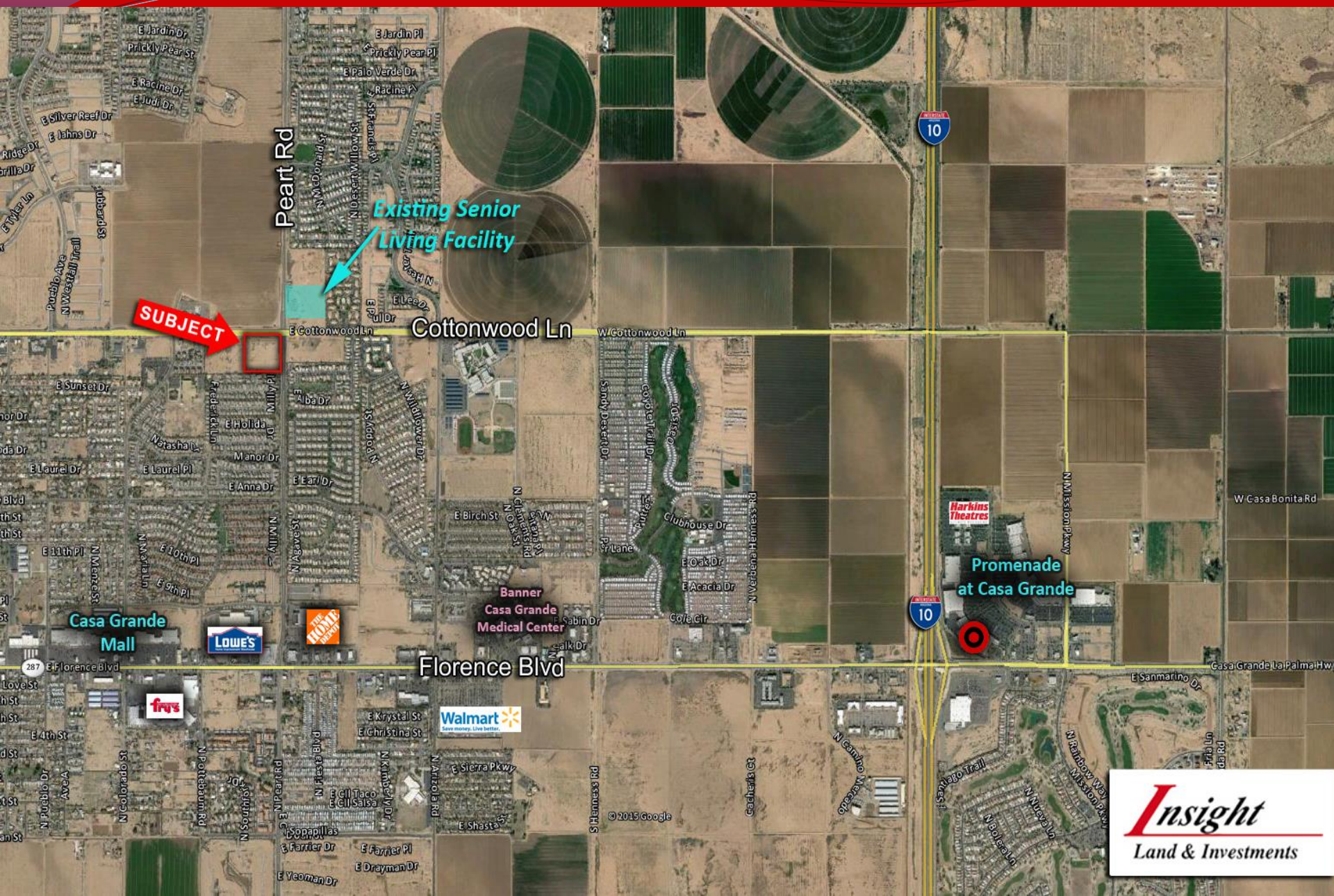




- ❑ **Location:** SWC of Peart Rd and Cottonwood Ln in Casa Grande
- ❑ **APN:** 505-16-008D
- ❑ **Zoning:** Commercial
- ❑ **Size:** +/- 8.8 Acres
- ❑ **Utilities:** All utilities to Site
- ❑ **Price:** \$1,350,000
- ❑ **Comments:** Prime Commercial Corner strategically located at the confluence of two primary roadway arterials. The site offers 581 ft of frontage along Peart Rd and 579 ft of frontage along Cottonwood Ln. The property is in close proximity to many newly built residential communities and area amenities. Owner will sell, ground lease or build-to-suit all or a portion of the property.



