

# Promenade at Casa Grande

1005 North Promenade Parkway  
Casa Grande, Arizona



946 – 20,469 SF  
Retail Available

- Promenade at Casa Grande is a premier regional power center located at the north east corner of Interstate 10 and Florence Boulevard in Casa Grande, Arizona. This national credit tenant anchored center has multiple high visibility spaces available for lease, pads available for sale and build-to-suit opportunities available.
- National tenants include: Dillard's, JC Penney, Kohls, Harkins Theatres, Ross Dress for Less, Marshalls, Bealls Outlet, Michaels, PetSmart, Victoria's Secret, Bath & Body Works, Shoe Dept. – Encore, Ulta and Dollar Tree.
- At the center of Pinal County development, Promenade at Casa Grande is ideally positioned to benefit and prosper from a number of transformational commercial developments coming to the immediate area of Casa Grande. These developments **will bring over 40,000 jobs to the market and will more than double the local population** over the next several years.



## For Additional Info

CHRIS CAMPBELL | 877.307.4468 | [campbell@lamarco.com](mailto:campbell@lamarco.com)  
480.550.8082 (direct) | 602.518.2070 (cell)



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695 Route 46, Suite 210 | Fairfield, NJ 07004



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## COMMUNITY CENTER

CMM14	Available*	20,469 SF
CMM15	PetSmart	20,298 SF
Lot 9	Available	1.1708 AC
Lot 10	Available	1.3866 AC
Lot 12	Available	1.4986 AC
Pad 7	Available	3.45655 AC
Pad 20	Available	5,000 SF

## REGIONAL CENTER

G01	Victoria's Secret/Pink	7,200 SF
G02	Available	1,689 SF
	Management Office	1,960 SF
H101	Available	1,500 SF
H102	Sally Beauty Supply	1,200 SF
H103	GNC Live Well	1,314 SF
H104	Bath & Body Works	3,000 SF
MM16	Available	18,283 SF
H201	Available	3,280 SF
	Community Room	2,427 SF
I01	Wade Journey Homes	2,000 SF
I02	Cloud 9 MedSpa	1,338 SF
I03	Essence of Nails	1,834 SF
I04	Visionworks	3,564 SF
J01	Verizon Wireless	2,992 SF
J02	Available	1,038 SF
J03	Filibertos	1,910 SF
Lot 15	Available	1.6691 AC
Lot 17	Available	1.3451 AC

