

NEC Pinal Ave & McCartney Rd

Casa Grande, Arizona

D. L. Slaughter
Company

FRY'S ANCHORED SHOPPING CENTER – VILLAGO MARKETPLACE



For more information please contact:

Mike Ord

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4742 North 24th Street
Suite 315
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www.dlslaughterco.com

Heather Wiseman

Director of Leasing

E: hwiseman@evgre.com
C: 303-656-8713

Available:

Shops Available

Traffic Counts:

Pinal Ave: 21,243 VPD
McCartney Rd: 11,495 VPD



Evergreen

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Property Highlights:

- #3 Fry's in Arizona (out of 122) based on traffic volume (Source: Placer.ai 2021)
- Dominant grocery-anchored shopping center in Casa Grande
- Strong regional draw with top 60% of customer traffic coming from a 20+ square mile area (Source: Placer.ai 2021)
- Within walking distance of Casa Grande Union High School, which supports 1,853 students
- Casa Grande is the largest City in Pinal County and serves as a manufacturing, logistics, health care, and retail hub for Pinal County. Casa Grande's location at the midpoint between Phoenix and Tucson positions it to serve both markets. (Source: City of Casa Grande 2021)
- Conveniently located 3 miles west of the I-10



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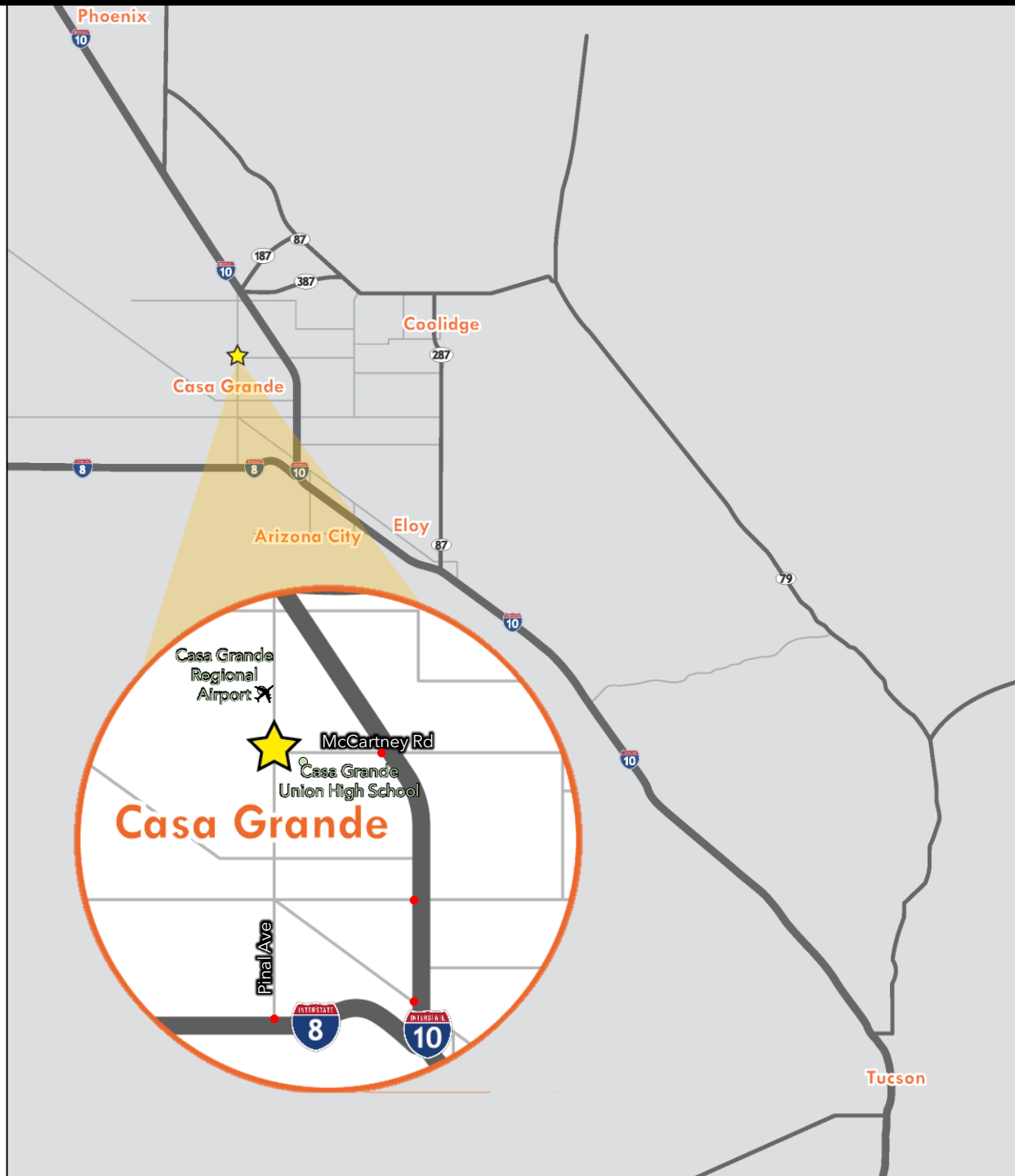
Demographics:

