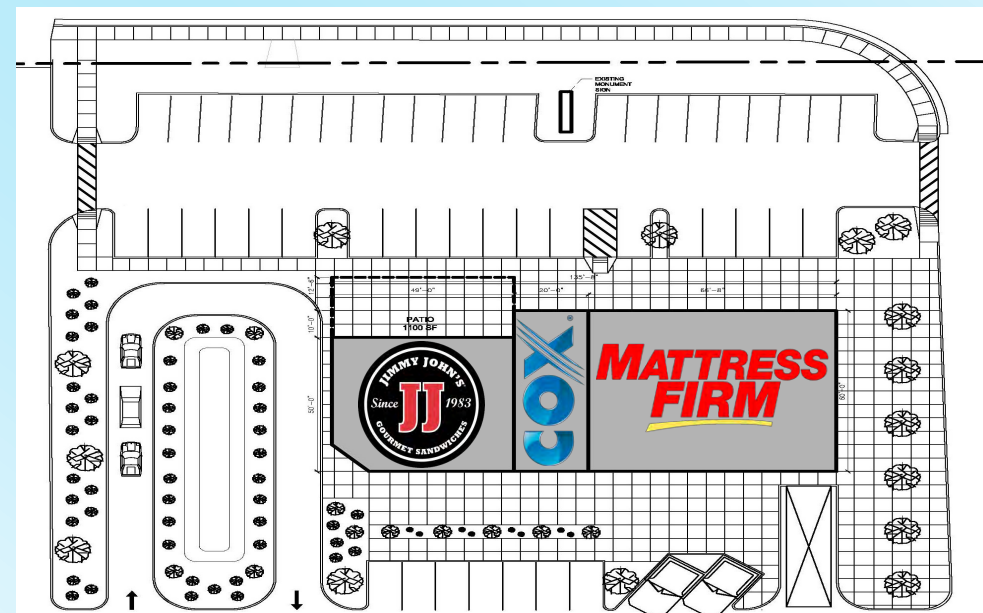
	10 Minute Radius	20 Minute Radius	30 Minute Radius
Population	52,266	92,245	127,839
Average Family Income	\$66,370	\$65,287	\$63,691
Employees	15,763	20,647	27,887
Retail Expenditures	\$784 Million	\$1 Billion	\$1.3 Billion

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



NOT TO SCALE
SUBJECT TO CHANGE

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



Colorado

Florence Blvd. (29,068 VPD 2011)

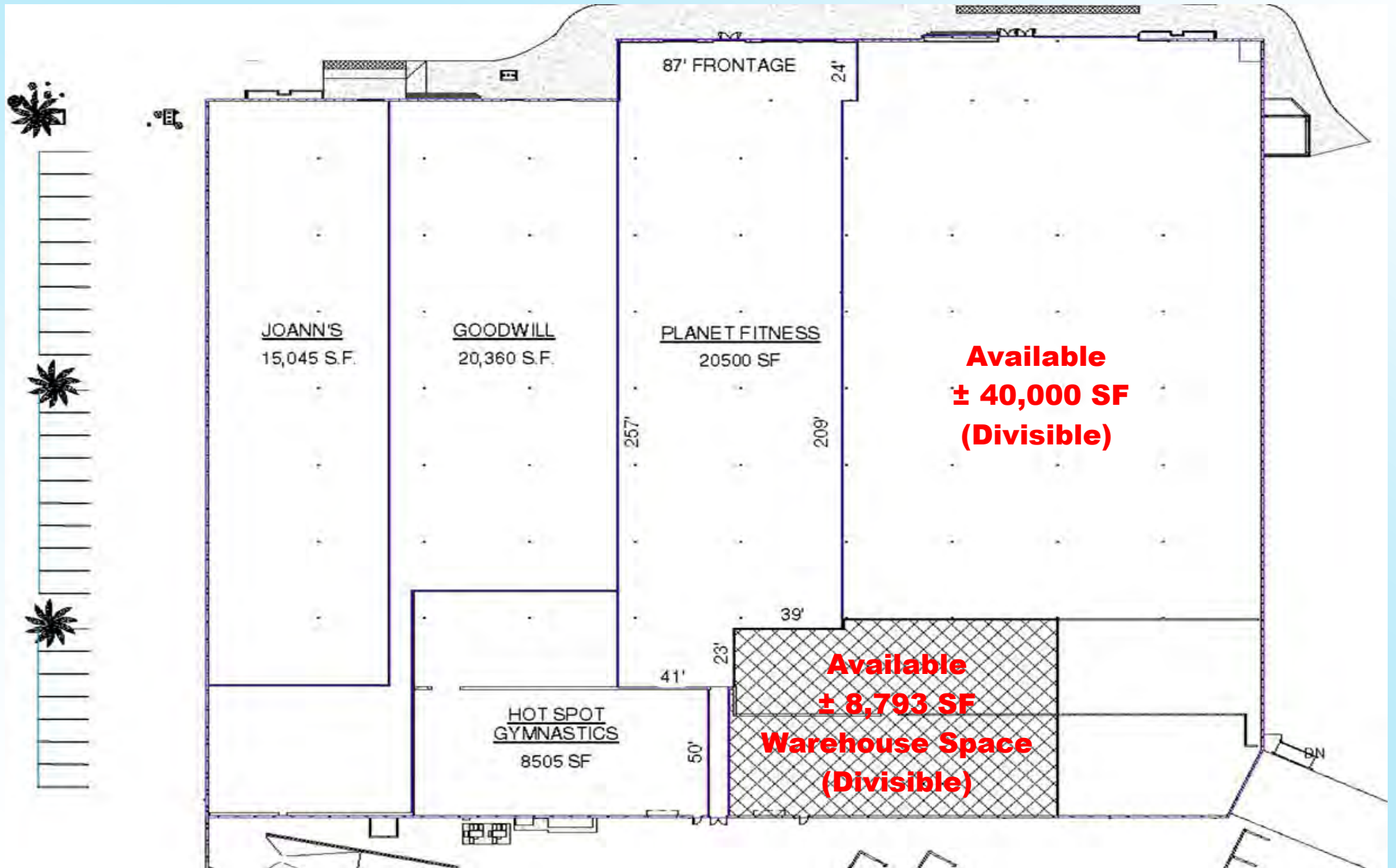
AVAILABLE
± 8,793 SF
(Divisible)

