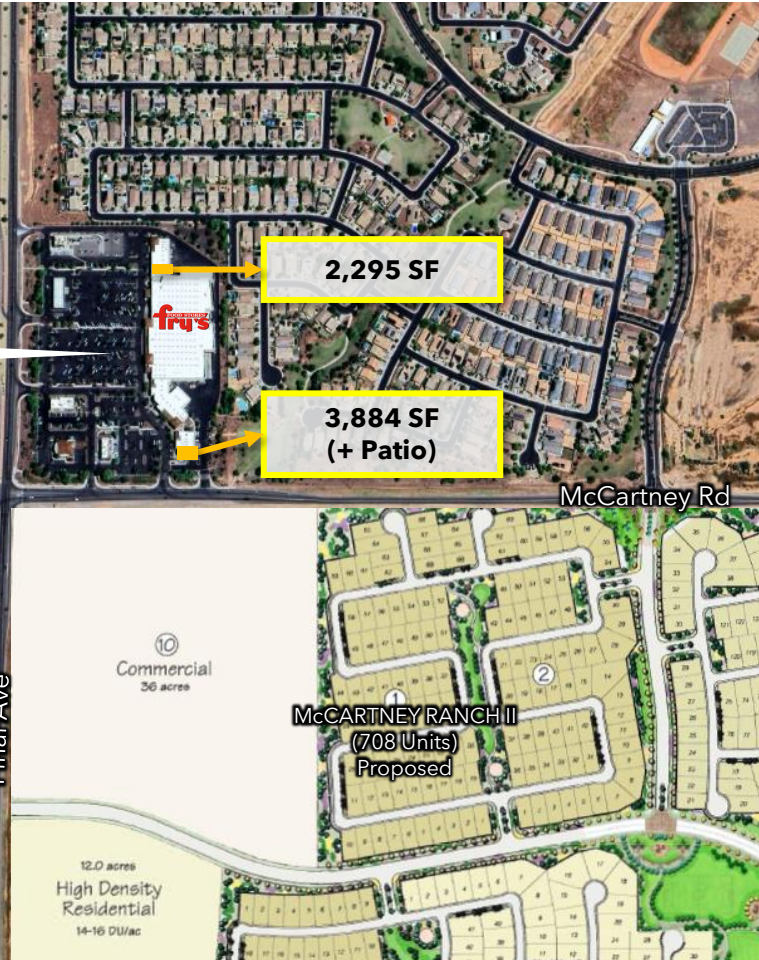


# NEC Pinal Ave & McCartney Rd

Casa Grande, Arizona

*D. L. Slaughter*  
**Company**

## FRY'S ANCHORED SHOPPING CENTER – VILLAGO MARKETPLACE



### FOR LEASE

Shops Available:

**3,884 SF Former Restaurant with Patio**

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

For more information please contact:

**Mike Ord**

E: [mike@dlslaughter.com](mailto:mike@dlslaughter.com)  
C: 602-421-2788

4742 North 24<sup>th</sup> Street  
Suite 315  
Phoenix, AZ 85016

O: 602.957.3553

[www.dlslaughterco.com](http://www.dlslaughterco.com)

**Heather Wiseman**

Director of Leasing

E: [hwiseman@evgre.com](mailto:hwiseman@evgre.com)  
C: 303-656-8713



### Traffic Counts:

Pinal Ave: 20,048 VPD  
McCartney Rd: 11,427 VPD



Evergreen

# NEC Pinal Ave & McCartney Rd

Casa Grande, Arizona

**D. L. Slaughter**  
**Company**

## Property Highlights:

- #1 Fry's in Arizona (out of 125) based on traffic volume (Source: Placer.ai 2024)
- 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 2,002 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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**Heather Wiseman**

Director of Leasing

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C: 303-656-8713

## Demographics:

• Average Income	1 mile \$75,355	3 mile \$76,806	5 mile \$77,528
• Population	1 mile 4,274	3 mile 26,494	5 mile 57,593

