



Leasehold Interest Opportunity

2785 N. Pinal Avenue | Casa Grande, AZ

\$2,400,000 | 7.41% CAP



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OFFERING SUMMARY



LEASEHOLD INTEREST SUMMARY - FOR SALE

Address	2785 N. Pinal Avenue Casa Grande, AZ 85222
Price (Leasehold Interest)	\$2,400,000*
Cap Rate	7.41%
Leasehold Annual Rent	\$177,921
Lease Commencement	November 7, 2014
Lease Expiration	November 30, 2039
Building Size	14,736 SF
Year Built	2008
Landlord Responsibilities	None
Lease Guarantor	Walgreen Co.
Rent Holiday	None
Store Number	10505

GROUND LEASE SUMMARY

Ground Lease Commencement	April 30, 2008
Ground Lease Expiration	April 30, 2088
Lot Size	2.04 AC
Annual Ground Rent	\$140,000 (Paid by Tenant)

**Leasehold Interest Offering can be delivered by seller free and clear of debt obligations or include seller's zero cash-flow assumable financing.*

Inquire with broker for further details on the potential assumable zero cash-flow financing structure.





OFFERING HIGHLIGHTS

▶ **Absolute NNN Leasehold Interest**

Offering features an absolute triple net lease with zero landlord responsibilities. The tenant is responsible for all taxes, insurance, maintenance, repair, operating costs, and ground rent payments (\$140,000/year) associated with the property.

▶ **Corporate Guarantee | Market Leader in the Category**

Lease is corporately guaranteed by Walgreens, the second-largest pharmacy store chain in the United States (NASDAQ: WBA).

▶ **High Growth Submarket - “Top 5 Fastest Growing Community in Arizona for Population Growth**

Casa Grande is consistently ranked as one of the fastest growing submarkets in the state of Arizona with a population growth rate that has exceeded 8% year-over-year. The growth rate is projected to continue as major companies continue to locate in the market as a hub for manufacturing and semi-conductor related jobs.

▶ **Job Growth in Casa Grande - 53.9% Projected Job Growth Over the Next Ten Years**

Casa Grande and Pinal County has welcomed major companies like Lucid Motors, Kohler, Frito-Lay, Chang Chun, Attesa, LKQ, & Monsanto over the past several years to build critical warehouse and semiconductor facilities.

▶ **Tremendous Real Estate Fundamentals & Retail Synergy**

Property is conveniently situated across from the Casa Grande’s sole Fry’s Marketplace store, a recently constructed 123,000 SF grocer. This Fry’s is ranked #3 in the State of Arizona and sees 1,690,510 visitors per year (Placer.ai).

▶ **Booming Rooftop Growth in Immediate Trade Area**

Approximately 7,400 single-family, multi-family and build-for-rent units are either planned or under construction within a 5-mile radius of the subject site. That number includes nearly 1,500 residential units at the immediate intersection.



PROPERTY AERIAL



Casa Grande
Municipal Airport

FUTURE
COMMERCIAL
DEVELOPMENT



McCartney Road - 11,427 VPD

MCCARTNEY RANCH II
992 LOTS (PLANNED)