AVAILABLE
± 40,000 SF
(Divisible)

FOOD STORES
fruy's

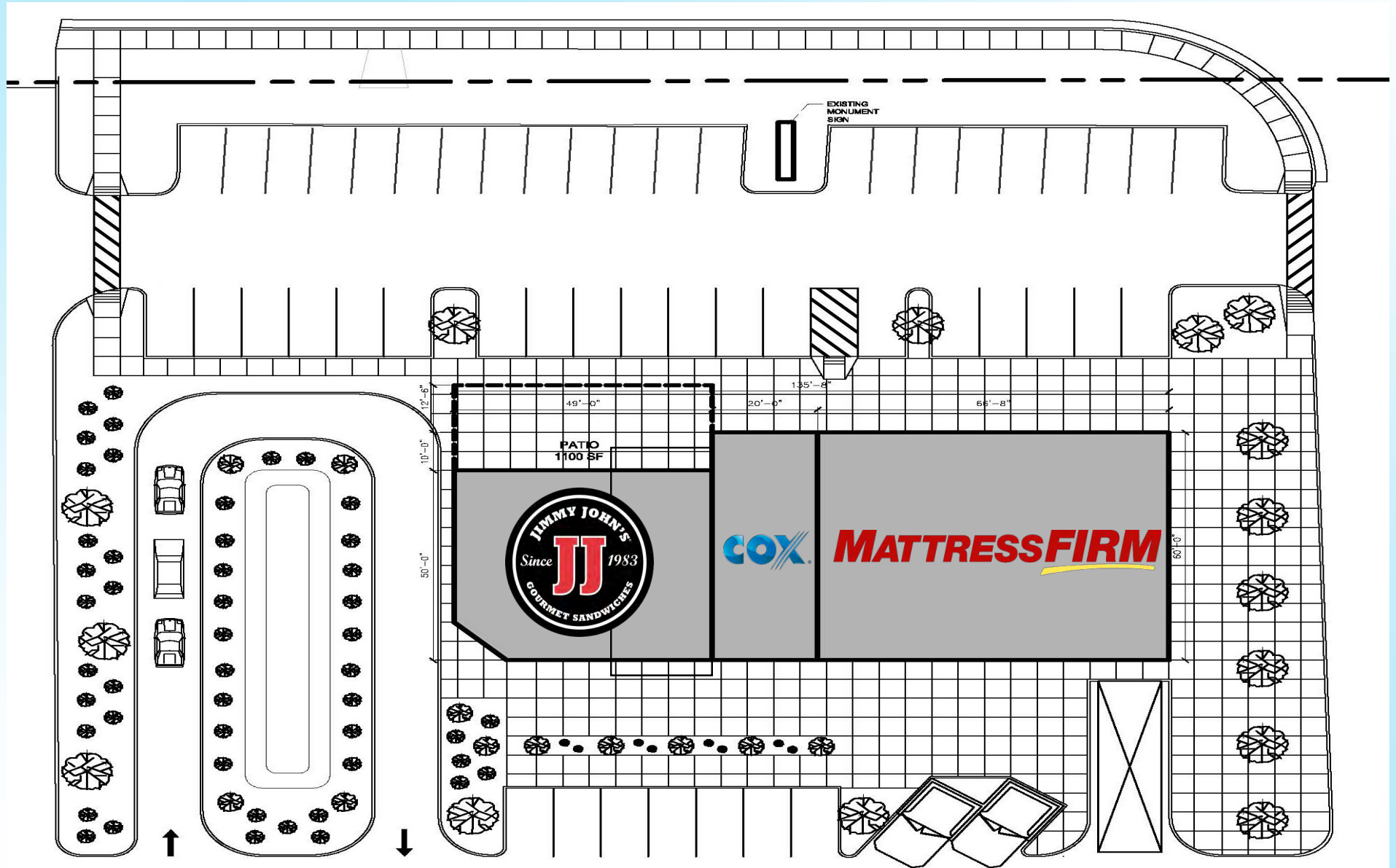
NOT TO SCALE
SUBJECT TO CHANGE

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



NOT TO SCALE
SUBJECT TO CHANGE

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



NOT TO SCALE
SUBJECT TO CHANGE

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

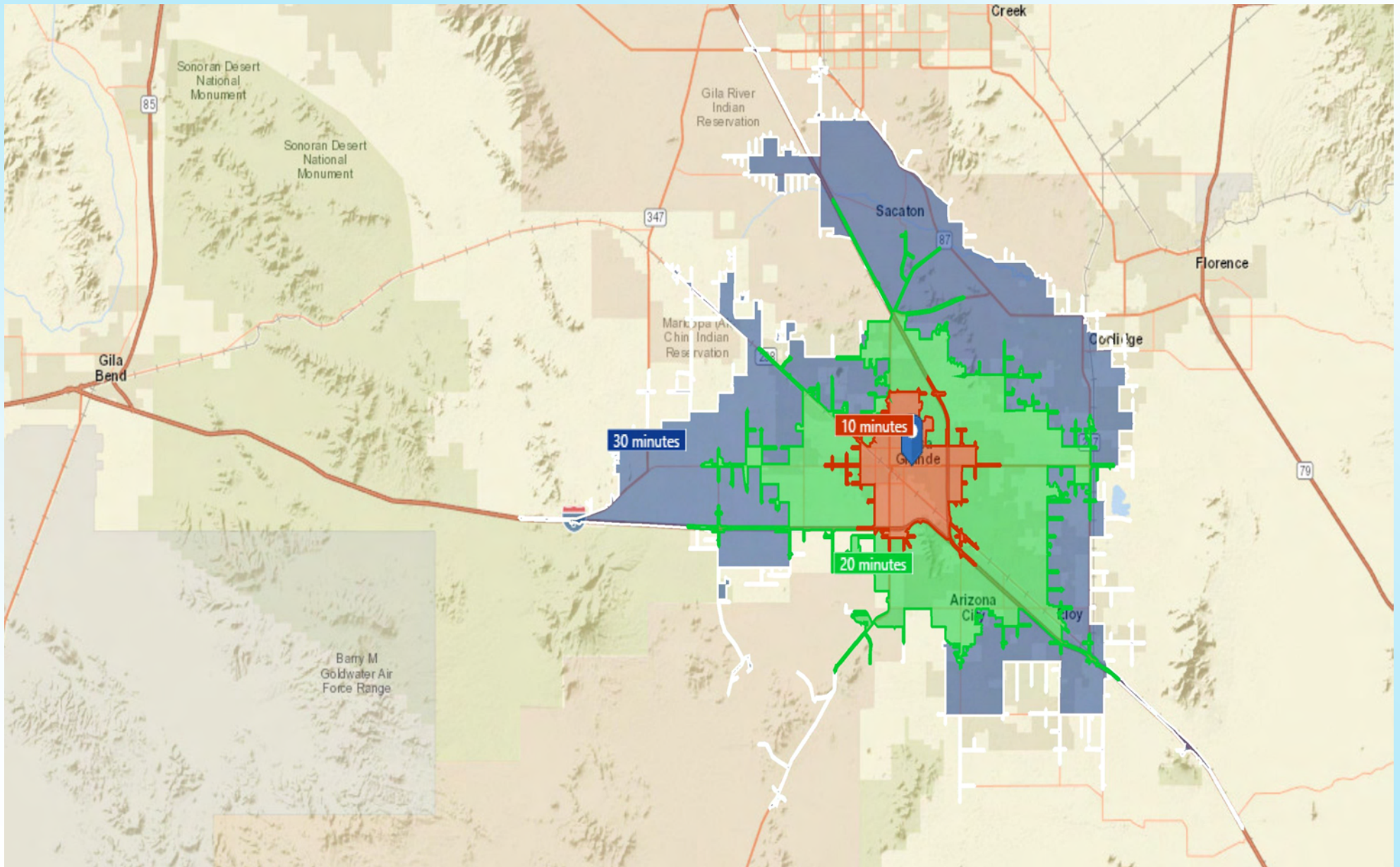


Tri Valley Plaza
SEC of Florence Blvd. & Colorado St.
Casa Grande, Arizona

Current Tenant List

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

Tri Valley Plaza
SEC of Florence Blvd. & Colorado St.
Casa Grande, Arizona
Drive Time: 10, 20, 30 Minutes



NOT TO SCALE
SUBJECT TO CHANGE

EMPLOYMENT



53%

White Collar



26%

Blue Collar

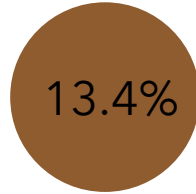


21%

Services

Tri Valley Plaza

1325 E Florence Blvd, Casa Grande, Arizona, 85122
Drive time of 10 minutes



13.4%

Unemployment Rate

BUSINESS



1,330

Total Businesses



15,763

Total Employees

KEY FACTS

52,266

Population



38.3

Median Age



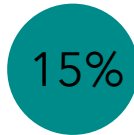
2.7

