

RETAIL PROPERTY FOR LEASE

VILLAGO MARKETPLACE

NEC Pinal Ave & McCartney Rd | Casa Grande, AZ 85122

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LOCATION DESCRIPTION

NEC Pinal Ave & McCartney Rd - Casa Grande

PROPERTY HIGHLIGHTS

- Fry's is the Highest Volume Grocery Store in Casa Grande
- Casa Grande has evolved into a diversified full-service area with manufacturing retail trade government & tourism-related employment
- 8 Subdivisions with 2 master-planned communities (635 lots plotted) within 5 miles



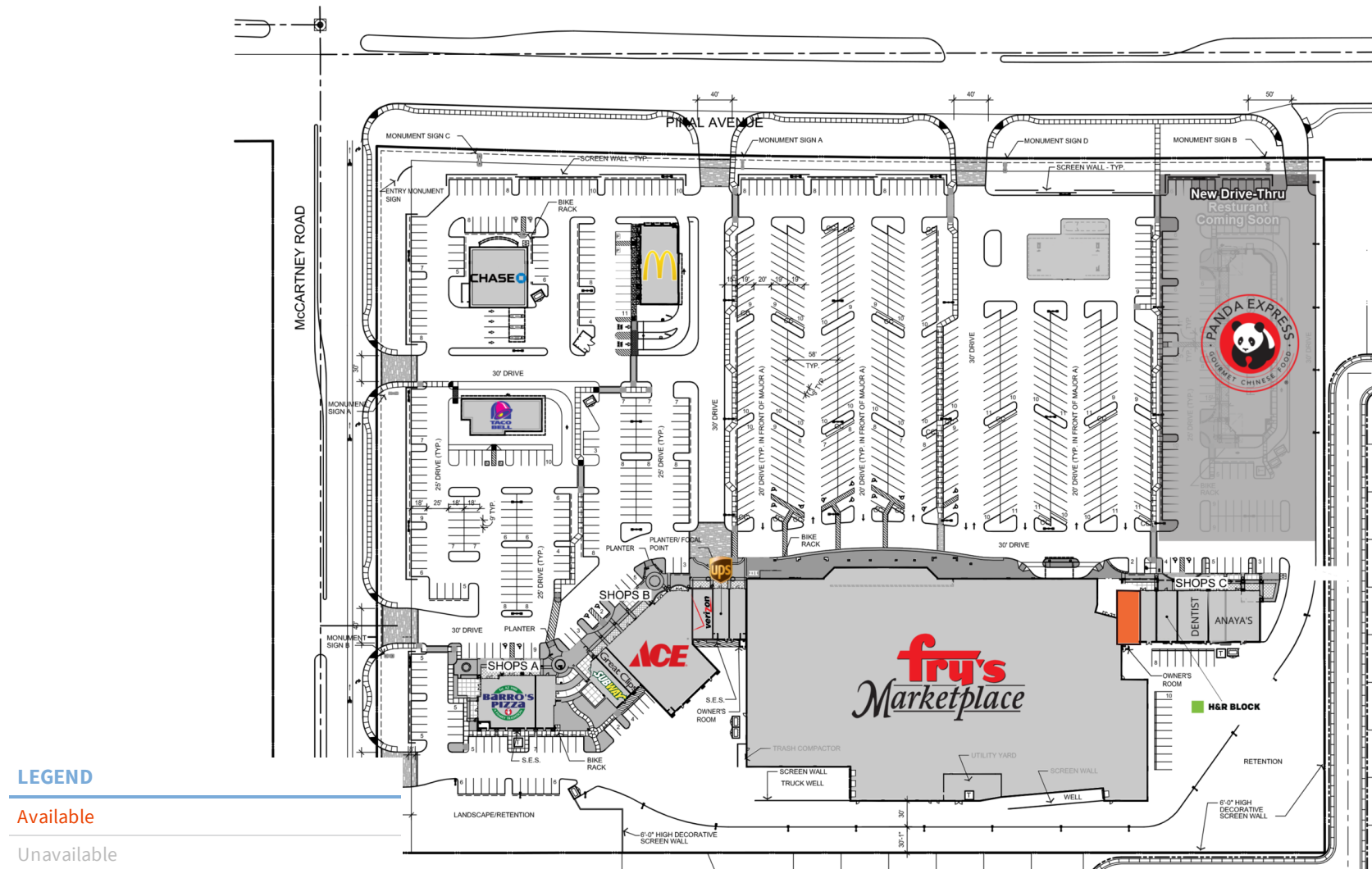
AREA COTENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,095 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Anchor	FRYS MARKETPLACE	104,633 SF	NNN	-	-
A1	BARRO'S PIZZA	3,884 SF	NNN	-	-
A3	BROWNIE'S ICE CREAM ESPRESSO	1,464 SF	NNN	-	-
B5	SUBWAY	1,333 SF	NNN	-	-
B6	GREAT CLIPS	960 SF	NNN	-	-
B10	ACE HARDWARE	9,950 SF	NNN	-	-
B11	VERIZON	1,332 SF	NNN	-	-
B12	UPS	1,200 SF	NNN	-	-
B13	NAILS OF THE WORLD	1,200 SF	NNN	-	-
C1	Available	1,095 SF	NNN	CALL FOR PRICING	-
C2	QUALITY 1ST DRY CLEANING	1,200 SF	NNN	-	-
C3	H&R BLOCK	1,305 SF	NNN	-	-
C4	DR WHEELER DENTISTRY	2,400 SF	NNN	-	-
C5-6	ANAYA'S FRESH MEXICAN FOOD	3,600 SF	NNN	-	-
Pad A	MCDONALDS	999 SF	NNN	-	-

