

# Promenade at Casa Grande

1005 North Promenade Parkway  
Casa Grande, Arizona



1,689 – 40,012 SF Available

Target is currently in the process of making significant upgrades to its 137,000 sq. ft. Box; re-opening is slated for May of 26'

- Promenade at Casa Grande is a premier regional power center located at the north east corner of Interstate 10 and Florence Boulevard in Casa Grande, Arizona. This national credit tenant anchored center has multiple high visibility spaces available for lease, pads available for sale and build-to-suit opportunities available.
- National tenants include: Dillard's, JC Penney, Kohls, Harkins Theatres, Ross Dress for Less, Marshalls, Bealls Outlet, Michaels, Ashley's Outlet, PetSmart, HomeGoods, Burlington, Five Below, Bath & Body Works, Shoe Dept. Encore, Ulta and Dollar Tree.
- At the center of Pinal County development, Promenade at Casa Grande is ideally positioned to benefit and prosper from a number of transformational commercial developments coming to the immediate area of Casa Grande. Specifically, Lucid, Nikola, and Kohler will bring 6,400+ jobs to the Trade Area.
- Casa Grande was the 7th fastest growing city in the United States in 2021 based on percentage increase. Casa Grande has experienced exponential housing growth recently. 117 Single-Family permits were pulled in 2017 versus 1,700 Single-Family permits pulled in 2021.
- Marriott is slated to begin construction on a 150 Room Hotel Development on site. And, Modus Companies is slated to develop 470 build-to-rent homes on the 39 acre parcel located just to the North of the Promenade at Casa Grande.

For Additional Info

CHRIS CAMPBELL | 877.307.4468 | [campbell@lamarco.com](mailto:campbell@lamarco.com)  
602.518.2070 (cell)

 **LAMAR COMPANIES**  
SINCE 1972

10 Kings Rd, Ste 1 | Madison, NJ 07940

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COMMUNITY CENTER			
CMM14	Burlington Coat Factory	20,469 SF	G01
CMM15	PetSmart	20,098 SF	G02
Lot 9	Available	1.1708 AC	
Lot 10	Available	1.3866 AC	H102
Lot12	Available	1.4986 AC	H103

## REGIONAL CENTER

Management Office	Available	7,200 SF
Sally Beauty Supply	Available	1,689 SF
GNC Live Well	2,655 SF	A01
National Bank of Arizona	2,005 SF	A02
MM16	1,314 SF	A03
H104	3,002 SF	B01
Ashley's Outlet	18,283 SF	B02
H201	Available	B03
Community Room	3,280 SF	Available
I01	2,427 SF	C01
Shared Johnson Concepts	Available	Desert Senita Health Center
I02	1,338 SF	2,607 SF
I03	Community	A01
I04	1,834 SF	C02
Essence of Nails	1,834 SF	OneMain Financial
Verizon Wireless	3,564 SF	C03
Sushi-Gon	2,992 SF	Desert Senita Health Center
J01	1,038 SF	1,592 SF
J02	1,910 SF	D01
J03	Available	Cloud 9 MedSpa Consultation
Lot15	1.6691 AC	1,500 SF
Lot17	Available	D02
Lot 29	1.3451 AC	Mobile Planet

## ENTERTAINMENT CENTER

Harkins Theatre	63,663 SF	PMM1
Hideout Steakhouse	7,723 SF	PMM2
El Rinconcito Snacks	1,200 SF	PMM3
Rosati's Pizza	1,797 SF	PMM4
Bloom Salon & Spa	1,200 SF	PMM5
Shining Soles Dance Co	2,026 SF	PMM6
C01 Desert Senita Health Center	2,607 SF	PMM7
OneMain Financial	1,838 SF	PMM8
C03 Desert Senita Health Center	1,592 SF	PMM9
D01 Cloud 9 MedSpa Consultation	1,500 SF	PMM10
Mobile Planet	1,200 SF	PL01
Cash Fades	660 SF	PL02A
Love Always Yoga	6,556 SF	PL02B
We Serv	946 SF	PL03
F02 United Way of Pinal County	1,200 SF	PL05
Cloud 9 MedSpa	3,500 SF	PMM12
Lot 29	Available	PL06
	1.0611 AC	PMM13