• Average Income	2 mile \$73,261	5 mile \$72,849	10 mile \$73,312
• Population	2 mile 11,483	5 mile 61,890	10 mile 72,601



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Evergreen

The UPS Store
PRINT & BUSINESS SERVICES

verizon

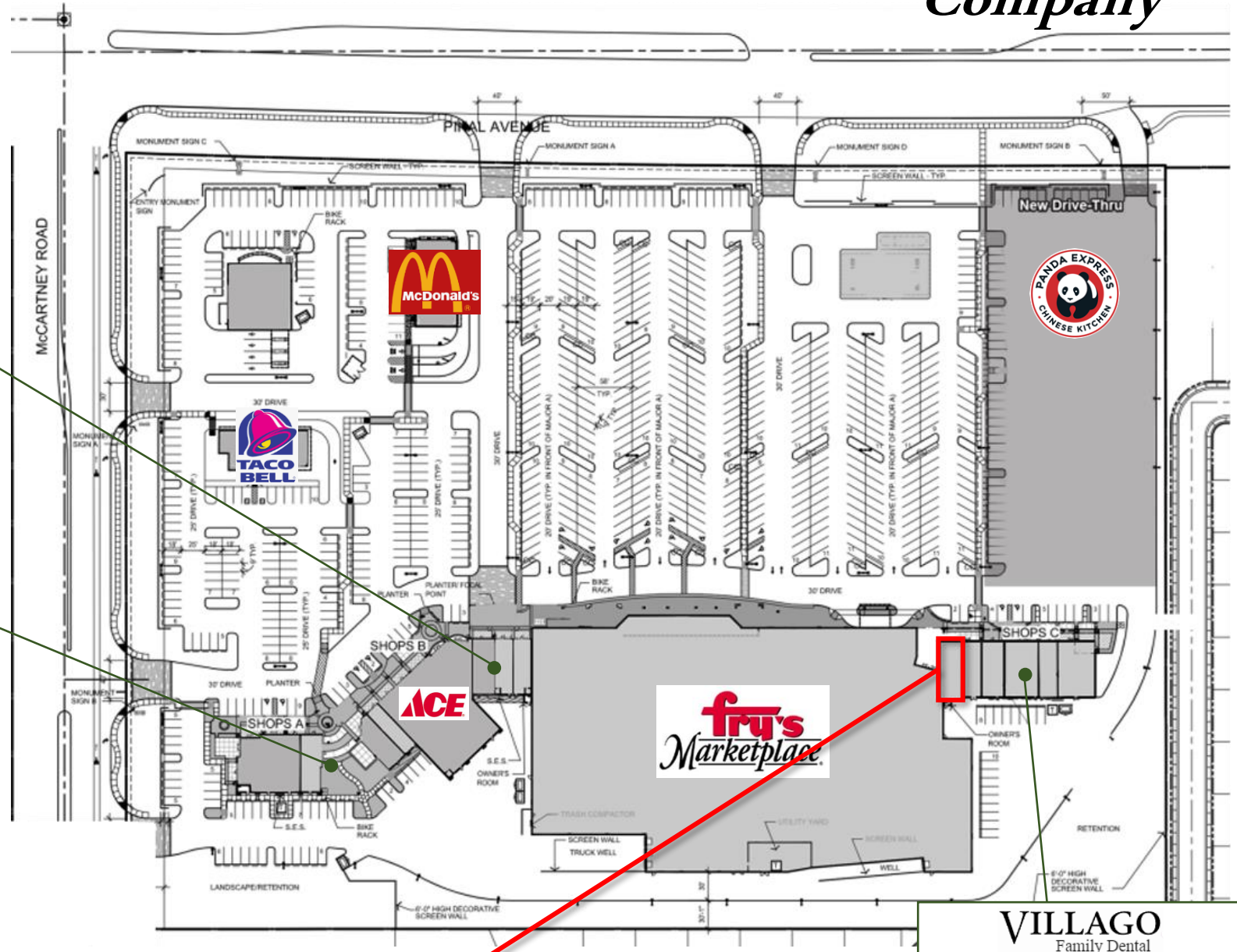
Vilago Nails & Spa

Great Clips

SUBWAY

Est. AZ 1980
BARRO'S PIZZA
A FAMILY TRADITION

L'Grande Cafe



2,295 SF (Divisible) to 1,120 SF and 1,175 SF suites

VILLAGO
Family Dental

H&R BLOCK

ANAYA'S
FRESH MEXICAN RESTAURANT

New home permits up 49% in Casa Grande

By SUZANNE ADAMS-OCKRASSA, Staff Writer

CASA GRANDE – Construction on new single-family homes in the Casa Grande area continues to increase despite the coronavirus pandemic.

Mayor Craig McFarland remarked to the Casa Grande City Council on Monday that the number of permits pulled for new homes this year has already surpassed the number of permits that were requested last year at this time.

The city had 79 requests for permits for new homes in June, bringing the total number of new-home permit requests for the calendar year up to 394, according to permit records listed on the city's website. That's a 49% increase in the number of permits for the month of June compared to last year, when 53 permits were pulled during the month. It's also a 10% increase in the total number of permits pulled by June 2019.

The city had a total of 356 single-family home permits by June.

City Manager Larry Rains stated in an email that the city has seen an increase in the number of new housing permits for the last 18 months.

