



FORMER BANK WITH DRIVE THRU FOR SUBLEASE

NEC MCCARTNEY RD & PINAL AVE | CASA GRANDE, AZ

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CASA GRANDE MUNICIPAL AIRPORT



PINAL AVENUE

±20,309 VPD

±48,004 VPD

INTERSTATE 10



SITE ★

Park/Open Space
School
Community Center
MDR2
TREKELL LOOP

5
6
7
8
9

VILLAGO PHASE II PLANNED

23
25
26
27
28
31
32
33
34
35
36

School

19
20
29
30

16
17
18

VILLAGO PHASE I ±1,000 LOTS EXISTING

NOT A PART

ARROYO GRANDE ±307 LOTS PLANNED

MCCARTNEY CENTER ±525 LOTS EXISTING

MCCARTNEY RANCH II ±992 LOTS PROPOSED

MC CARTNEY RANCH ELEMENTARY ±697 STUDENTS

CASAGRANDE UNION HIGH SCHOOL ±1,977 STUDENTS

±11,943 VPD

MCCARTNEY ROAD

ARROYO VISTA I & II ±509 LOTS PLANNED

COLONIA DEL SOL ±840 LOTS EXISTING

PAUL MASON SPORTS COMPLEX

COYOTE RANCH ±234 LOTS EXISTING

MCCARTNEY RANCH ±413 LOTS PLANNED

RANCHO GRANDE ±533 LOTS EXISTING

SANTA ROSA ±201 LOTS EXISTING

STONERIDGE ±137 LOTS EXISTING

MISSION RANCH ±344 LOTS PLANNED

MOUNTAIN VIEW RANCH ±97 LOTS PLANNED

Site Plan



Property Features

- Hard corner site along Pinal Avenue one of the main arterials in Casa Grande
- Located ± 1 mile from Casa Grande Municipal Airport
- Approximately ± 3 miles west of Interstate 10 with $\pm 48,004$ VPD
- Monument signage on both Pinal Avenue and McCartney Road
- One mile from Casa Grande Union High ($\pm 1,977$ students)
- Signalized intersection
- Strong household incomes of approximately \$75,000 in a 3 mile radius

Property Summary

| | |
|-------------------|--|
| Address: | 2812 N Pinal Ave, Casa Grande, AZ 85122 |
| Building Size: | $\pm 4,136$ SF |
| Lot Size | ± 1.34 AC |
| APN: | 515-37-8040 |
| Year Built: | 2008 |
| Lease Expiration: | 3/31/2028 |

Demographics: *ESRI 2021

| | 1 Mile | 3 Mile | 5 mile |
|-------------------|----------|----------|----------|
| Population | 4,298 | 27,712 | 59,587 |
| Average HH Income | \$70,041 | \$75,256 | \$70,692 |
| Households | 1,437 | 9,738 | 21,424 |

Traffic Counts: *ADOT 2021

| | |
|-----------------------|------------------|
| N/S ON PINAL AVENUE | $\pm 29,704$ VPD |
| E/W ON MCCARTNEY ROAD | $\pm 11,943$ VPD |



SITE

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