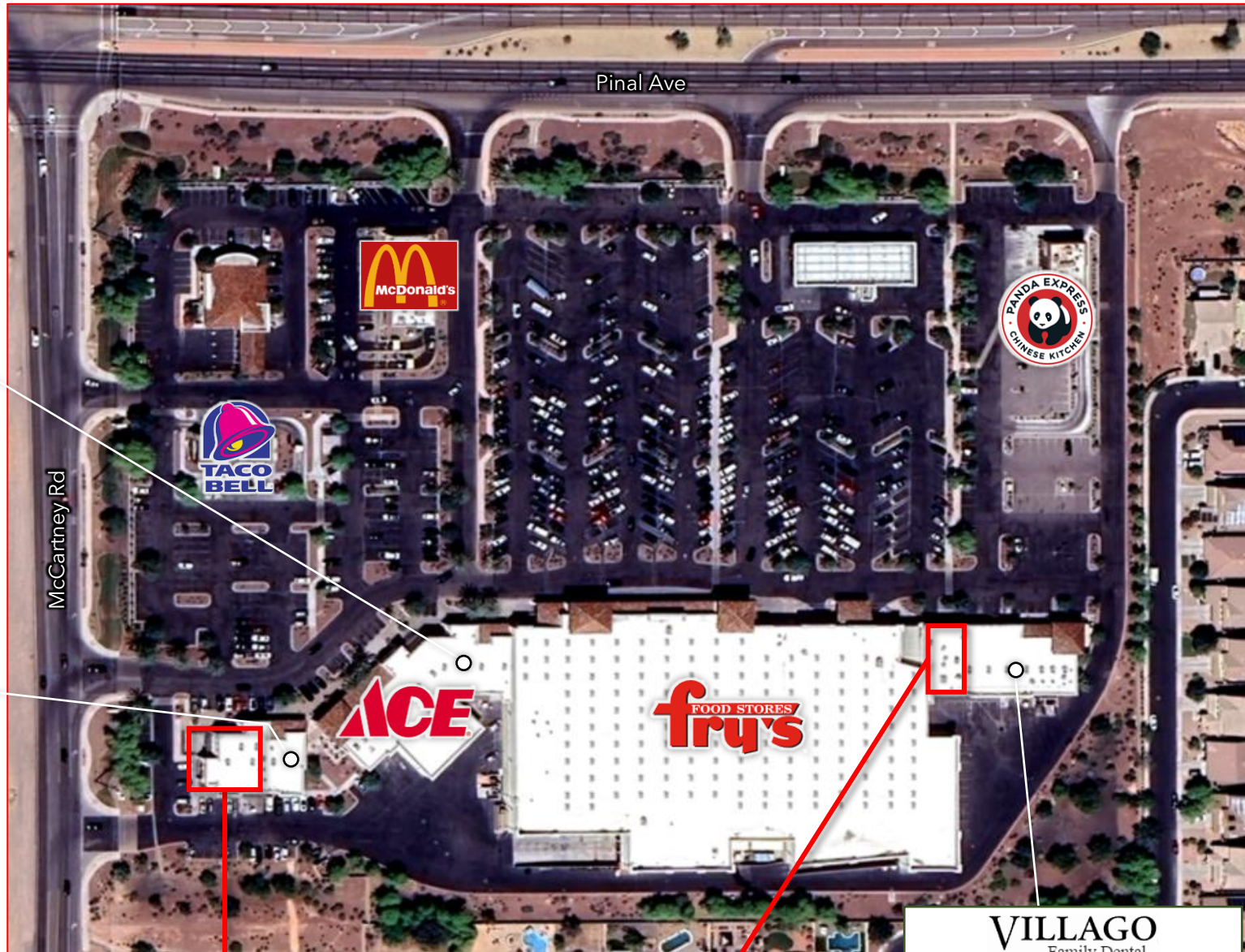


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The UPS Store  
PRINT & BUSINESS SERVICES  
**verizon**  
Vilago Nails & Spa

