

Cottonwood Retail Center
 SWC Cottonwood Lane & Peart Road
 Casa Grande, AZ 85222

NOW PRE-LEASING



Typical Shop Elevation

Development Summary:

- New Development
- 386,812 SF (8.4 Acre) Parcel
- 60,200 SF Total Building Area
- 1,000 to 25,000 SF Ground Floor Retail Available
- Freestanding Childcare Pad Available (6,300 SF)
- Freestanding Restaurant Pads Available (from 3,200 SF)
- Hard Corner Pad for Gas Station or Pharmacy (from 3,200 to 14,800 SF)

C CONVENIENCE
 COMMERCIAL
 W/ GAS

RETENTION
 25,000 CF



Typical Shop Elevation

Casa Grande is now the second largest community in Pinal County and is growing at an annual rate of 5.3%. Be a part of this rapid growth cycle.

Demographic Summary:

	1 mile	3 mile	5 mile
Population 2007	9,801	29,247	32,321
Population 2012*	11,222	34,481	41,843
Avg. HH Income	\$62,636	\$53,993	\$53,559

(5.3% annual growth)

Traffic Counts:

- Cottonwood Lane 17,531 cars/day
- Peart Road 11,132 cars/day



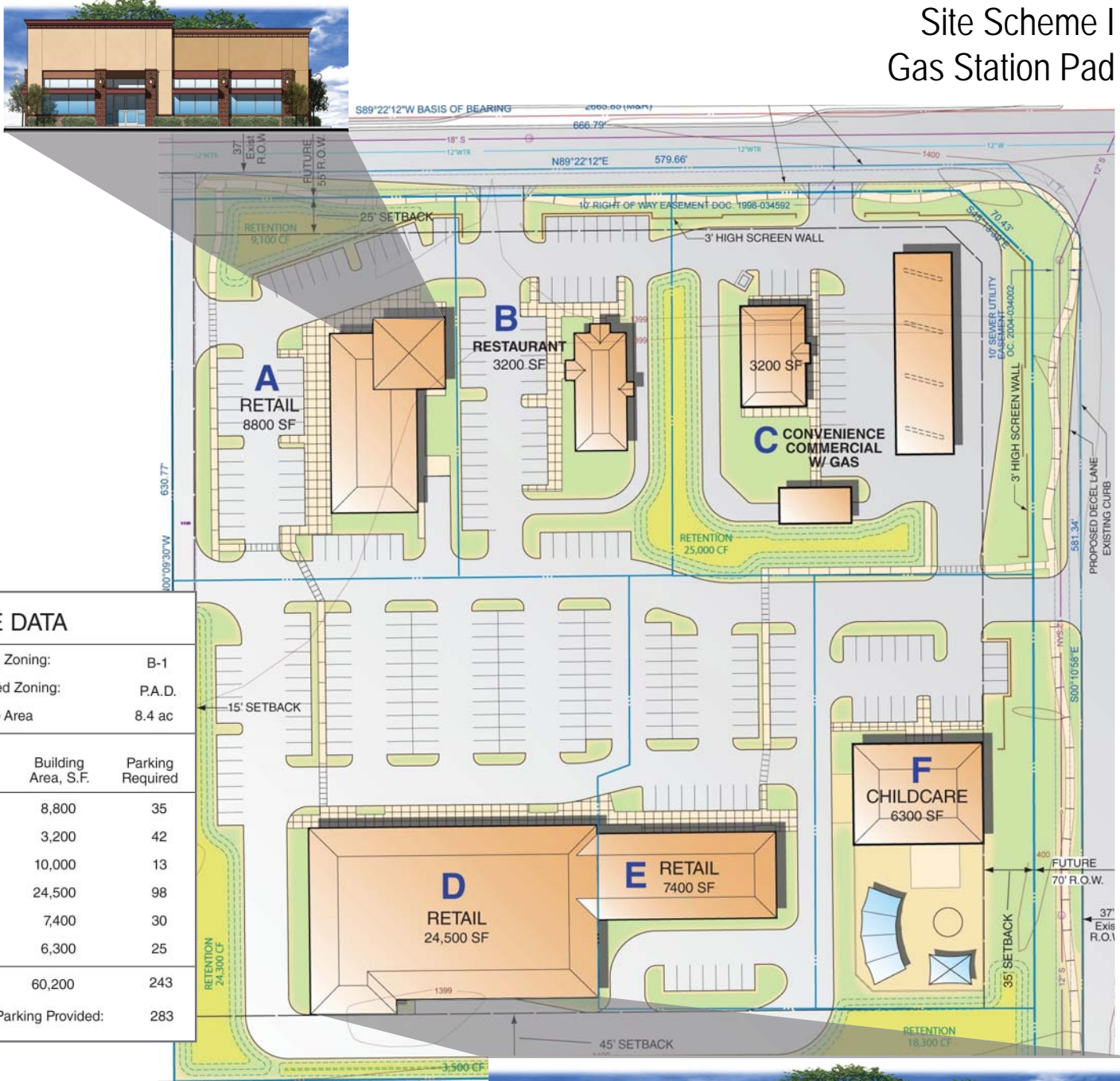
COMMERCIAL REAL ESTATE SERVICES

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Site Scheme I
 Gas Station Pad



SITE DATA		
Existing Zoning:	B-1	
Proposed Zoning:	P.A.D.	
Net Site Area	8.4 ac	
Parcel	Building Area, S.F.	Parking Required
A	8,800	35
B	3,200	42
C	10,000	13
D	24,500	98
E	7,400	30
F	6,300	25
Total	60,200	243
Total Parking Provided:	283	



Cottonwood Retail Center

Typical Shop Elevation



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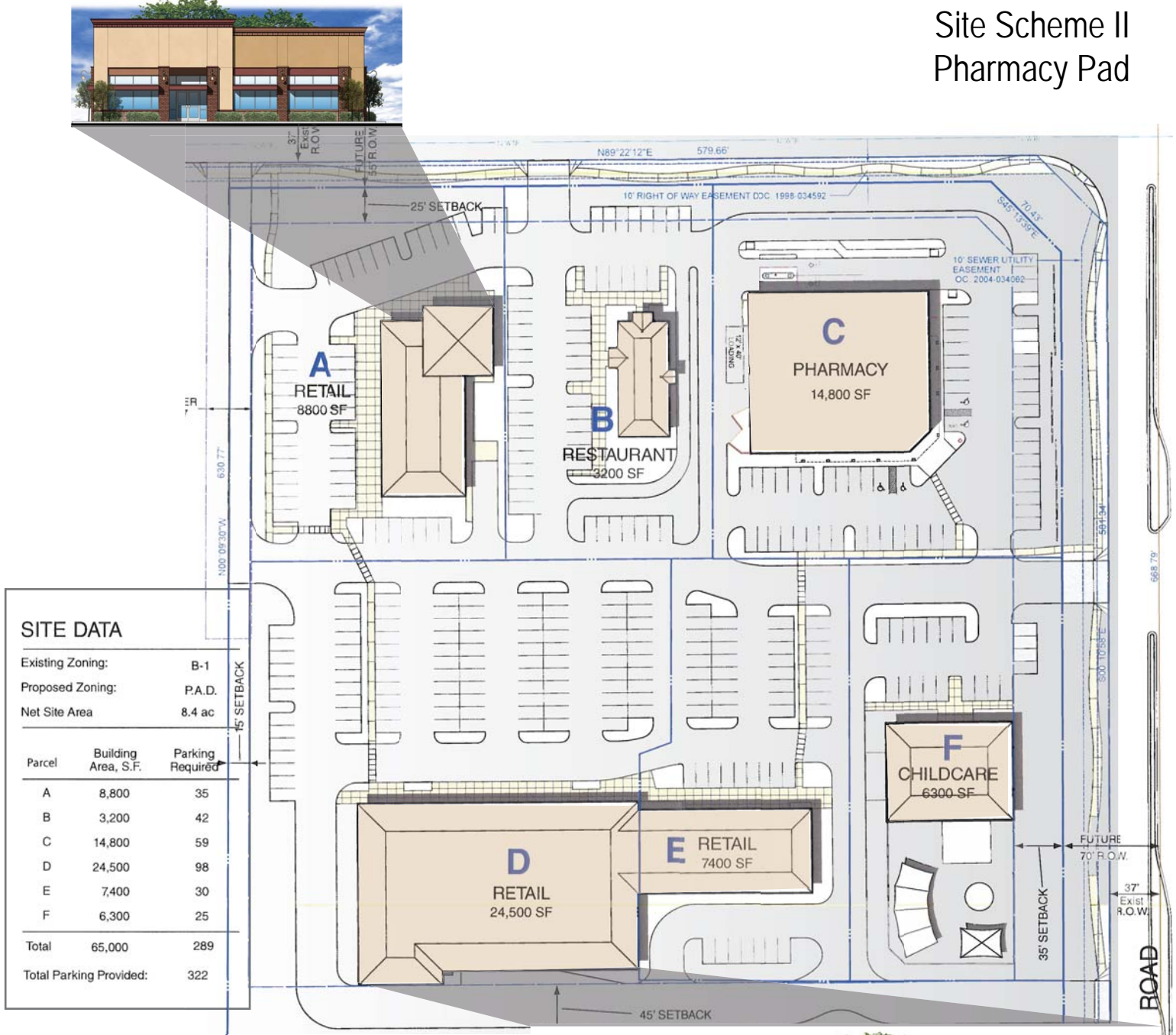
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Site Scheme II
 Pharmacy Pad



