

DEVELOPMENT OPPORTUNITY

RETAIL/OFFICE DEVELOPMENT SITE | CASA GRANDE, AZ
1325 E 9th Street | 1.085 Acres For Sale



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2944 N 44th St, Suite 200, Phoenix, AZ 85018
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Property Info

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Great Commercial Retail Trade Area in Rapidly Expanding Casa Grande

- Directly adjacent to brand new Everhome Suites hotel
- Retail/Office/Medical potential
- Shared access from N Colorado Street
- Easy access to I-10 and I-8

PROPERTY INFO

Location: 1325 E. 9th Street,
Casa Grande, Arizona 86122
Pinal County

Major Cross Streets: N. Colorado St & E. Florence Blvd (I-10 Business Loop)

Size: 1.085 Acres (47,263 SF)

Land Price: \$378,100 (\$8 PSF)

Comments: This property has great commercial/investment potential

Zoning: B-2

Parcels: 505-16-002Q

Primary Use: Retail/Office/Medical

VPD

Florence Blvd	31,667
Colorado St	7,212

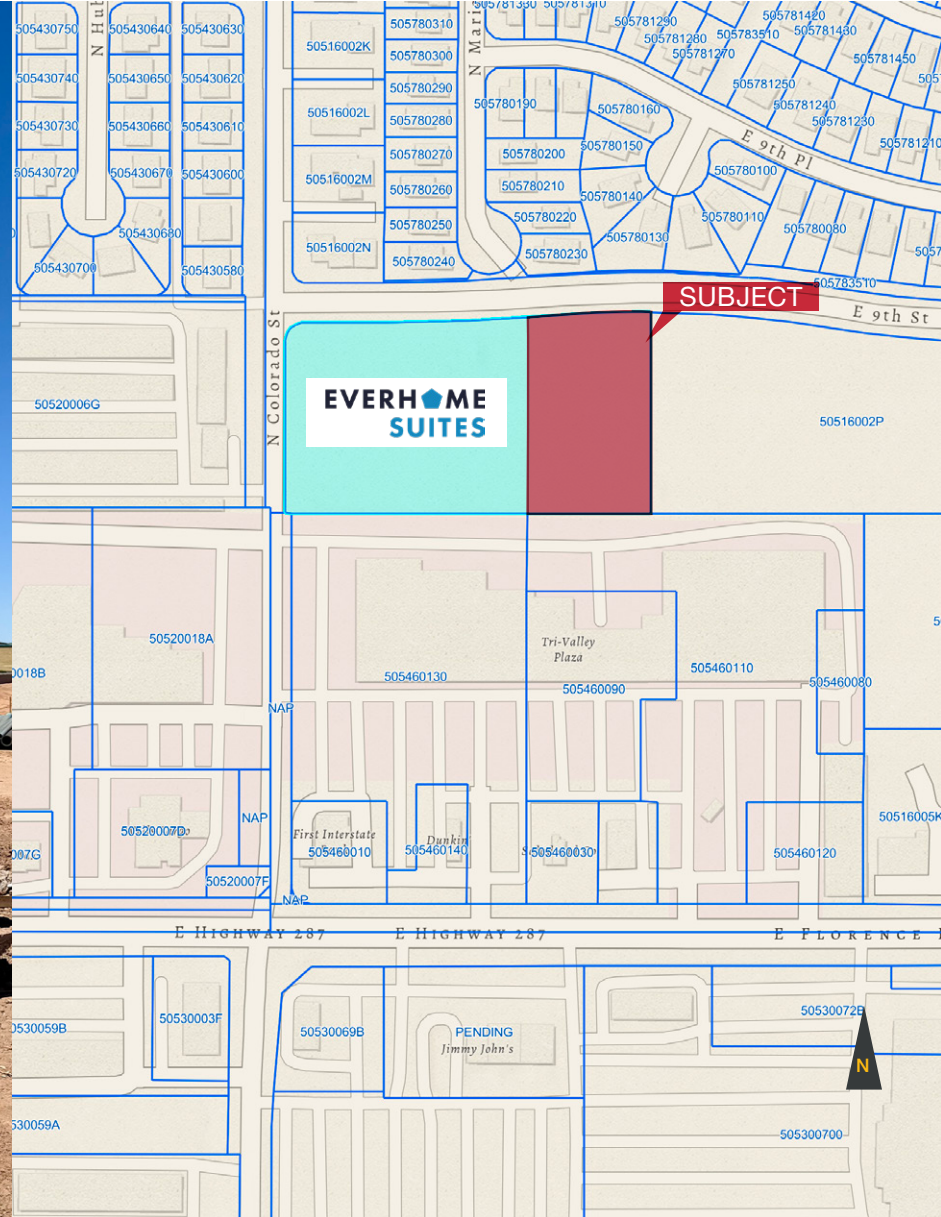
CASA GRANDE GROWTH HIGHLIGHTS

Strategically located along Interstate 10 and Interstate 8, Casa Grande offers unmatched access between Phoenix and Tucson, making it a prime hub for manufacturing, logistics, and retail expansion.