Great Clips  
**SUBWAY**  
L'Grande Cafe

**3,884 SF**  
**(Former Restaurant)**

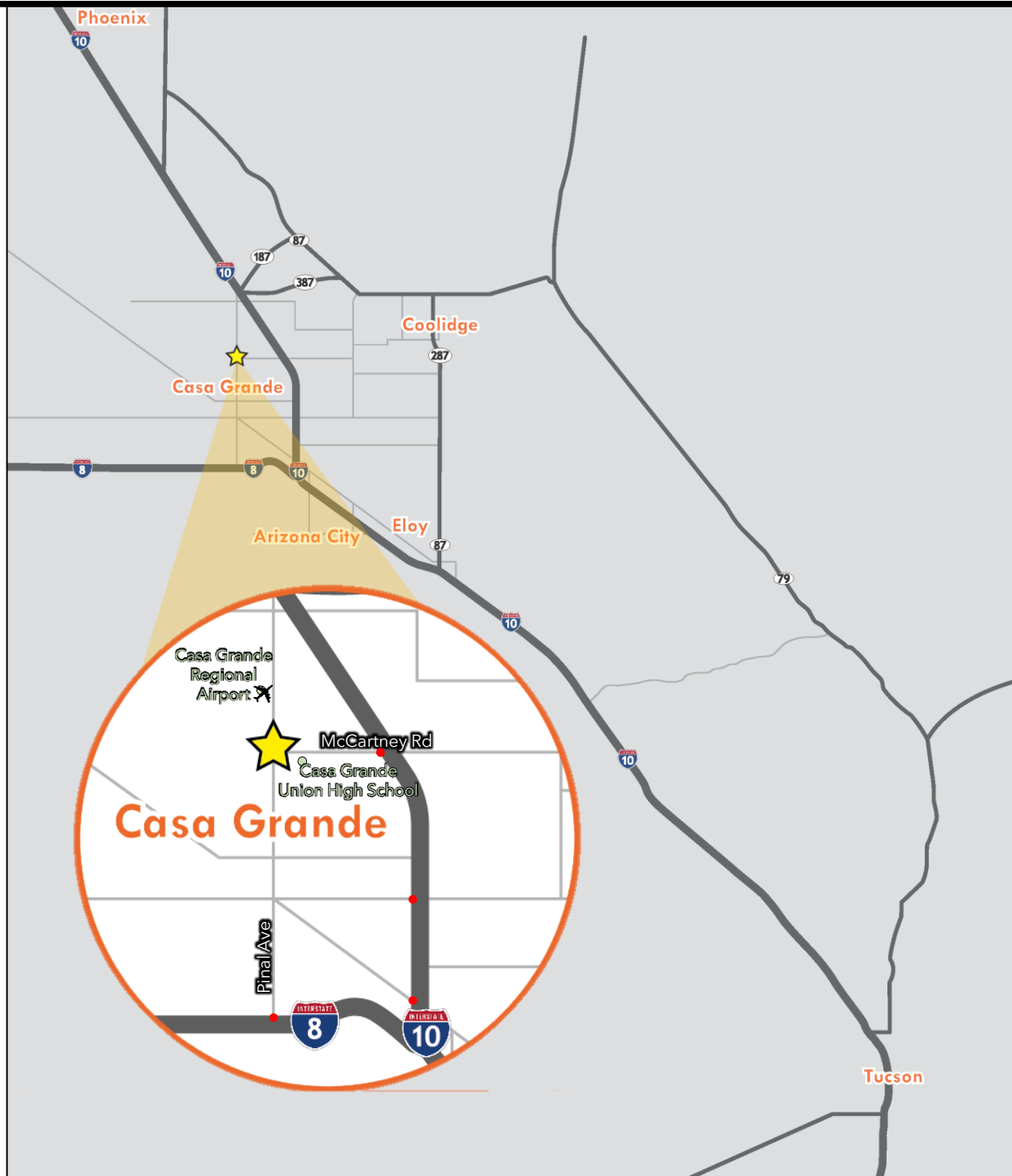
**2,295 SF**

**VILLAGO**  
Family Dental

**H&R BLOCK**

**ANAYA'S**  
FRESH MEXICAN RESTAURANT

# D. L. Slaughter Company



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## Room to boom: Pinal County housing grew at fastest rate in state

By JASMINE KABIRI Cronkite News May 29, 2023 Updated Jul 8, 2023



CASA GRANDE – It's unclear which came first in Pinal County, the houses or the people filling them. What is clear is that both continue growing at some of the fastest rates in the state and, in some instances, the nation.

The number of housing units in Pinal County grew by an estimated 3.5% from July 2021 to July 2022, the fastest rate in the state, according to U.S. Census Bureau data released last week.

"At one point in Pinal County, Casa Grande was a very sleepy town, and they're wide awake now. People are just (flocking) to it," said Eric Gibbs, president of the Arizona Association of Realtors.

The Pinal County numbers were just the most recent data from the Census that show continued booming growth in certain Valley communities.

The bureau reported this spring that Maricopa County posted the largest population increases in the country from 2021 to 2022, the second consecutive year it has held the top spot.

This month's report said Phoenix had the second-biggest population gains in the country last year, adding 19,053 residents to fall just 117 shy of the number of residents added by No. 1 Fort Worth for the year.