Cottonwood Retail Center

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Trade Area Aerial



Cottonwood Retail Center

Typical Shop Elevation

Lee & Associates[®]

45' SETBACK

RETENTION
18,300 CF

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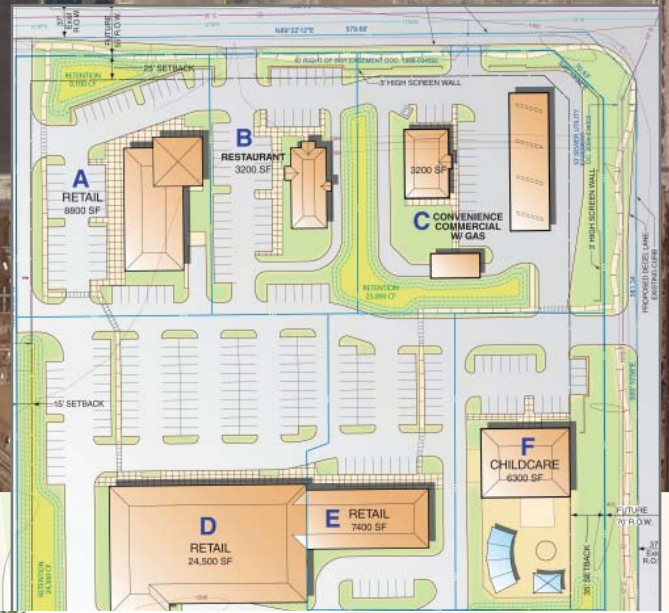
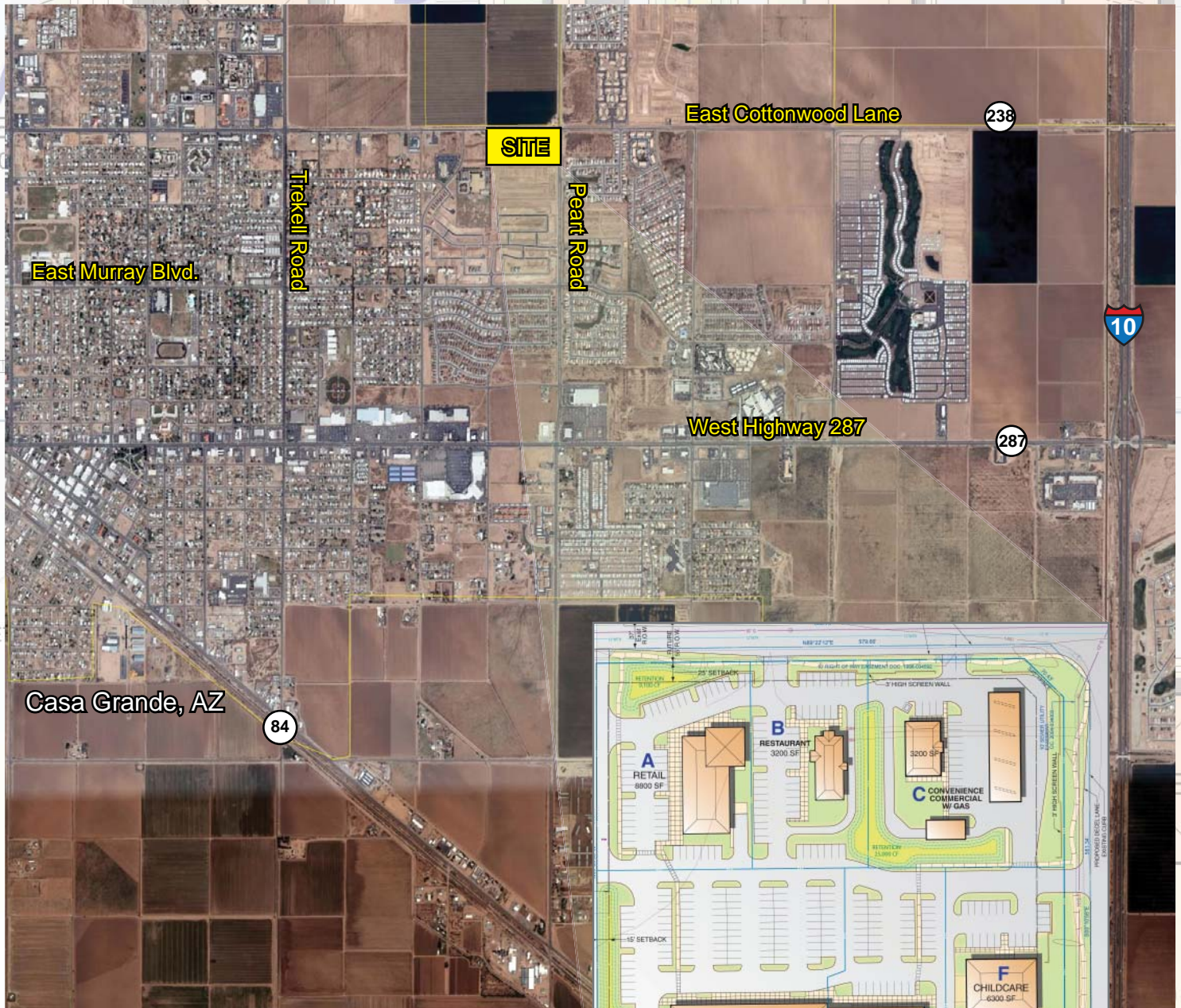
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Site Location Aerial