Pearl Rd

Existing Senior Living Facility

**SUBJECT**

E Cottonwood Ln

Cottonwood Ln

W Cottonwood Ln



Casa Grande Mall



Banner Casa Grande Medical Center



Promenade at Casa Grande

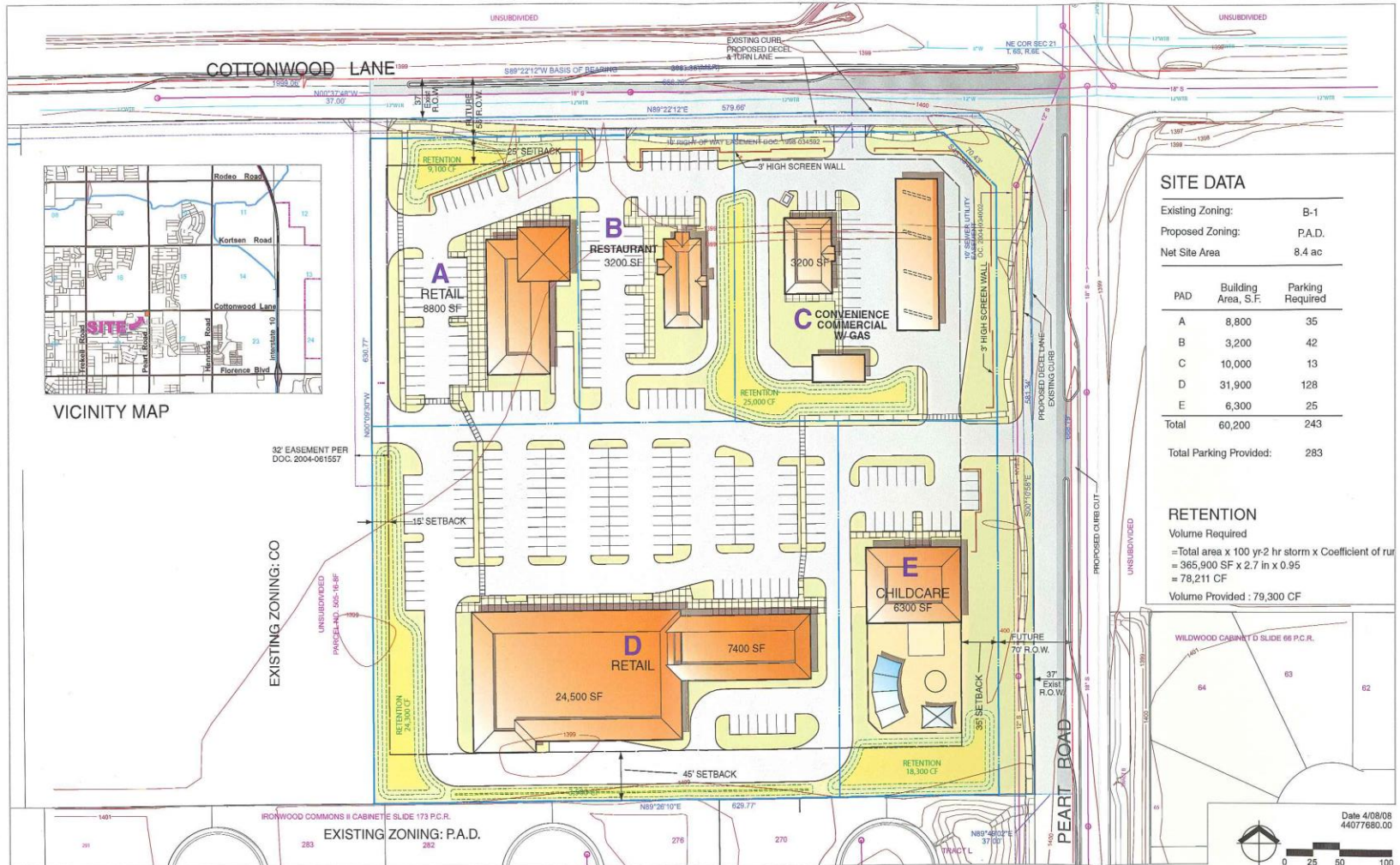


Florence Blvd









**SITE DATA**

Existing Zoning: B-1  
Proposed Zoning: P.A.D.  
Net Site Area: 8.4 ac

PAD	Building Area, S.F.	Parking Required
A	8,800	35
B	3,200	42
C	10,000	13
D	31,900	128
E	6,300	25
<b>Total</b>	<b>60,200</b>	<b>243</b>

Total Parking Provided: 283

**RETENTION**

Volume Required  
= Total area x 100 yr-2 hr storm x Coefficient of run  
= 365,900 SF x 2.7 in x 0.95  
= 78,211 CF

Volume Provided : 79,300 CF

**Sonora Village**  
COTTONWOOD RETAIL, LLC