In terms of growth rate, two Valley cities finished in the top 20 last year: Queen Creek, located partially in Pinal County, and Maricopa City were the seventh and 12th fastest-growing large cities in the United States respectively. Queen Creek grew at a rate of 6.7% and Maricopa City grew at 6.2%.

Not surprisingly, Maricopa County added the most new homes last year, with 28,051 housing units added, far outstripping the 6,347 housing units added in Pinal. But the new homes in Maricopa County accounted for just a 1.5% increase in housing, only good for fourth-fastest in the state.

The total number of housing units in Pinal County grew to 185,650 as of last summer, according to the Census Bureau.

"They (Pinal County) have increased their ability to build homes. And even with that said, they still probably have some type of small shortage of homes, but they're working really hard to catch up because of the number of people that are moving into that market," Gibbs said.

Brent Billingsley, Pinal County's director of community development, said that housing affordability has been drawing more residents to the county for the past three years. He said the accelerated rate of single-family homes is due to the county "balancing demand with price."

According to the real estate website Redfin, the median sale price of a home in Maricopa County in April 2023 was \$455,000 compared to a median price \$365,000 in Pinal County.

Billingsley and Gibbs also pointed to the expansion of corporate businesses in the county, like Lucid Motors in Casa Grande and the Nikola Corp. manufacturing facility in Coolidge, and the jobs that come with them.

Gibbs noted that more businesses are expected in the coming years, with a Kohler plant expected to open in Casa Grande in August and a Proctor & Gamble manufacturing facility slated for Coolidge by 2025.

Pinal County Supervisor Mike Goodman said it's no accident that the county is attracting jobs and residents.

"We have a model in Pinal County called live, work and play," Goodman said. "And the reality is people live here, but they work and play in other areas, and so over the last five years, six years, we've put a lot of emphasis to keep the people here for their work and also for their play,"

Billingsley said he expects that Apache Junction, partly located in northern Pinal County, will pop up on next year's list of fast-growing cities. After averaging about 10 permits a month for single-family homes over the past several years, he said, the city has seen permits triple in the past year. He also said Coolidge and Red Rock are seeing more growth.

"Over the last year, I can tell you that that influence has spread out over the whole county. It's not just a San Tan Valley or a Casa Grande thing anymore," Billingsley said.

**Population**

	3 mile	5 mile	10 mile
2023 Population	26,494	57,593	72,601
2028 Projection	26,885	57,861	82,730
Annual Growth 2010 - 2023	21.76%	13.42%	13.42%
Annual Growth 2023 - 2028	1.48%	0.47%	0.47%
Median Age	39.6	38.9	38.9

**Income**

	1 mile	3 mile	5 mile
Avg Household Income	\$75,355	\$76,806	\$77,528
Median Household Income	\$60,417	\$63,242	\$59,571

**Monthly Daytime Employment**

Radius	3 mile			5 mile			10 mile		
	# of Businesses	# of Employees	# of Employees Per Business	# of Businesses	# of Employees	# of Employees Per Business	# of Businesses	# of Employees	# of Employees Per Business
Retail & Wholesale Trade	63	490	8	219	2,448	11	303	3,701	12
Hospitality & Food Service	30	372	12	113	1,740	15	157	2,886	18
Real Estate, Renting, Leasing	36	164	5	108	515	5	120	668	6
Finance & Insurance	28	116	4	117	507	4	144	621	4
Information	8	92	12	27	199	7	34	255	8
Scientific & Technology Services	30	193	6	121	1,036	9	133	1,110	8
Health Care & Social Assistance	92	355	4	585	2,615	4	706	3,197	5
Educational Services	16	347	22	43	1,995	46	55	2,260	41
Public Administration & Sales	14	421	30	45	1,021	23	65	1,766	27
Arts, Entertainment, Recreation	7	76	11	16	142	9	26	227	9
Utilities & Waste Management	24	106	4	56	285	5	72	340	5
Construction	55	403	7	96	678	7	117	783	7
Manufacturing	10	239	24	40	1,739	43	50	1,947	39
Agriculture, Mining, Fishing	2	6	3	5	23	5	8	63	8
Other Services	55	261	5	193	843	4	232	1,025	4
<b>Total</b>	<b>470</b>	<b>3,641</b>	<b>157</b>	<b>1,784</b>	<b>15,786</b>	<b>197</b>	<b>2,222</b>	<b>20,849</b>	<b>201</b>