"There are a number of factors driving the housing market in Casa Grande," he wrote. "The drivers include home prices, the number of individuals looking to purchase their first home or 'moving-up' in homes, the number of new jobs coming to Casa Grande, the lack of rental units or apartments, and the current home mortgage interest rates."

Rains said it doesn't look as if the COVID-19 pandemic has had any impact on the construction of homes in the city and he expects the number of new-home permits to remain consistent for the rest of the city's fiscal year, which ends in June.



Population

	2 mile	5 mile	10 mile
2010 Population	8,753	50,942	59,432
2021 Population	11,483	61,890	72,601
2026 Population Projection	13,177	70,478	82,730
Annual Growth 2010-2021	2.8%	2.0%	2.0%
Annual Growth 2021-2026	3.0%	2.8%	2.8%
Median Age	39.1	38.6	39.8

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$73,261	\$72,849	\$73,312
Median Household Income	\$60,730	\$57,650	\$57,916

Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	1,706	191	9	12,908	1,607	8	17,093	2,053	8
Trade Transportation & Utilities	269	41	7	2,974	245	12	3,793	332	11
Information	40	4	10	168	27	6	234	35	7
Financial Activities	114	25	5	1,037	234	4	1,280	267	5
Professional & Business Services	218	34	6	1,125	169	7	1,211	188	6
Education & Health Services	205	29	7	3,840	572	7	4,731	774	6
Leisure & Hospitality	321	22	15	1,914	119	16	2,973	162	18
Other Services	152	24	6	875	195	4	1,015	226	4
Public Administration	387	12	32	975	46	21	1,856	69	27
Goods-Producing Industries	482	43	11	2,269	138	16	2,674	175	15
Natural Resources & Mining	3	1	3	34	6	6	126	13	10
Construction	339	35	10	682	95	7	793	115	7
Manufacturing	140	7	20	1,553	37	42	1,755	47	37
Total	2,188	234	9	15,177	1,745	9	19,767	2,228	9