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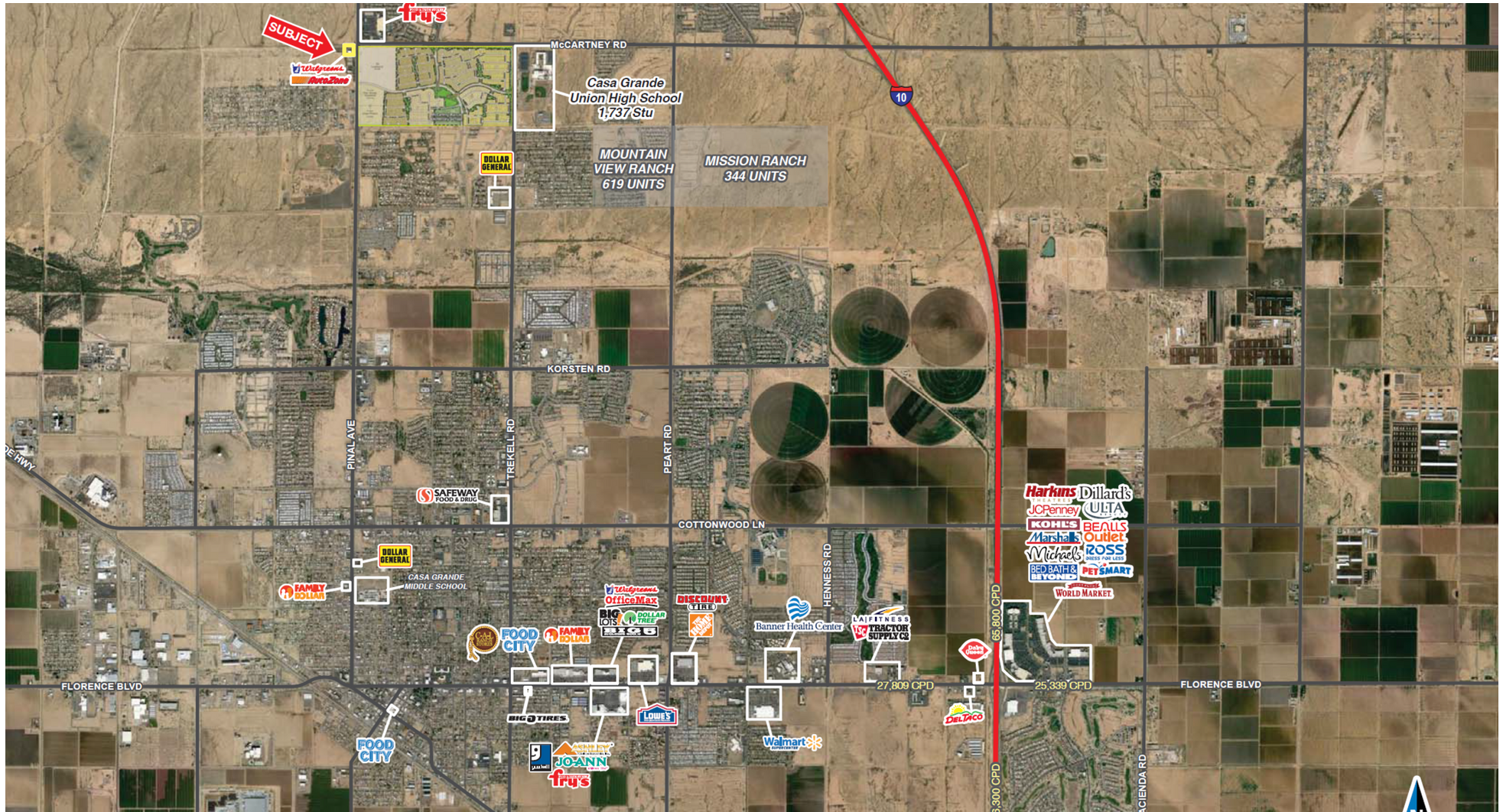
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Pad B	CHASE BANK	999 SF	NNN	-	-
Pad C	TACO BELL	999 SF	NNN	-	-
Pad D	PANDA EXPRESS	999 SF	NNN	-	-
Pad E	FRY'S FUEL	999 SF	NNN	-	-

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POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	4,094	26,938	58,177
Total Population in 5 years	4,349	29,899	63,103
Annual Growth Rate	1.22%	2.11%	1.64%
Median Age	34.1	37.2	36.9
INCOME SUMMARY			
Median Household Income	\$54,480	\$57,975	\$53,770
Average Household Income	\$68,576	\$71,216	\$67,315
BUSINESS SUMMARY			
Total Businesses	68	351	1,285
Total Employees	916	3,887	14,682
Daytime Population	3,336	20,006	50,259
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	10.6%	11.5%	11.2%
Bachelor's Degree	9.9%	10.2%	10.2%
Graduate / Professional Degree	5.0%	6.6%	6.2%
Percent of Population with Degrees	25.5%	28.3%	27.6%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	1,675	10,818	22,604
White Collar	47.4%	51.8%	50.9%
Service Industry	23.2%	23.1%	22.9%
Blue Collar	29.5%	25.2%	26.2%
HOUSEHOLD SUMMARY			
Households	1,378	9,632	20,919
Average Household Size	1,378	9,632	20,919
Average Family Size	3.42	3.23	3.24
Median Home Value	\$182,849	\$159,360	\$160,085

* 2020 Demographic data derived from ESRI

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