FUTURE
MULTI-TENANT
RETAIL



Pinal Ave - 19,019 VPD



PROPOSED
MULTI-FAMILY

PROPERTY AERIAL

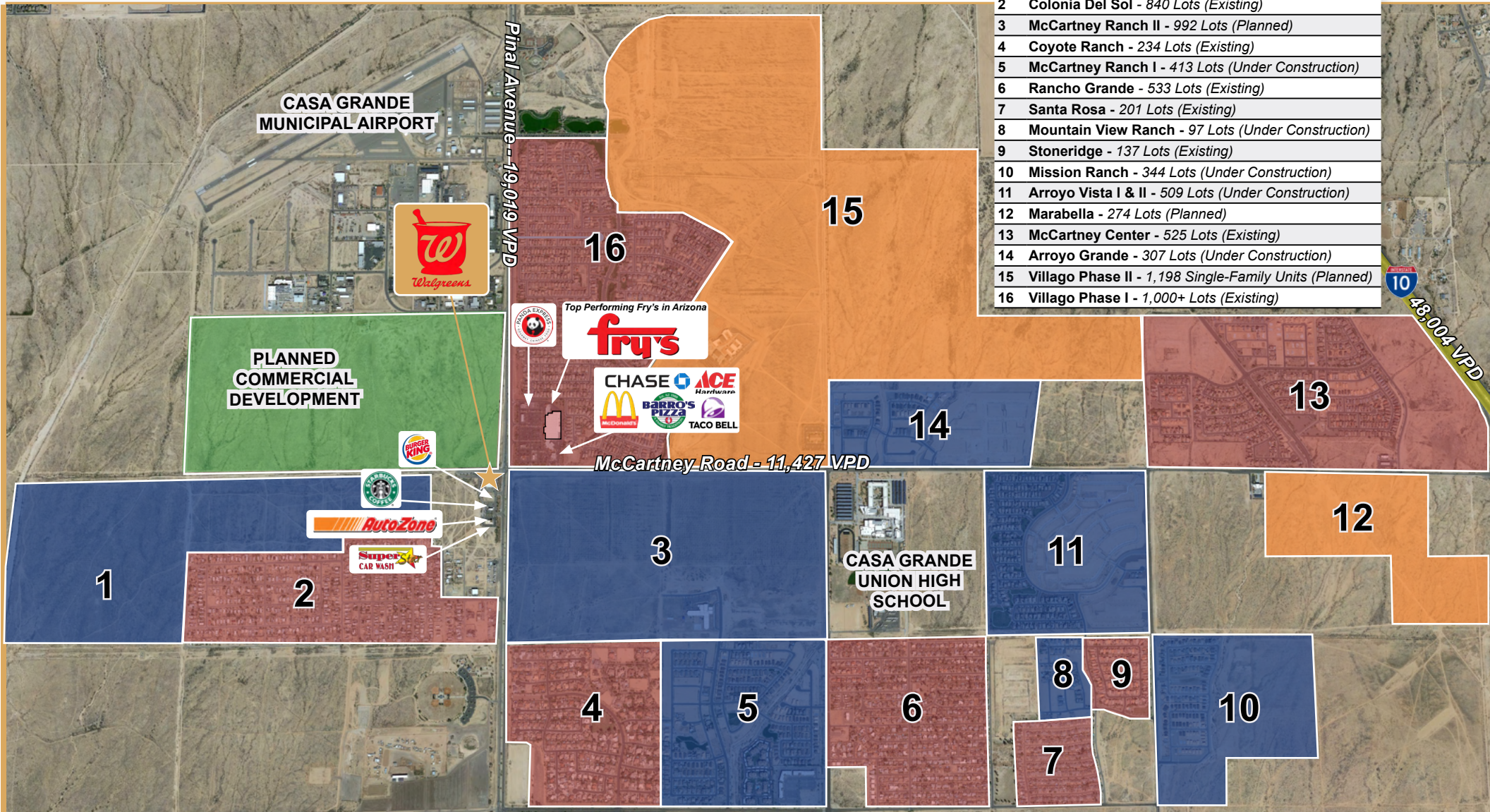


RESIDENTIAL DEVELOPMENT - Casa Grande, AZ



APPROXIMATELY 7,400 SINGLE-FAMILY, MULTI-FAMILY AND BUILD-FOR-RENT UNITS ARE EITHER PLANNED OR UNDER CONSTRUCTION WITHIN A 5-MILE RADIUS OF THE SUBJECT SITE. THAT NUMBER INCLUDES NEARLY 1,500 RESIDENTIAL UNITS AT THE IMMEDIATE INTERSECTION.

1	Villago Village - 1,100 Lots (Under Construction)
2	Colonia Del Sol - 840 Lots (Existing)
3	McCartney Ranch II - 992 Lots (Planned)
4	Coyote Ranch - 234 Lots (Existing)
5	McCartney Ranch I - 413 Lots (Under Construction)
6	Rancho Grande - 533 Lots (Existing)
7	Santa Rosa - 201 Lots (Existing)
8	Mountain View Ranch - 97 Lots (Under Construction)
9	Stoneridge - 137 Lots (Existing)
10	Mission Ranch - 344 Lots (Under Construction)
11	Arroyo Vista I & II - 509 Lots (Under Construction)
12	Marabella - 274 Lots (Planned)
13	McCartney Center - 525 Lots (Existing)
14	Arroyo Grande - 307 Lots (Under Construction)
15	Villago Phase II - 1,198 Single-Family Units (Planned)
16	Villago Phase I - 1,000+ Lots (Existing)



48,004 VPD

INDUSTRIAL EMPLOYMENT HUB - Casa Grande, AZ



\$7B+ OF CAPITAL INVESTMENTS WILL LEAD TO THE CREATION OF 30,000 JOBS OVER THE NEXT 10 YEARS IN CASA GRANDE!