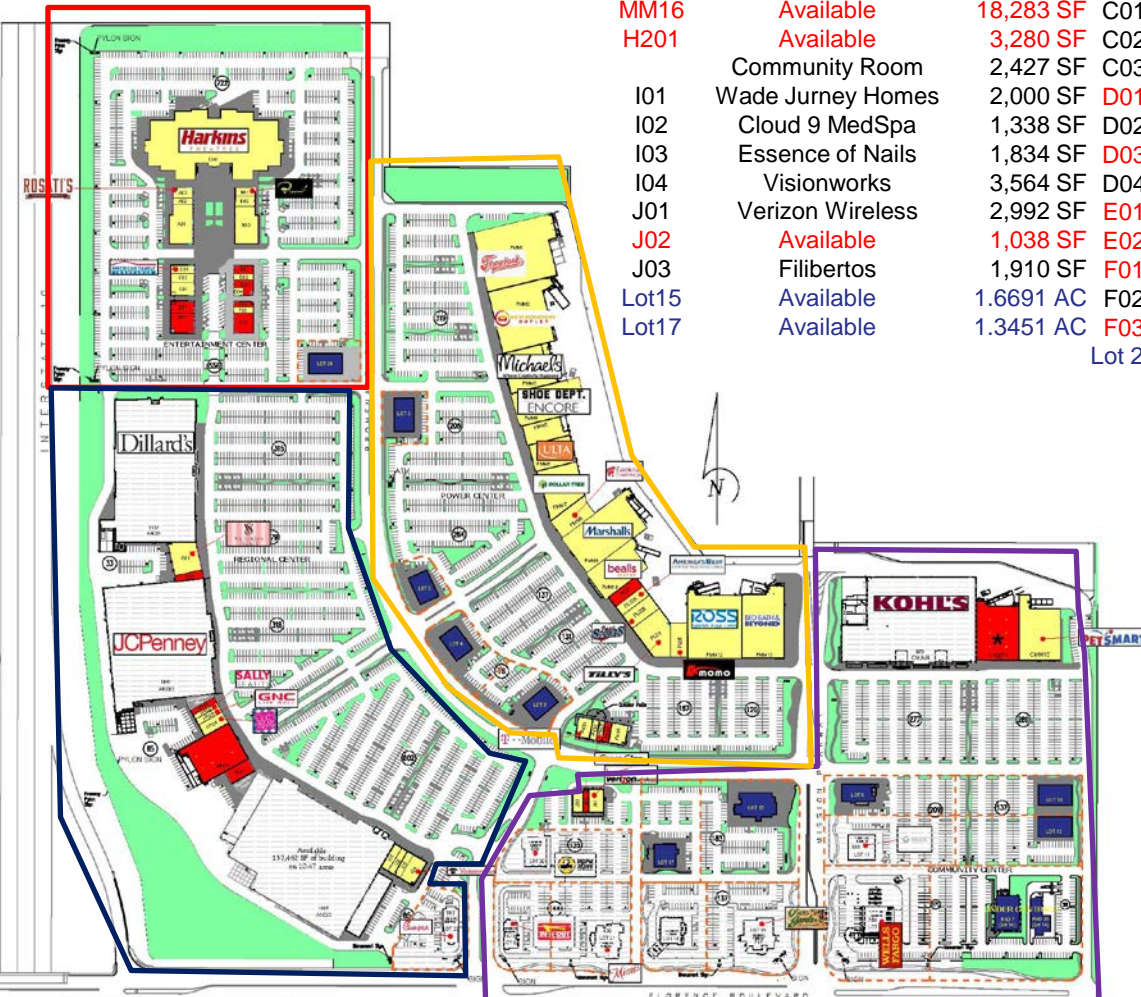
## ENTERTAINMENT CENTER

A01	Harkins Theatre	63,663 SF
A02	Hideout Steakhouse	7,723 SF
A03	El Rinconcito Snacks	1,200 SF
B01	Rosati's Pizza	1,797 SF
B02	Bloom Salon & Spa	1,200 SF
B03	Tappy Tots	2,026 SF
C01	Inspirit Gymnastics	7,500 SF
C02	Ramo's Boxing	2,607 SF
C03	Hoover Drilling Company	1,838 SF
	American Family Insurance	1,592 SF
D01	Available	1,500 SF
D02	1 Stop Beauty Supply	1,200 SF
D03	Available	1,929 SF
D04	Cash Fades	660 SF
E01	Available	2,356 SF
E02	Available	4,200 SF
F01	Available	946 SF
F02	United Way of Pinal County	1,200 SF
F03	Available	3,500 SF
Lot 29	Available	1.0611 AC

## POWER CENTER

PMM1	Throwback Family Fun	40,012 SF
PMM2	New Furniture Outlet	30,000 SF
PMM3	Michaels	17,060 SF
PMM4	Shoe Department	20,003 SF
PMM5	New Furniture Outlet Storage	7,019 SF
PMM6	Ulta Beauty	10,001 SF
PMM7	Dollar Tree	14,851 SF
PMM8	Famous Footwear	7,110 SF
PMM9	Marshalls	27,954 SF
PMM10	Beall's Outlet	15,000 SF
PL01	Available	3,600 SF
PL02A	America's Best Contacts	3,200 SF
PL02B	Just Sports	4,800 SF
PL03	Tilly's	10,394 SF
PL05	K-Momo	5,002 SF
PMM12	Ross Dress for Less	29,819 SF
PMM13	Bed, Bath & Beyond	25,115 SF
PK01	T-Mobile	2,520 SF
PK02	Selex Nails	1,210 SF
PK03	Great Clips	1,000 SF
PK04	Available	1,230 SF
PK05	CG Los Plebes	2,828 SF
Lot 2	Available	0.9112 AC
Lot 3	Available	0.7086 AC
Lot 4	Available	0.7857 AC
Lot 5	Available	0.8412 AC