Average Household Size

\$52,862

Median Household Income

EDUCATION



15%

No High School Diploma



31%

High School Graduate



37%

Some College



17%

Bachelor's/Grad/Prof Degree

POPULATION DETAIL



11,726

2018 Millennial Population (Born 1981 to 1998) (Esri)



8,650

2018 Generation X Population (Born 1965 to 1980) (Esri)



11,895

2018 Baby Boomer Population (Born 1946 to 1964) (Esri)

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EMPLOYMENT



White Collar

52%



Blue Collar

27%

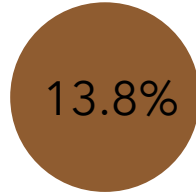


Services

21%

Tri Valley Plaza

1325 E Florence Blvd, Casa Grande, Arizona, 85122
Drive time of 20 minutes



13.8%

Unemployment Rate

BUSINESS



1,808

Total Businesses



20,647

Total Employees

KEY FACTS

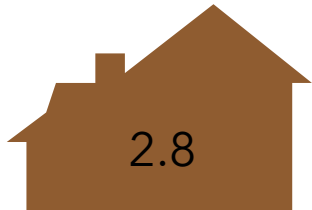
92,245

Population



37.7

Median Age



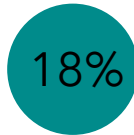
2.8

Average Household Size

\$52,559

Median Household Income

EDUCATION



18%

No High School Diploma



31%

High School Graduate



35%

Some College



16%

Bachelor's/Grad/Prof Degree

POPULATION DETAIL