KOHLER

Announces Construction of Manufacturing Facility in Casa Grande, a 1M SF facility bringing 400 jobs to the area. [Click here to read more.](#)



New chemical plant - city's first TSMC supplier. An investment of over \$400M in the area, will add over 200 jobs (2023). [Click here to read more.](#)

LUCID

At full build-out, Lucid Motor's 500-acre, \$700 million facility will employ over 6,000 workers in Casa Grande by 2028-2029. [Click here to read more.](#)

ATTESA

A 2,360-acre motorsports complex housing two separate 2.8 mile road courses, a karting track, driver experience center, multi-surface racing and event center. The complex is projected to create more than 10,000 jobs directly and indirectly and have \$1.2 billion impact during construction and create \$1.8 billion of economic activity. [Click here to read more.](#)



Fortune 500 auto parts and vehicle recycling company has constructed a 107,000 SF warehouse on 120 acres of land on the northwest corner of Thornton and Peters Roads in Casa Grande. The company plans to hire up to 100 people upon completion of the project. [Click here to read more.](#)



The 25-acre electronic-grade hydrogen peroxide facility will create 30 full-time positions and expects to invest more than \$3 million per year on wages, maintenances and upgrades, employee training, taxes, and other expenditures that benefit the local business in the community of Casa Grande. [Click here to read more.](#)

