



\$2,908,650 CAP: 5.2%
\$2,908,650 | 5.2%
2812 N. PINAL AVE.
CASA GRANDE, AZ 85122

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CHASE BANK - CASA GRANDE, AZ

Retail Investment Group is proud to be the exclusive listing agent for the Chase Bank located in Casa Grande, Arizona. The building is $\pm 4,369$ Square Feet and sits on ± 1.34 Acres of land. This Chase is an Absolute NNN Ground Lease, with (2) 5 Year Options. It is 47 Miles to downtown Phoenix, and is an outparcel to Fry's (Kroger), UPS Store, Taco Bell, McDonald's, and Anaya's Mexican Grill. This location is in a very busy area with more than $\pm 40,000$ in population within a 5-mile radius. This Chase Bank has excellent visibility with almost 15,000 vehicles visiting Pinal Avenue Per Day. East McCartney Avenue sees more than 9,000 per day.

Casa Grande, Arizona has a population of 55,000 people, over the span of 110 miles. Casa Grande also received exciting news in 2017 that they would be building a Lucid Motors (See Page 10), which is Tesla's top competitor. This company will bring city growth in many aspects, including more jobs, more stores, and more people moving to the city of Casa Grande.

PROPERTY INFORMATION

Address:	2812 N. Pinal Ave. Casa Grande, AZ 85122
Price:	\$2,908,650
Cap Rate:	5.2%
Lessee:	J.P. Morgan Chase Bank
Building Size:	±4,369 Square Feet
Land Area:	±1.34 Acres
Lease Expiration:	3/31/2028
Options:	(2) 5-Year Options
NOI	\$151,250.00
Lease Type:	Ground Lease - NNN
Increases:	10% Every 5 Years
Guarantee:	Corporate

INVESTMENT HIGHLIGHTS

- Absolute NNN Ground Lease | Zero Landlord Responsibilities
- (2) 5-Year Options
- Outparcel to Fry's (Kroger) anchored shopping complex which includes UPS Store, McDonald's, Taco Bell, ACE Hardware and More
- Phoenix MSA (47 miles to DT PHX)
- Drive-Up ATM w/three lanes
- Busy Area w/more than ±40,000 population within 5-mile radius
- ±1.4 Miles to Casa Grande Airport
- Lucid Motors Breaking Ground 2019 (see page 9)









CHASE BANK

Chase is the U.S. consumer and commercial banking business of JPMorgan Chase & Co. (NYSE: JPM), a leading global financial services firm with assets of \$2.3 trillion and operations in more than 60 countries. They are the neighborhood bank for thousands of communities across the country. Chase serves approximately one of out of every six Americans through more than 5,500 bank branches; 18,000 ATMs; mortgage offices; online and mobile banking; as well as relationships with auto dealerships, schools and universities.

- Serves 21 million households with consumer banking relationships.
- Services 7 million mortgage and home equity loans.
- Offers investment products and solutions to more than 1.6 million customers.
- Provides more than \$50.3 billion in financing and lending to metropolitan area governments and non-profits across the country.



CASA GRANDE, AZ

Casa Grande is one of the fastest growing cities in Pinal County, approximately halfway between Phoenix and Tucson and part of the Phoenix Metropolitan Statistical Area. Casa Grande is currently the largest city in Pinal County. A community with historic charm and modern amenities, Casa Grande offers a broad range of facilities and activities for residents of all ages that are available year-round. The Dave White Municipal Golf Course, professional sports at the Grande Sports World, and the Palm Island Family Aquatic Center, are all family attractions bringing in hundreds of people each month.

Casa Grande has also received many awards, such as Distinguished Budget Presentation from the Government Finance Officers Association (19 Years), Outstanding Achievement in Popular Annual Financial Reporting from the Government Finance Officers Association (5 Years), & Excellence in Financial Reporting from the Government Finance Officers (17 years).







LUCID MOTORS - CASA GRANDE, AZ

±3 Miles From Subject Property Lucid Motors plans to break ground by next month on a massive Casa Grande factory expected to produce its first car before the end of 2020. Casa Grande, AZ, beat out over 60 other cities to acquire the brand new \$1 billion Lucid Motors Plant. Launching 2020, the Tesla-rival is set to open and provide more than 2,000 jobs in the Casa Grande area. Lucid plans on manufacturing all vehicles in Casa Grande, which is expected to draw attention to the city. This Fortune 500 giant plans to pull more entertainment, food, housing, & growth-- being a huge opportunity for the Casa Grande and Arizona residents.