Bank of America ATM



\* Landlord can recapture space

TOTAL GLA

481,110 SF

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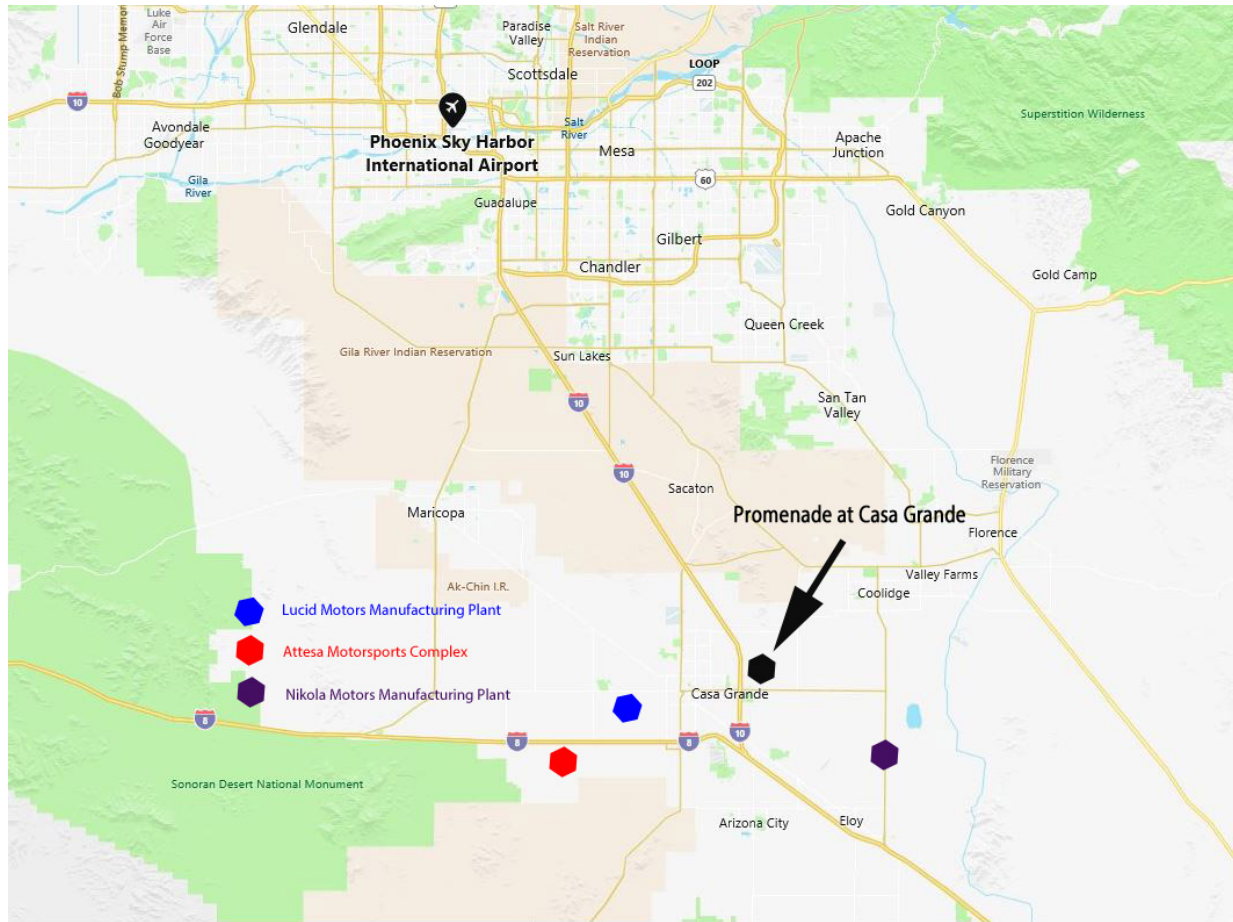


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## Traffic Counts

Florence Boulevard – Approx. 24,816 AADT  
Interstate 10 – Approx. 61,200 AADT

## Local Benefits

The Shopping Center is located 48 miles southeast from the Phoenix Sky Harbor International Airport on Interstate 10.

Three large economic drivers including Lucid Motors electric vehicle manufacturing plant, Nikola Motors electric semi-truck/hydrogen storage manufacturing plant and Attesa Motor Sport luxury motorsport lifestyle community. These three Economic Drivers will create over 40,000 jobs and +/- \$6.8 billion of capital investment to Casa Grande over a several year period.

Due to its Class A construction and design, high concentration of national retailers and its overall size, the Promenade at Casa Grande is the largest and most dominant Shopping Center between the Phoenix MSA (4.3 Million Population) and the Tucson MSA (1.01 Million Population)

Promenade at Casa Grande's "blue-chip" tenant roster features many of the most dynamic retailers in the country. Over 99% of the leased GLA are National and Regional tenants

Demographics	5 Mile	10 Mile	20 Mile
Population	49,197	83,128	139,706
Households	17,975	30,103	50,679
Avg HH Income	\$62,534	\$61,580	\$61,532

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Over \$7.0 Billion of Capital Investment Creating Over 30,000 New Jobs

## Economics Drivers

### LUCID MOTORS



- 500 Acre Electric Vehicle Manufacturing Plant
- Recently Closed Over \$1 Billion in New Funding
- Broke Ground August 2019 and on track to begin production late 2020
- 3,500 High Paying Jobs to be Created
- \$700 Million in Projected Capital Costs
- Casa Grande Location Chosen over 60 Other Potential Sites in 13 States

### NIKOLA MOTORS



- 1 Million SF Semi-Truck Plant
- 2,500 Direct Jobs to be Created
- Breaking Ground in Spring 2020 with an opening date in 2022
- \$80,000 Estimated Average Salary
- Chose Pinal County over 30 different potential Locations across 12 States
- \$1 Billion Capital Investment

### ATTESA MOTOR SPORTS



- 15,000 Estimated Direct and Indirect Jobs
- Groundbreaking in Spring 2020
- \$1.8 Billion Estimated Economic Impact
- 150,000+ Projected Visitors per Race Event
- 1,500 Acre Development Including 3 Racetracks, Private AirStrip, Retail, Homes and Hotels

### NACERO GASOLINE PRODUCTION PLANT



- \$3.3 Billion Dollar Investment in Casa Grande
- Site Chosen over 10 different locations in 4 States
- 2,000 Construction Jobs; 265 Permanent Higher paying Jobs