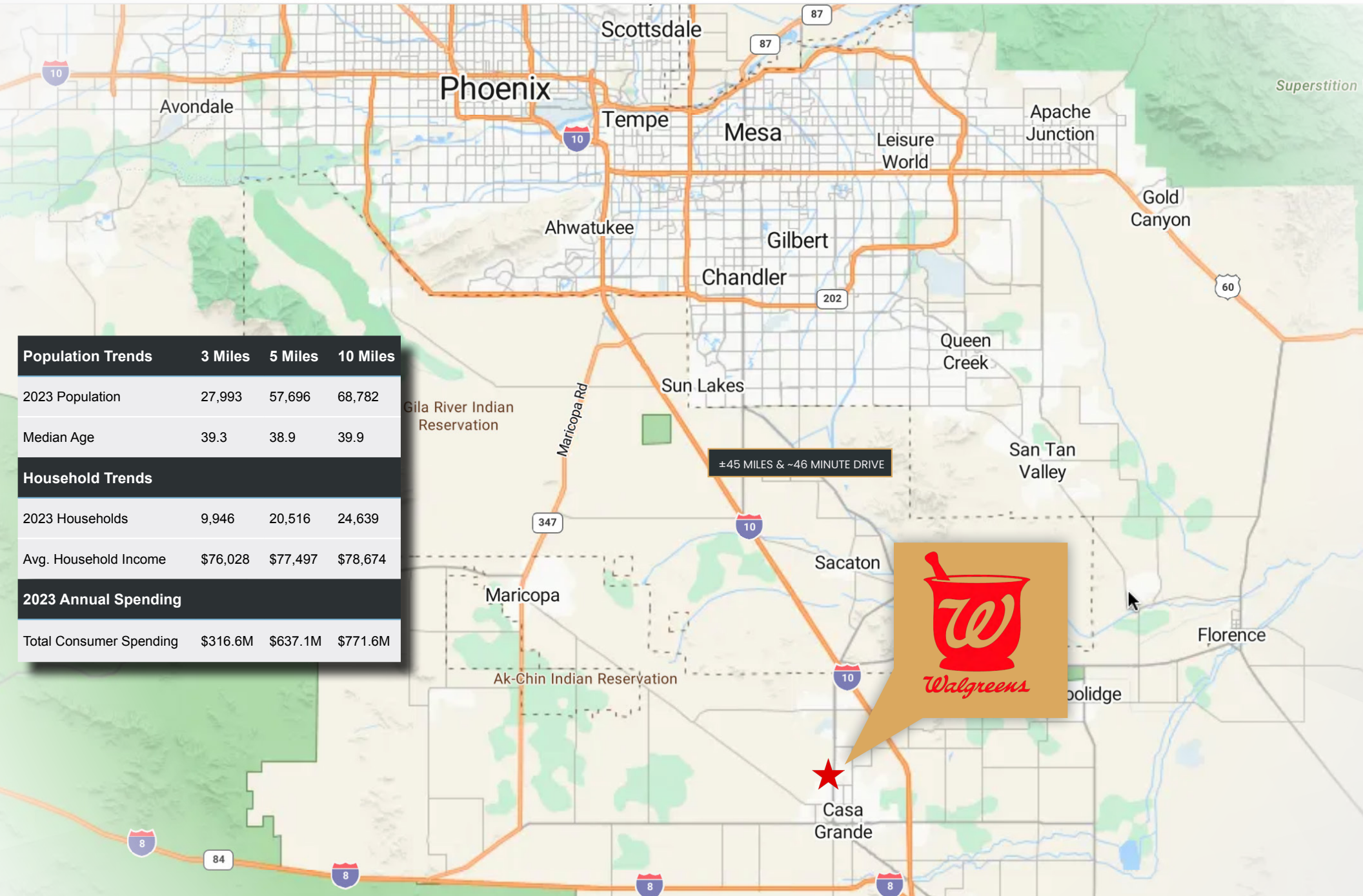
LOCATION OVERVIEW - Casa Grande, AZ



The City of Casa Grande is the southern-most city in the Phoenix Metropolitan area and is located 30 minutes from Phoenix and less than 45 minutes from Tucson. The I-8, I-10, and Union Pacific Railroad run through the city of Casa Grande providing convenient access to three major freight routes. In addition, there are three international airports within one hour of the community. Over the past two years, Casa Grande has continued to generate significant media attention with the construction of Lucid Motor's manufacturing facility, the announcement by Nacero that it has added Casa Grande to its list of sites for building one of their natural conversion plants in the City., and news that Attesa Motorsports has submitted plans for its first of two racing venues representing the start of its development.

- **Casa Grande serves as the manufacturing, logistics, health care, retail and commercial hub for Pinal County, conveniently located between the state's major metropolitan areas of Phoenix and Tucson. Casa Grande is less than 30 minutes from Phoenix and 45 minutes from Tucson, making Casa Grande ideal for servicing both markets that boast a population of over 5.5 million people**
- **Most recently, Casa Grande was ranked as one of the fastest growing cities in the U.S. according to the United States Census Bureau ranking 7th amongst cities with populations of 50,000 or more growing at an annual rate of 6.2% (2021).**
- **Casa Grande's Industrial Corridor is home to numerous manufacturing and logistics companies that can take advantage of incentives associated with federally recognized Opportunity and Foreign Trade Zones and New Market Tax Credits. The city has been successful in attracting major companies and employers as a result (Casa Grande Economic Development).**
- **Due to an explosion in manufacturing and semi-conductor related growth in Casa Grande, over 15,000 new jobs will be created representing over \$4B in capital investment over the next 8-10 years.**
- **According to data from the last five years — 2017 to the most recent data in 2022 —the population in Casa Grande grew by 13.2%. In addition, from April 2018 to April 2023, the labor force grew from 173,000 to about 203,000 and overall employment has seen growth of about 19%. In preparation, housing growth has increased by nearly 5% to account for the near-term job growth (Pinal County Economic Development).**
- **Casa Grande's population has doubled since the year 2000, making it the largest city and tax base in Pinal County. Coupled with its rapidly growing economy and industrial sector, there has never been a better time to invest in Casa Grande!**

DEMOGRAPHICS - Casa Grande, AZ



Population Trends	3 Miles	5 Miles	10 Miles
2023 Population	27,993	57,696	68,782
Median Age	39.3	38.9	39.9
Household Trends			
2023 Households	9,946	20,516	24,639
Avg. Household Income	\$76,028	\$77,497	\$78,674
2023 Annual Spending			
Total Consumer Spending	\$316.6M	\$637.1M	\$771.6M

±45 MILES & ~46 MINUTE DRIVE



Casa Grande



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