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cottonwood	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 1.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 3.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 5.0 mile
 2000 Total Population	9,035	27,019	29,311
2000 Group Quarters	53	273	289
2007 Total Population	9,801	29,247	32,321
2012 Total Population	11,222	34,481	41,843
2007 - 2012 Annual Rate	2.74%	3.35%	5.3%
 2000 Households	3,253	9,600	10,336
2000 Average Household Size	2.76	2.79	2.81
2007 Households	3,748	11,088	12,085
2007 Average Household Size	2.6	2.61	2.65
2012 Households	4,361	13,329	15,619
2012 Average Household Size	2.56	2.57	2.66
2007 - 2012 Annual Rate	3.08%	3.75%	5.26%
2000 Families	2,377	7,025	7,583
2000 Average Family Size	3.2	3.23	3.25
2007 Families	2,641	7,837	8,574
2007 Average Family Size	3.07	3.08	3.12
2012 Families	3,026	9,305	10,968
2012 Average Family Size	3.04	3.03	3.14
2007 - 2012 Annual Rate	2.76%	3.49%	5.05%
 2000 Housing Units	3,565	11,905	12,721
Owner Occupied Housing Units	53.4%	52.7%	53.2%
Renter Occupied Housing Units	36.8%	28.3%	28.1%
Vacant Housing Units	9.8%	19.0%	18.7%
2007 Housing Units	4,198	14,183	15,313
Owner Occupied Housing Units	49.4%	48.1%	49.0%
Renter Occupied Housing Units	39.9%	30.1%	29.9%
Vacant Housing Units	10.7%	21.8%	21.1%
2012 Housing Units	4,964	17,418	19,987
Owner Occupied Housing Units	50.1%	48.0%	49.8%
Renter Occupied Housing Units	37.8%	28.6%	28.3%
Vacant Housing Units	12.1%	23.5%	21.9%
Median Household Income			
2000	\$41,828	\$34,942	\$34,345
2007	\$51,132	\$42,035	\$41,508
2012	\$61,217	\$49,378	\$48,702
Median Home Value			
2000	\$85,259	\$75,456	\$74,142
2007	\$186,408	\$154,905	\$153,490
2012	\$233,477	\$184,407	\$185,270
Per Capita Income			
2000	\$17,293	\$15,554	\$15,452
2007	\$23,984	\$20,593	\$20,278
2012	\$29,960	\$25,718	\$24,877
Median Age			
2000	31.7	32.8	32.7
2007	32.3	34.1	33.9
2012	32.6	34.7	34.6



