



FUTURE  
RESIDENTIAL

McCartney Ranch  
Elementary School

FUTURE  
RESIDENTIAL

FUTURE  
COMMERCIAL

McCartney Rd

Pinal Ave

BURGER  
KING



Walgreens

# RETAIL AND DRIVE-THRU PADS AVAILABLE

SEC of McCartney Rd and Pinal Ave  
Casa Grande, Arizona 85122

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 **VELOCITY**  
RETAILGROUP





# THE MARKET AT MCCARTNEY RANCH



## ◆ PADS AVAILABLE FOR GROUND LEASE!

### Property Highlights

- Prime hard-corner location on Pinal Avenue, a key arterial in Casa Grande
- Within one mile of Casa Grande Municipal Airport
- Just three miles west of Interstate 10, also benefiting from traffic counts of ±42,000 vehicles per day at the intersection
- Prominent monument signage opportunities along both Pinal Avenue and McCartney Road
- Close to Casa Grande Union High School with nearly 2,000 students enrolled

### Traffic Counts

McCartney Rd	13,021 CPD
Pinal Ave	29,676 CPD
<b>Total</b>	<b>42,697 CPD</b>

### Demographics

	3 mi	5 mi	10 mi
Estimated Population	34,436	69,450	88,520
Estimated Households	12,278	25,363	32,315
Med Household Income	\$89,640	\$97,939	\$98,724
Daytime Population	2,615	13,632	18,504