- Population Boom: 60,000+ residents today; projected to nearly double in the coming decades.
- Major Employers:
 - Lucid Motors – \$1B electric vehicle manufacturing plant
 - Nikola – hydrogen truck production facility
 - TSMC suppliers – supporting Arizona's semiconductor ecosystem
- Job Creation & Investment: Thousands of new jobs and billions in capital fueling economic diversification.
- Prime Location: Strategic access to I-10 and I-8, central to Arizona's Phoenix–Tucson growth corridor.
- Residential Expansion: Master-planned communities, new schools, and healthcare infrastructure rapidly under development.
- Lifestyle Appeal: Parks, golf, hiking, and community events maintain Casa Grande's small-town charm while supporting a fast-growing population.
- Casa Grande represents one of Arizona's strongest growth stories—an emerging hub for advanced manufacturing, logistics, and residential development with long-term upside for investors.

Development/ Parcel Map

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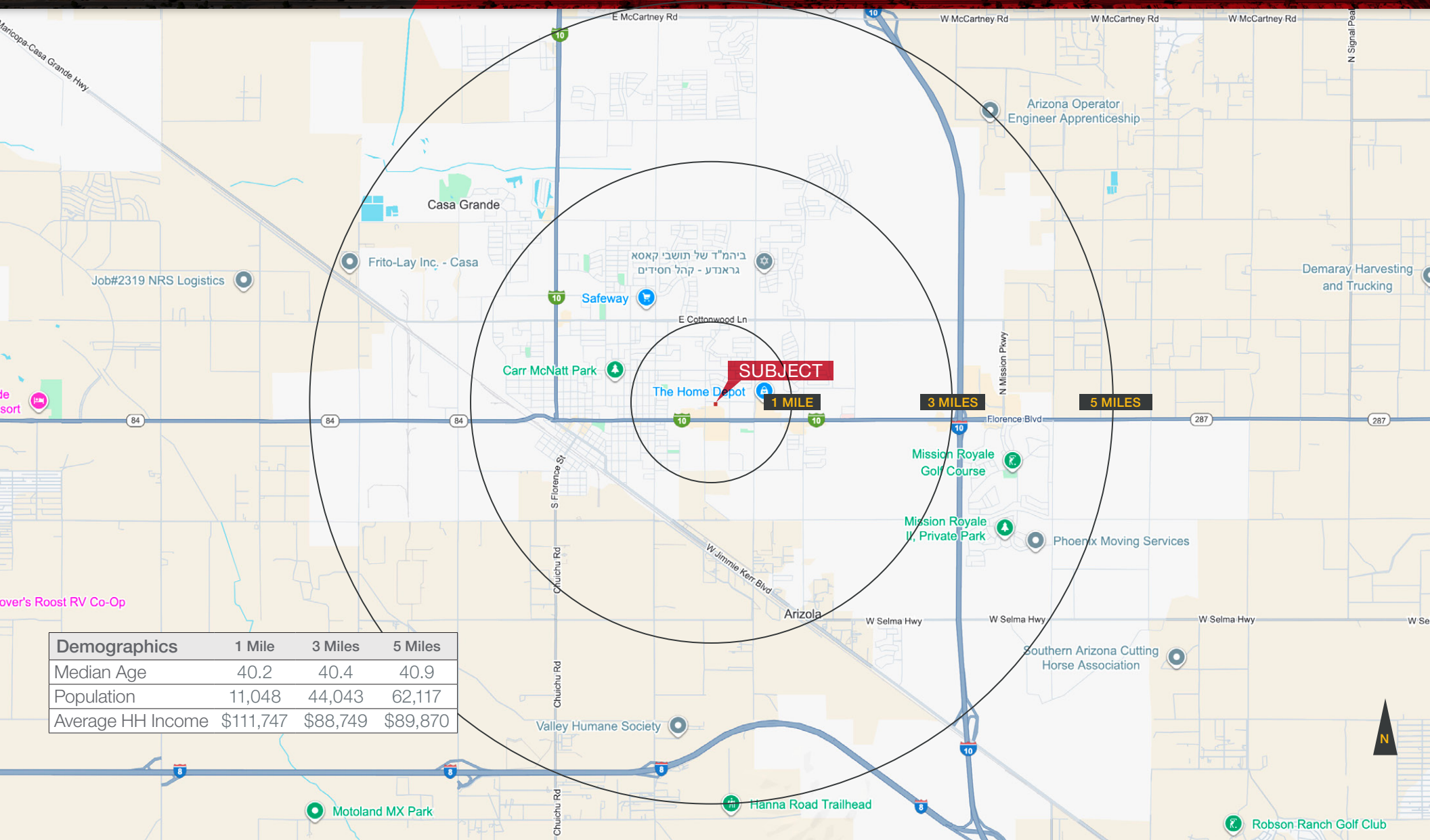
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Location Map