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cottonwood	973 E Cottonwood Ln	973 E Cottonwood Ln	973 E Cottonwood Ln
Latitude: 32.894106	Casa Grande, AZ 85222	Casa Grande, AZ 85222	Casa Grande, AZ 85222
Longitude: -111.741102	Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile



2000 Households by Income

	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 1.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 3.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 5.0 mile
Household Income Base	3,209	9,598	10,392
< \$15,000	16.2%	19.0%	19.1%
\$15,000 - \$24,999	12.1%	15.1%	15.4%
\$25,000 - \$34,999	14.5%	16.0%	16.4%
\$35,000 - \$49,999	18.2%	17.8%	17.7%
\$50,000 - \$74,999	20.3%	18.0%	17.7%
\$75,000 - \$99,999	10.1%	7.5%	7.3%
\$100,000 - \$149,999	5.4%	4.6%	4.4%
\$150,000 - \$199,999	2.5%	1.5%	1.4%
\$200,000+	0.7%	0.6%	0.6%
Average Household Income	\$49,190	\$43,482	\$43,092

2007 Households by Income

	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 1.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 3.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 5.0 mile
Household Income Base	3,746	11,092	12,087
< \$15,000	14.7%	16.5%	16.4%
\$15,000 - \$24,999	8.1%	12.8%	12.7%
\$25,000 - \$34,999	11.9%	11.6%	12.3%
\$35,000 - \$49,999	14.1%	17.5%	17.6%
\$50,000 - \$74,999	22.3%	19.4%	19.4%
\$75,000 - \$99,999	12.3%	9.7%	9.6%
\$100,000 - \$149,999	11.3%	8.8%	8.5%
\$150,000 - \$199,999	2.5%	1.9%	1.8%
\$200,000+	2.9%	1.7%	1.7%
Average Household Income	\$62,636	\$53,993	\$53,559

2012 Households by Income

	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 1.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 3.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 5.0 mile
Household Income Base	4,360	13,327	15,619
< \$15,000	13.3%	16.0%	15.1%
\$15,000 - \$24,999	6.9%	9.6%	9.7%
\$25,000 - \$34,999	8.9%	9.6%	10.8%
\$35,000 - \$49,999	13.1%	15.3%	15.5%
\$50,000 - \$74,999	18.6%	17.7%	18.4%
\$75,000 - \$99,999	13.5%	10.6%	11.1%
\$100,000 - \$149,999	15.9%	13.4%	12.3%
\$150,000 - \$199,999	5.6%	4.8%	4.3%
\$200,000+	4.2%	2.9%	2.7%
Average Household Income	\$77,099	\$66,349	\$65,232

2000 Owner Occupied HUs by Value

	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 1.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 3.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 5.0 mile
Total	1,947	6,252	6,770
<\$50,000	7.2%	25.0%	27.2%
\$50,000 - 99,999	60.7%	47.3%	45.6%
\$100,000 - 149,999	18.1%	17.2%	16.9%
\$150,000 - 199,999	10.0%	7.3%	7.1%
\$200,000 - \$299,999	2.8%	2.7%	2.7%
\$300,000 - 499,999	0.8%	0.4%	0.5%
\$500,000 - 999,999	0.4%	0.1%	0.1%
\$1,000,000+	0.0%	0.0%	0.0%
Average Home Value	\$101,189	\$84,407	\$83,104

2000 Specified Renter Occupied HUs by Contract Rent

	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 1.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 3.0 mile	973 E Cottonwood Ln Casa Grande, AZ 85222 Radius: 5.0 mile
Total	1,304	3,379	3,582
With Cash Rent	96.3%	96.2%	95.5%



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