Source: SitesUSA

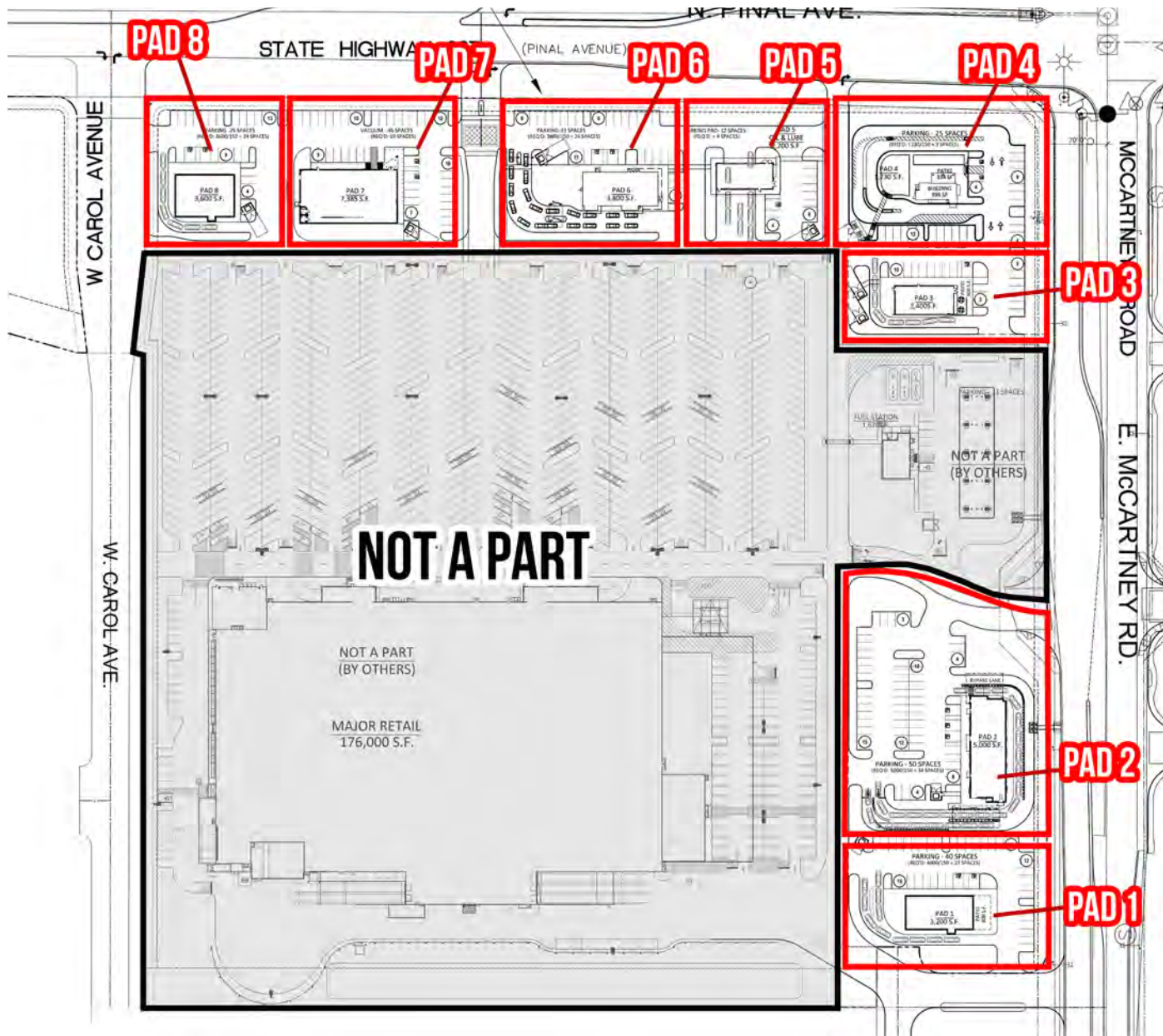
### Nearby Tenants



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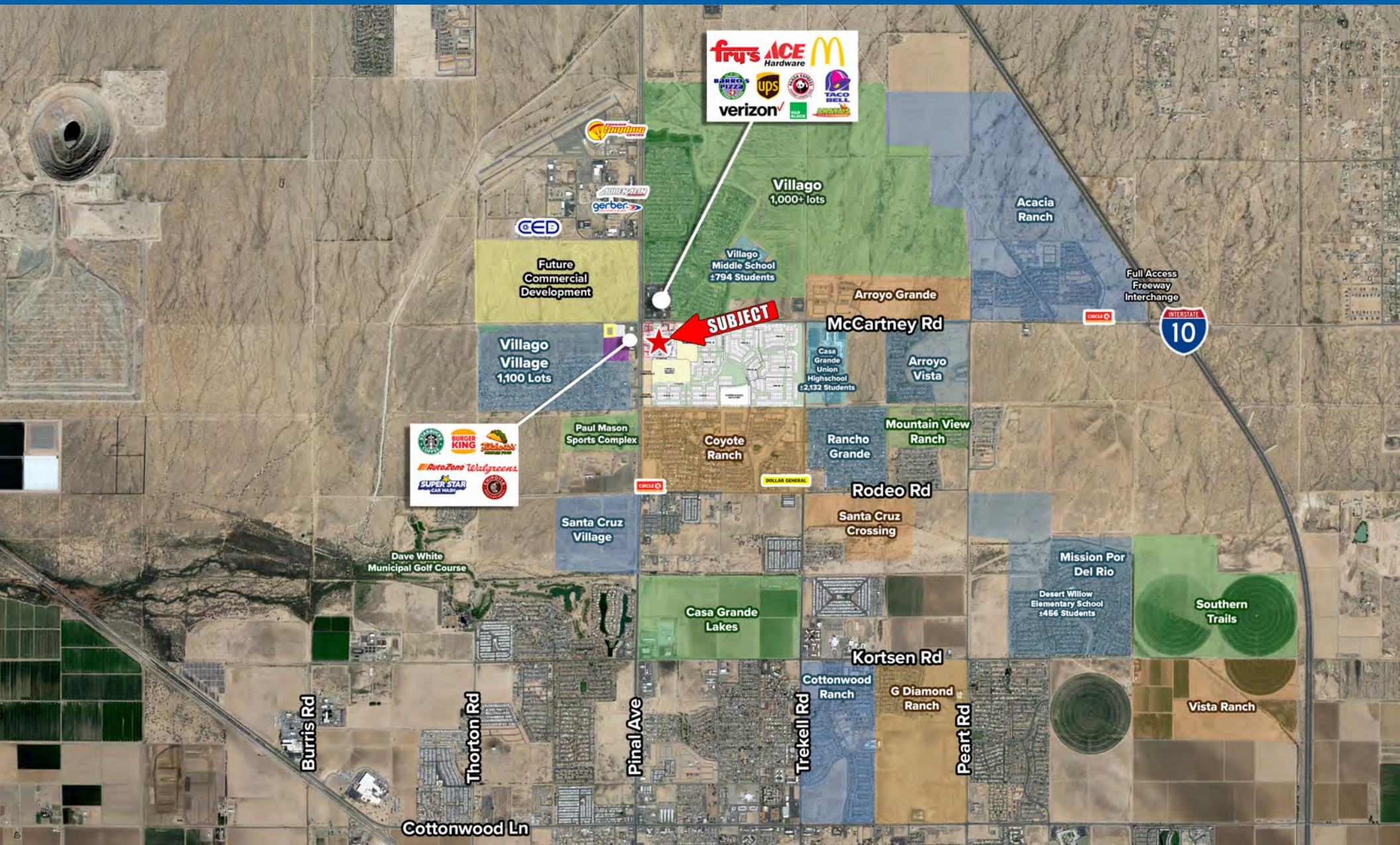
## SITE DATA- COMMERCIAL AREA A

PAD 1: 3,200 RESTAURANT+ 800 PATIO	4,000 S.F.
PAD 2: RESTAURANT	5,000 S.F.
PAD 3: 2,400 RESTAURANT+ 300 PATIO	2,700 S.F.
PAD 4: 896 COFFEE + 334 PATIO	1,200 S.F.
PAD 5: OIL CHANGE	2,200 S.F.
PAD 6: RESTAURANT	3,800 S.F.
PAD 7: RETAIL -AUTO PARTS	7,385 S.F.
PAD 8: RESTAURANT	3,600 S.F.
<b>TOTAL PAD AREA:</b>	<b>29,885 S.F.</b>









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# DEMOGRAPHICS



## 2025 POPULATION

3 MILES: 34,436  
5 MILES: 69,450  
10 MILES: 88,520



## MEDIAN HOUSEHOLD INCOME

3 MILES: \$89,640  
5 MILES: \$97,939  
10 MILES: \$98,724



## 2025 TOTAL HOUSEHOLDS

3 MILES: 12,278  
5 MILES: 25,363  
10 MILES: 32,315



## TOTAL BUSINESSES

3 MILES: 463  
5 MILES: 1,584  
10 MILES: 1,940



## MEDIAN HOME VALUE

3 MILES: \$323,932  
5 MILES: \$313,486  
10 MILES: \$313,311



## NUMBER OF EMPLOYEES

3 MILES: 2,615  
5 MILES: 13,632  
10 MILES: 18,504

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