



FOR SALE: \$2,800,000

CASA GRANDE PORTFOLIO

601 NORTH CAMERON AVENUE & 515 EAST SIXTH STREET
CASA GRANDE, 85122

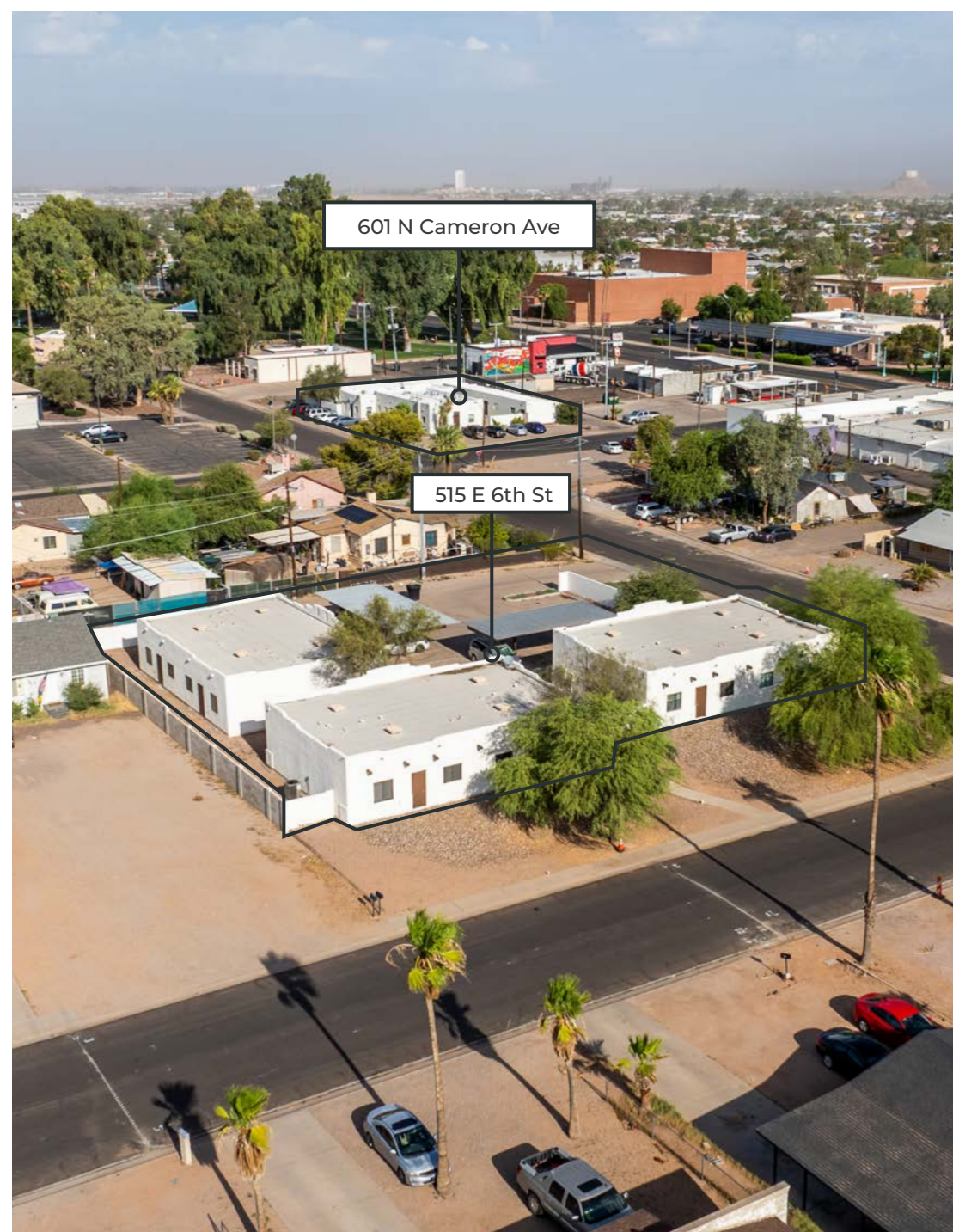
EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY



\$132,696

84,293



5 Mile

Daytime
Population



1 Mile

Average
Household Income

40.5



3 Mile

Median Age

The Casa Grande Portfolio is a well maintained multifamily portfolio featuring two distinct investment opportunities in the heart of Casa Grande. Cameron in the Park is a 13 unit community offering a mix of studio, one-bedroom, and two-bedroom floor plans ranging from approximately 400 to 900 SF. The property features a landscaped courtyard, picnic area, secure access, and on-site laundry facilities, with a location that provides excellent walkability and convenient access to parks, retail, medical centers, and major employers.

