



*FOR SALE:  
\$1,250,000.00*

*RARE OPPORTUNITY  
TO OWN .87 ACRES  
OF COMMERCIAL  
CORNER LOT.*

*READY FOR  
REDEVELOPMENT,  
INVESTMENT OR  
OWNER-USER.*

**13640 S Sunland Gin Rd**

**Arizona City, AZ 85123**



**Brett Skotnick**

**602.799.2135**

brett.skotnick@expcommercial.com  
www.expcommercial.com

# Property Summary

FOR SALE

## LOCATION DESCRIPTION

The subject property is located at 13640 S Sunland Gin Road in Arizona City, Arizona (85123), a growing community positioned between the Phoenix and Tucson metropolitan areas. Sunland Gin Road serves as one of Arizona City's primary commercial corridors, providing strong visibility and consistent daily traffic counts of approximately 7,000 vehicles per day, making it an attractive location for office, retail, or redevelopment-oriented users.

Situated on a .87-acre commercially zoned parcel, the property benefits from exceptional frontage that is rarely available in the market. The site offers approximately 244 feet of frontage along Sunland Gin Road and an additional 108 feet of frontage on Santa Cruz Boulevard, allowing for multiple access points, strong signage opportunities, and flexible site planning. Few commercial properties in Arizona City provide this level of frontage and exposure along two roadways, further distinguishing the asset within the local marketplace.

Improved with a 5,150 square foot, single-story office/retail building constructed in 1965 and renovated in 2007, the property offers immediate functionality while also presenting long-term upside through renovation, repositioning, or redevelopment. Surrounding activity indicates a trend toward revitalization, with nearby properties undergoing redevelopment, repurposing, and investment-driven improvements. This ongoing transformation underscores the area's increasing commercial momentum and growing appeal to both users and investors.

Arizona City continues to benefit from regional growth patterns, affordable land values, and proximity to Interstate 8 and Interstate 10, which connects directly to the greater Phoenix and Tucson markets. As development interest expands into secondary and tertiary markets, this location stands out as a highly visible commercial opportunity positioned to capitalize on Arizona City's continued evolution.

The property is currently fully leased to multiple tenants on month-to-month agreements, providing in-place income with maximum flexibility. At the buyer's discretion, the building can be delivered vacant, making it well suited for an owner-user who requires only a portion of the space or full occupancy.



## OFFERING SUMMARY

Sale Price:	\$1,250,000.00
Lot Size:	37,897 SF
Building Size:	5,150 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	824	2,329
Total Population	853	2,024	5,741
Average HH Income	\$60,198	\$59,454	\$62,858

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# Regional Economic Drivers

FOR SALE



## PROPERTY DESCRIPTION

Arizona City is positioned to benefit from renewed and expanding mining activity across south-central and southern Arizona, which is expected to drive increased employment, population inflows, and demand for supporting commercial services. Several major mining projects are either advancing toward development or expanding operations within the broader regional trade area.

The Santa Cruz Copper Project (Ivanhoe Electric), located near Casa Grande, is a planned underground copper mine targeting domestic U.S. copper production. Construction is anticipated to begin as early as 2026, with production projected by 2028. The scale and long-term nature of this project are expected to attract contractors, suppliers, and service-oriented businesses to nearby communities.

Additionally, the Cactus Mine (Arizona Sonoran Copper), situated west of Casa Grande, is progressing toward reopening and further development following successful exploration that identified new copper veins. The advancement of this project further reinforces the region's role as an emerging hub for copper production and related industrial activity.

In southern Arizona, the Hermosa Project (South32) near Patagonia represents a significant critical minerals development focused on silver, lead, zinc, and manganese. While still pending final approvals, the project highlights broader statewide investment in mining and resource extraction.

Collectively, these projects are expected to generate increased demand for office, retail, and service-oriented commercial space from engineering firms, logistics providers, equipment suppliers, and workforce-support businesses. This regional momentum enhances the long-term attractiveness of well-located commercial assets in Arizona City.

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# Investment Highlights

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- **Strategic Commercial Location** – Positioned along Sunland Gin Road, one of Arizona City's primary commercial corridors, with approximately 7,000 vehicles per day providing strong visibility and consistent exposure.
- **Rare Dual Frontage** – The property offers approximately 244 feet of frontage on Sunland Gin Road and 108 feet on Santa Cruz Boulevard, a highly uncommon feature in Arizona City that enhances access, circulation, and signage opportunities.
- **Fully Leased with Flexibility** – Currently 100% occupied by multiple tenants on month-to-month leases, providing in-place income with the ability for the property to be vacant at owner's discretion.
- **Owner-User Advantage** – Ideal for an owner-user seeking partial or full occupancy, allowing a buyer to occupy a portion of the building while maintaining income from remaining tenants.
- **Attractive Land Size** – Situated on a .87-acre commercially zoned parcel, offering ample space for parking, expansion, outdoor storage, or future redevelopment.
- **Functional Improvements** – Improved with a 5,150 SF single-story office/retail building, providing immediate usability while allowing value-add repositioning or redevelopment.
- **Revitalizing Trade Area** – Surrounding properties are experiencing redevelopment and repurposing, signaling renewed investment activity and long-term growth within Arizona City's commercial core.
- **Mining Industry Presence** – Arizona City benefits from proximity to active and expanding mining operations in Pinal County, which continue to drive demand for office, service, and contractor-oriented commercial space.
- **Regional Employment Driver** – Nearby mining activity supports a steady workforce, increasing the need for support services, administrative offices, retail, and logistics-related users in the immediate area.
- **Phoenix-Tucson Growth Corridor** – Located between the Phoenix and Tucson metros with access to Interstate 8 and Interstate 10, the property is well positioned to benefit from continued regional growth, industrial expansion, and infrastructure investment.