20,512

2018 Millennial Population (Born 1981 to 1998) (Esri)



15,540

2018 Generation X Population (Born 1965 to 1980) (Esri)



21,122

2018 Baby Boomer Population (Born 1946 to 1964) (Esri)

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EMPLOYMENT



White Collar

52%



Blue Collar

27%

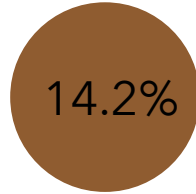


Services

22%

Tri Valley Plaza

1325 E Florence Blvd, Casa Grande, Arizona, 85122
Drive time of 30 minutes



14.2%
Unemployment Rate

BUSINESS



2,310

Total Businesses



27,887

Total Employees

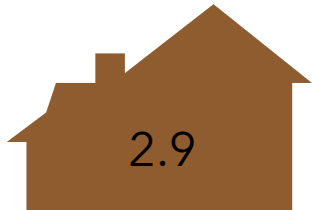
KEY FACTS

127,839

Population



35.9
Median Age



2.9

Average Household Size

\$51,610

Median Household Income

EDUCATION



20%
No High School Diploma



33%
High School Graduate



33%
Some College



15%
Bachelor's/Grad/Prof Degree

POPULATION DETAIL



31,923

2018 Millennial Population
(Born 1981 to 1998) (Esri)



22,284

2018 Generation X Population
(Born 1965 to 1980) (Esri)



26,558

2018 Baby Boomer Population
(Born 1946 to 1964) (Esri)

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