Lucid Motors scoured over 60 locations in 13 different states before deciding on Casa Grande. According to their website, "In the end, we chose Arizona and Casa Grande for their pro-business mindset, excellent workforce, forward-thinking academic institutions, proximity to our silicon valley headquarters, and availability of property". Lucid's director of manufacturing called the project a "major undertaking", and predicted the company's products would redefine the driving experience. Mike Boike, Lucid's senior manufacturing manager, said the factory will contribute to \$32.3 billion in economic benefit to the region over 20 years once it is built, according to an analysis the city and county commissioned. The city and county also will reap about \$33.5 million in taxes from the factory, he said. Casa Grande Mayor Craig McFarland said the city is preparing for the influx of workers expected with the factory. After the city issued just 100 new housing permits in 2017, it issued 355 last year, and already more than 100 in the first month of 2019, he said.



POPULATION	1 MILE	5 MILES	10 MILES
2019	2,306	42,759	64,086
2024 (EST)	5,383	66,759	82,922



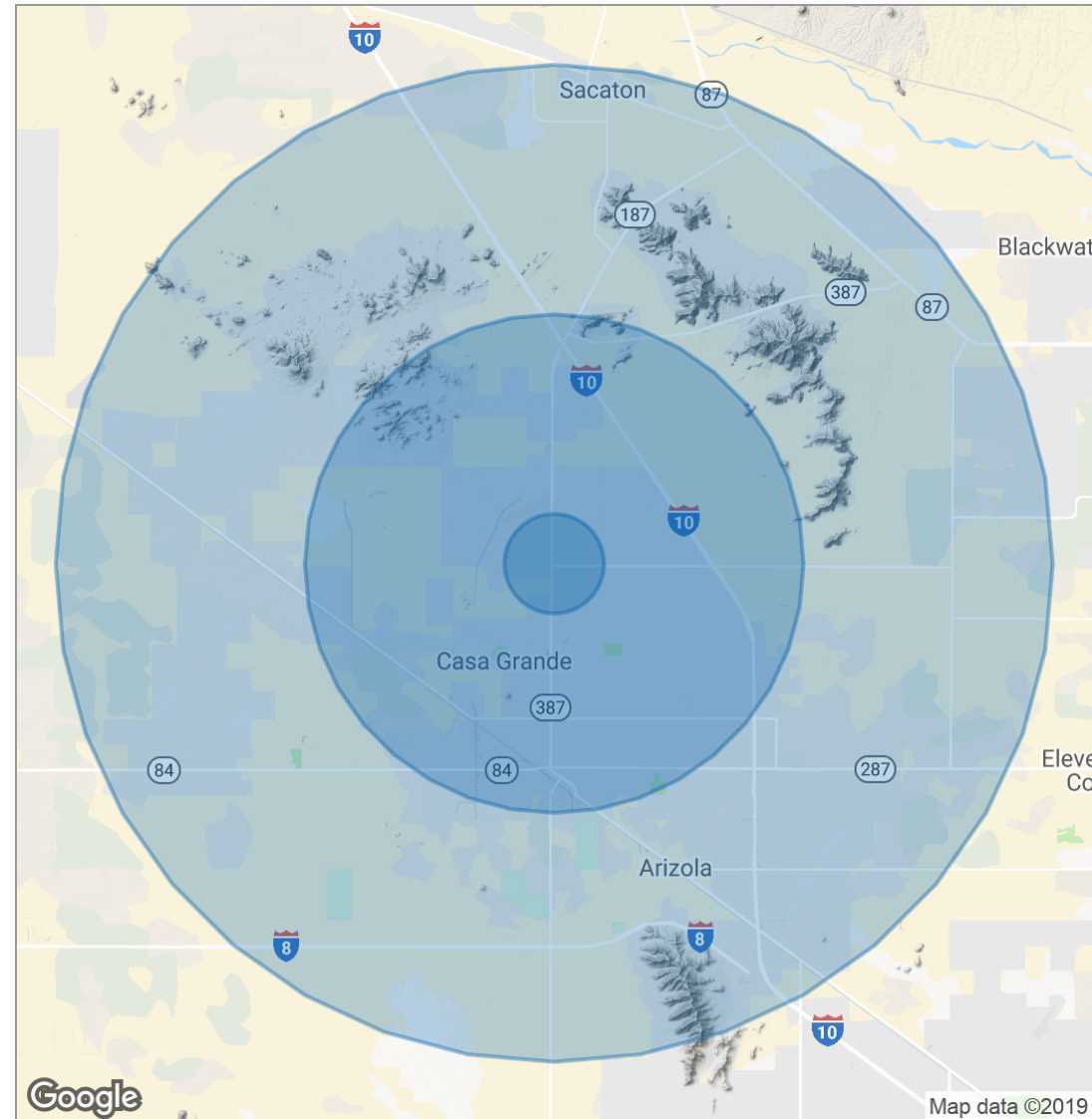
HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES
2019	\$60,190	\$56,892	\$55,407



HOUSEHOLDS	1 MILE	5 MILES	10 MILES
NUMBER OF HH	891	16,450	24,141
AVG HH VALUE	\$208,205	\$198,636	\$188,794



TRAFFIC	E. MCCARTNEY RD	N PINAL AVE
VPD	9,528	14,993





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