

SOUTHEAST CORNER FLORENCE BLVD & COLORADO ST

CASA GRANDE, AZ, 85222



COLORADO ST
4,021 CPD

FLORENCE BLVD
25,044 CPD

 **VELOCITYRETAILGROUP**

TRI-VALLEY PLAZA



◆ **FOR LEASE: EXISTING ±4,570 SF SPACE, ±6,500 SF FORMER GYM AND ±1,549 SF SUITE**

Property Highlights

- 2.5 miles west from I-10 conected by a full diamond interchange and approximately 1.15 miles west of Banner Casa Grande Medical Center
- Anchored by Fry’s, Planet Fitness, Goodwill, and ACE, these shops are the most prime spaces in Casa Grande
- Over ±68,000 people with a HHI of ±\$117,966 in a 5 mi radius

Traffic Counts

FLORENCE BLVD	25,044 CPD
COLORADO ST	4,021 CPD
Total	29,065 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	11,059	48,585	68,254
Estimated Households	4,220	18,658	25,984
Avg Household Income	\$152,660	\$102,341	\$98,899
Daytime Population	4,220	18,658	25,984

Source: SitesUSA

Nearby Tenants



Brian Gast
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SUITE	TENANT	SF
101	Subway	1,186
103	Sun Kissed Salon	1,000
105	One Main Financial	1,365
107	Dentist	2,685
113	AVAILABLE	4,570
115-117	AVAILABLE	6,500
119	Salt & Sound	1,276
123	Rent-A-Center	4,830
127	Peter Piper Pizza	6,750
131	Always Nails	2,310
132	J & C Beauty Supply	1,643
133	Smoke Shop	1,449
135	Time Warp Gaming	1,033
137	Kohler	1,850
1375	Grande Shops	34,625
139	McMashers	3,911
141	Glitz School	4,412
143-145	Grande Shops	4,440
147	Populus Financial	1,000
149	AVAILABLE	1,549
151	Casa Grande Postal	2,100
153	BIOMAT USA	8,853
155	Rodeo Dental	7,419

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	11,059	48,585	68,254
	2026 TOTAL HOUSEHOLDS	4,220	18,658	25,984
	MEDIAN HOUSEHOLD INCOME	\$152,660	\$102,341	\$98,899
	2026 MEDIAN HOME VALUE	\$271,832	\$294,935	\$305,876
	2026 TOTAL EMPLOYEES	3,402	13,170	15,669
	2026 TOTAL BUSINESSES	379	1,363	1,610



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FOR LEASING INFORMATION:

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