The portfolio can also include a fully renovated 6-unit multifamily on 515 East Sixth Street. Each unit is approximately 950 SF with a two bedroom/one bath unit mix. The units feature updated flooring, cabinetry, appliances, bathrooms, and in-unit washer/dryer. Situated on approximately 0.86 acres, the property offers 8 covered and 6 open parking spaces, 2001 construction vintage, and convenient access to I-10 and I-8.

Positioned within a high-growth Casa Grande corridor, the portfolio benefits from proximity to major employment drivers including Lucid Motors and LG Energy Solution, while providing convenient connectivity to both Phoenix and Tucson. Together, the properties offer a compelling opportunity to acquire well-located, renovated multifamily assets in one of Arizona's growing secondary markets.

PROPERTY OVERVIEW



SALE PRICE:
\$2,800,000



PRICE PER UNIT:
\$147,368



UNIT COUNT:
19

- 19-Unit Fully Renovated Portfolio across two assets located within 0.15 miles of each other
- Established in place income with immediate room for improvement with mark-to-market rent increases.
- Diversified Unit Mix Serving Casa Grande's Workforce Housing Demand
- Attractive basis pricing with flexibility as assets are available separately or as a portfolio.

Address:

**601 North Cameron Avenue
515 East Sixth Street**

Unit Mix:

**(9) Studios
(2) 1 Bed/1 Bath
(8) 2Bed/1 Bath**

Parcels:

**507-03-1310, 507-03-142A,
507-03-142B**

Lot Size:

37,416 SF

Year Built:

**1930 for Cameron
2001 for Sixth Street**

Year Renovated:

2025

601 N Cameron Ave



515 E Sixth St



EXTERIOR PHOTOS - 601 N Cameron Ave



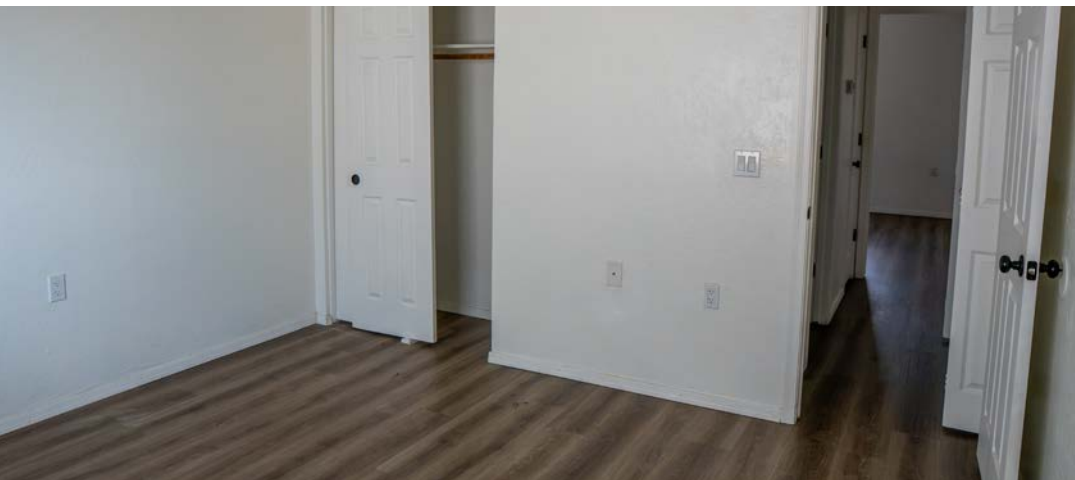
INTERIOR PHOTOS - 601 N Cameron Ave



EXTERIOR PHOTOS - 515 E Sixth Street



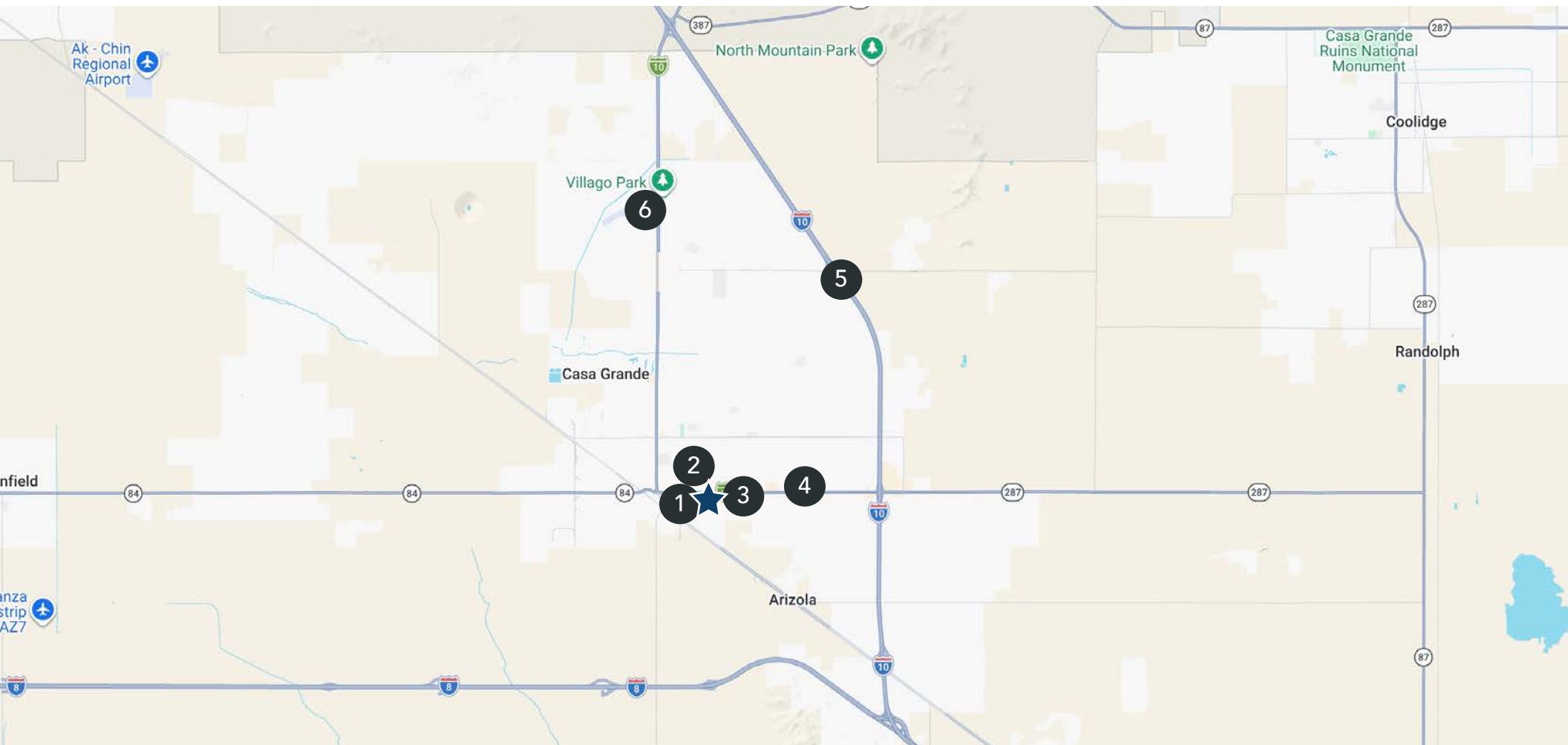
INTERIOR PHOTOS - 515 E Sixth Street



AERIAL MAP



AREA HIGHLIGHTS



1 Historic Downtown Casa Grande
±0.3 Miles

2 Palm Island Family Aquatic Park
±0.6 Miles

3 Tri-Valley Plaza
±1.4 Miles

4 Banner Casa Grande Medical Center
Emergency Room ±2.3 Miles

5 Interstate 10 (1-10)
±5.0 Miles

6 Casa Grande Municipal Airport
±5.5 Miles

FINANCIALS

RENT ROLL - 515 E 6TH STREET

UNIT	BD/BA	SF	CURRENT RENT	MARKET RENT	LEASE END
1	2BD/1BA	950	\$1,375.00	\$1,450.00	09/30/25
2	2BD/1BA	950	\$1,400.00	\$1,450.00	02/28/27
3	2BD/1BA	950	\$1,450.00	\$1,450.00	11/30/26
4	2BD/1BA	950	\$1,450.00	\$1,450.00	07/31/27
5	2BD/1BA	950	--	\$1,450.00	VACANT
6	2BD/1BA	950	\$1,195.00	\$1,450.00	02/28/26
TOTAL			\$6,870.00	\$8,700.00	