## POWER CENTER

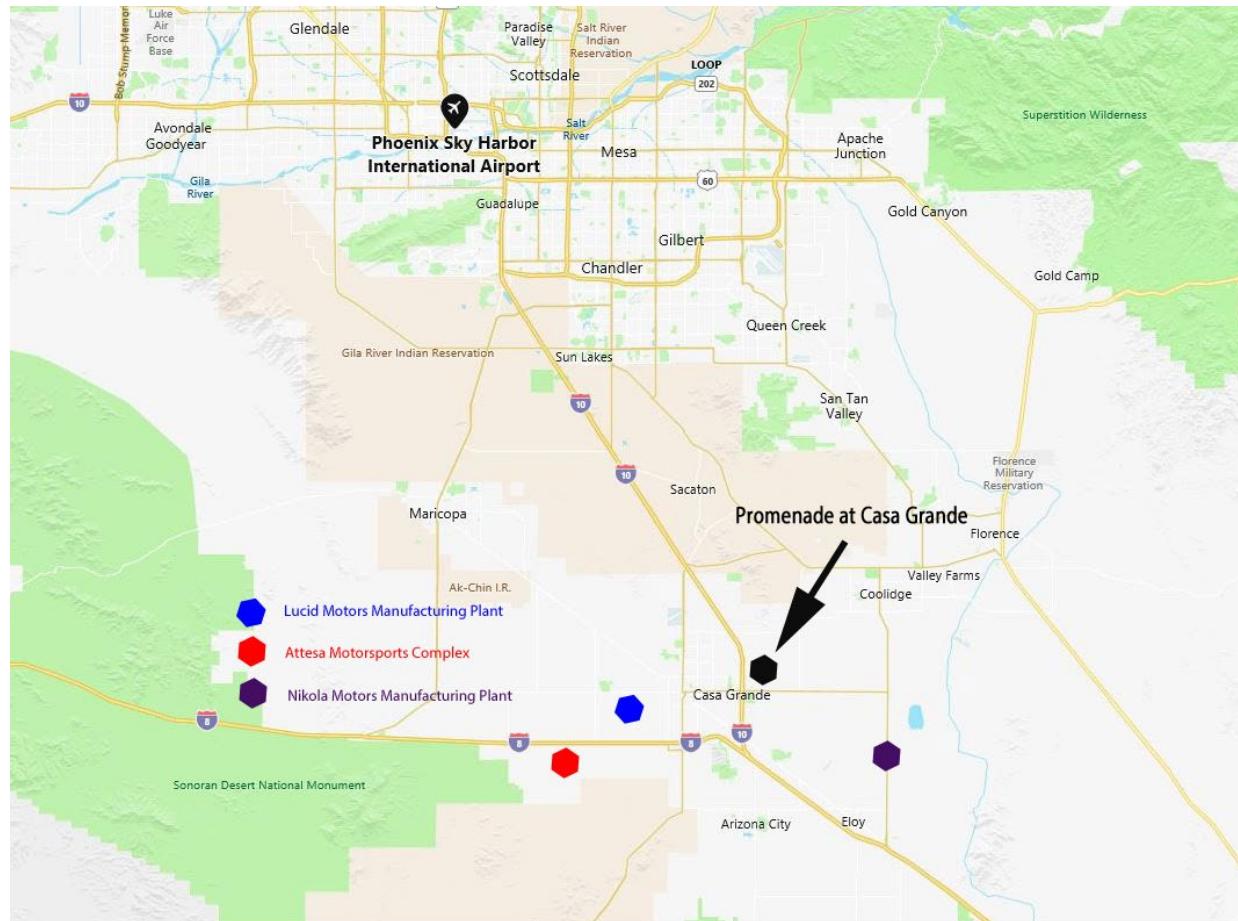
Available	40,012 SF
New Furniture Outlet	30,000 SF
Michaels	17,060 SF
Shoe Department	20,003 SF
Tillys	7,019 SF
Ulta Beauty	10,001 SF
Dollar Tree	14,851 SF
Famous Footwear	7,110 SF
Marshalls	27,954 SF
Beall's Outlet	15,000 SF
Bath & Body Works	3,600 SF
America's Best Contacts	3,200 SF
Just Sports	4,800 SF
Five Below	10,394 SF
K-Momo	5,002 SF
Ross Dress for Less	29,819 SF
HomeGoods	24,627 SF
T-Mobile	2,520 SF
Nailology	1,210 SF
Great Clips	1,000 SF
Cold Stone Creamery	1,230 SF
The Taco Spot	2,828 SF
Lot 2	Available
Lot 3	Available