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# Aerial Map

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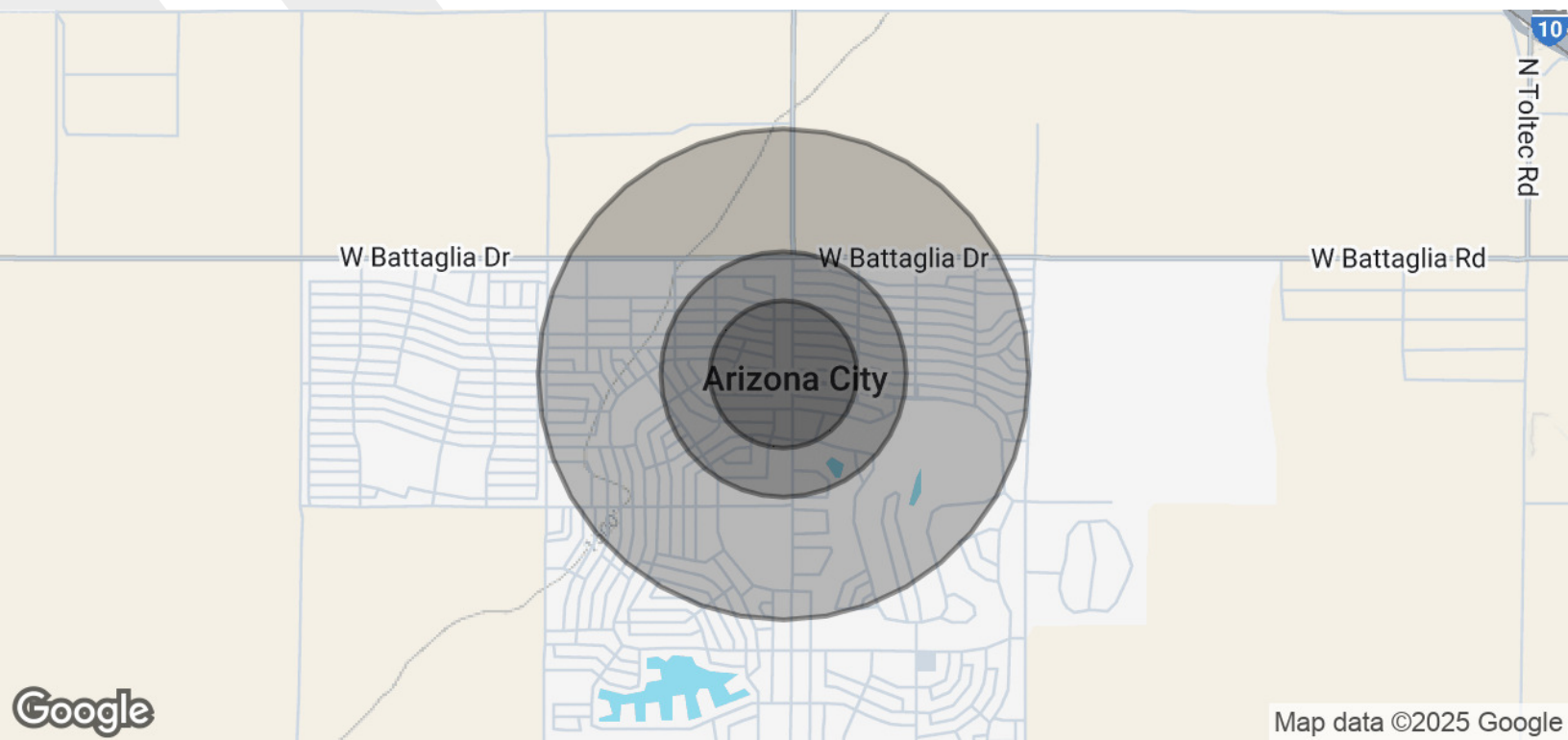


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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	853	2,024	5,741
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	824	2,329
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$60,198	\$59,454	\$62,858
Average House Value	\$188,056	\$189,817	\$191,844

Demographics data derived from AlphaMap

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# Thank you!

Thank you for reviewing  
this Offering  
Memorandum. Your  
time and consideration  
are sincerely appreciated.  
Please reach out with any  
request or for  
additional information.



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