RENT ROLL - 601 N CAMERON AVE

UNIT	BD/BA	SF	CURRENT RENT	MARKET RENT	LEASE END
1	Studio/1BA	400	\$1,000.00	\$1,000.00	07/31/26
2	Studio/1BA	400	\$900.00	\$1,000.00	11/30/26
3	Studio/1BA	400	\$1,000.00	\$1,000.00	07/31/26
4	Studio/1BA	400	\$1,000.00	\$1,000.00	03/31/27
5	Studio/1BA	400	\$1,000.00	\$1,000.00	11/30/26
6	Studio/1BA	400	\$1,000.00	\$1,000.00	02/28/27
7	Studio/1BA	400	\$1,000.00	\$1,000.00	05/31/27
8	Studio/1BA	400	\$1,000.00	\$1,000.00	03/31/26
9	Studio/1BA	400	\$1,000.00	\$1,000.00	03/31/27
10	2BD/1BA	800	\$1,000.00	\$1,450.00	MTM
11	1BD/1BA	600	\$1,000.00	\$1,200.00	04/30/27
12	1BD/1BA	600	\$1,000.00	\$1,200.00	MTM
14	2BD/1BA	800	\$1,000.00	\$1,450.00	MTM
TOTAL			\$12,900.00	\$14,300.00	



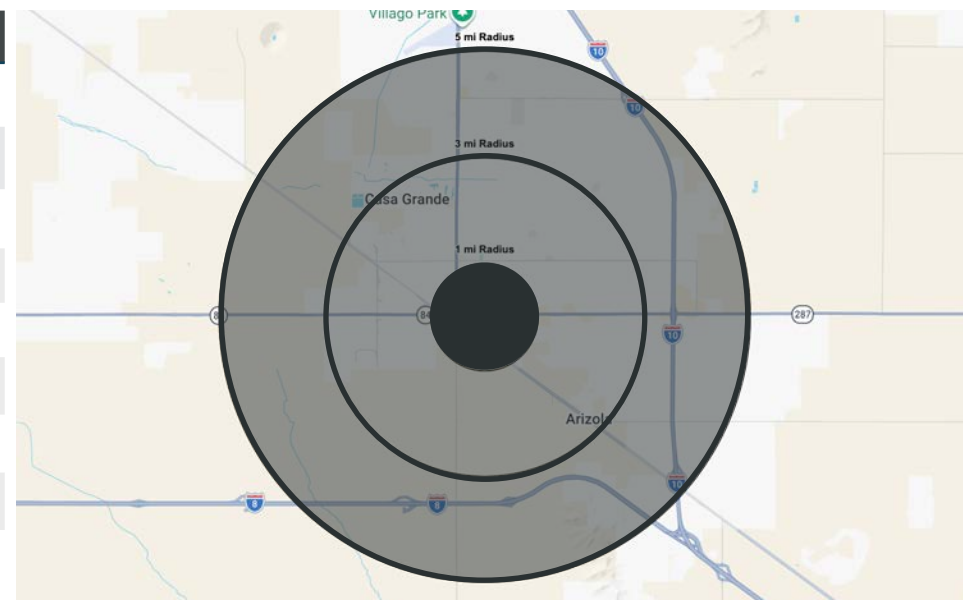


CASA GRANDE

Casa Grande, Arizona, is a growing and increasingly diverse community in Pinal County, with a population of approximately 69,000. The city has a relatively young population, a significant Hispanic/Latino presence, and a median household income of roughly \$85,000. The properties at 601 North Cameron Avenue and 515 East Sixth Street are located near the central area of Casa Grande, within an established neighborhood benefiting from access to local services, employment, and community amenities.

Overall, the area reflects Casa Grande's continued population growth and evolving demographic and economic profile.

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	14,700	60,394	84,293
Estimated Population:	10,531	45,721	67,006
Total Households:	3,770	17,976	25,783
Average Household Income:	\$132,696	\$107,026	\$107,772
Median Age:	35.1	40.5	40.3
Average Household Size:	2.8	2.6	2.6
Housing Units:	3,970	19,556	27,869
Total Businesses:	500	1,392	1,683
Total Employees:	4,169	14,673	17,287





515 E 6th St

601 N Cameron Ave

E SIXTH ST



ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.