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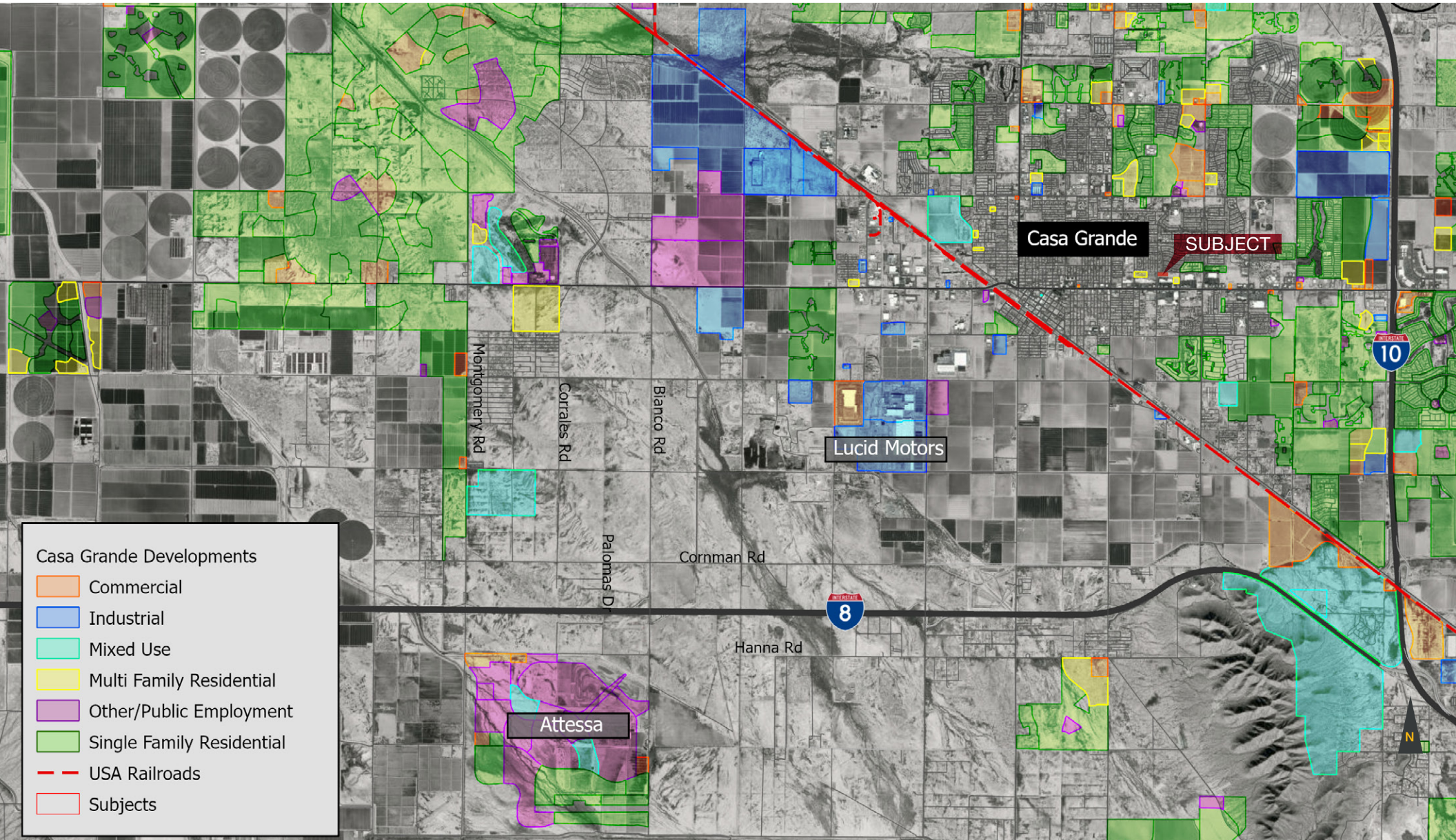
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Retail Map

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For More Information Contact:

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