AVAILABLE  
CURRENT TENANT  
NOT A PART  
AVAILABLE FOR LAND LEASE OR PURCHASE  
\* Landlord can recapture space



# Promenade at Casa Grande

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Casa Grande, Arizona**



## Traffic Counts

Florence Boulevard – Approx. 24,816 AADT  
Interstate 10 – Approx. 61,200 AADT

## Local Benefits

The Shopping Center is located 48 miles southeast from the Phoenix Sky Harbor International Airport on Interstate 10.

Three large economic drivers including Lucid Motors electric vehicle manufacturing plant, Nikola Motors electric semi-truck/hydrogen storage manufacturing plant and Attesa Motor Sport luxury motorsport lifestyle community. These three Economic Drivers will create over 40,000 jobs and +/- \$6.8 billion of capital investment to Casa Grande over a several year period.

Due to its Class A construction and design, high concentration of national retailers and its overall size, the Promenade at Casa Grande is the largest and most dominant Shopping Center between the Phoenix MSA (4.3 Million Population) and the Tucson MSA (1.01 Million Population)

Promenade at Casa Grande's "blue-chip" tenant roster features many of the most dynamic retailers in the country. Over 99% of the leased GLA are National and Regional tenants

Demographics	<u>5 Mile</u>	<u>10 Mile</u>	<u>20 Mile</u>
Population	57,576	109,694	166,453
Households	20,764	39,206	54,770
Avg HH Income	\$84,882	\$70,343	\$70,577

## For Additional Info

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# Promenade at Casa Grande

AWARD WINNING COMPANIES SINCE 1972

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Lamarco.com

## SURROUNDING RETAILERS



# Promenade at Casa Grande

LAMAR COMPANIES  
SINCE 1972

1005 North Promenade Parkway  
Casa Grande, Arizona

Lamarco.com

Over \$7.0 Billion of Capital Investment which will lead to the creation of 30,000 Direct and Indirect Jobs over the next 10 Years

## Economics Drivers

### LUCID MOTORS



- Phase II is taking the factory from 1 million sf to 3.3 million sf
- Phase III to start in Q4 of 2023 adding an additional 1 million sf
- \$1.2 Billion in Projected Capital Costs
- 700-acre facility by the end of Phase V

### NIKOLA MOTORS



- Fully Functioning Factory as of June 2022
- 1 Million SF Semi-Truck Plant
- 2,500 Direct Jobs to be Created
- Breaking Ground in Spring 2020 with an opening date in 2022
- \$80,000 Estimated Average Salary
- Chose Pinal County over 30 different potential Locations across 12 States
- \$1 Billion Capital Investment

### ATTESA MOTOR SPORTS



- Phase I to be completed in Q4 of 2022
- Phase II to begin Q1 of 2023

### KOHLER BATHROOM AND SHOWER FIXTURE PLANT



- Kohler Bathroom and Shower Fixture Plant is under construction
- Kohler chose Casa Grande out of more than 20 other sites between 6 states
- 750 direct high paying jobs
- Factory to be fully constructed by Q3 of 2023
- Estimated 750 million in economic impact