Promenade at Casa Grande

1005 North Promenade Parkway
Casa Grande, Arizona

1,689 – 40,012 SF Available

Target is currently in the process of making significant upgrades to its 137,000 sq. ft. Box; re-opening is slated for May of 26'

- 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, Ashley's Outlet, PetSmart, HomeGoods, Burlington, Five Below, 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. Specifically, Lucid, Nikola, and Kohler will bring 6,400+ jobs to the Trade Area.
- Casa Grande was the 7th fastest growing city in the United States in 2021 based on percentage increase. Casa Grande has experienced exponential housing growth recently. 117 Single-Family permits were pulled in 2017 versus 1,700 Single-Family permits pulled in 2021.
- Marriott is slated to begin construction on a 150 Room Hotel Development on site. And, Modus Companies is slated to develop 470 build-to-rent homes on the 39 acre parcel located just to the North of the Promenade at Casa Grande.

For Additional Info

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LAMAR COMPANIES SINCE 1972

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COMMUNITY CENTER

CMM14	Burlington Coat Factory	20,469 SF
CMM15	PetSmart	20,098 SF
Lot 9	Available	1.1708 AC
Lot 10	Available	1.3866 AC
Lot12	Available	1.4986 AC

REGIONAL CENTER

G01	Available	7,200 SF
G02	Available	1,689 SF
	Management Office	2,655 SF
H102	Sally Beauty Supply	2,005 SF
H103	GNC Live Well	1,314 SF
H104	National Bank of Arizona	3,002 SF
MM16	Ashley's Outlet	18,283 SF
H201	Availiable	3,280 SF
	Community Room	2,427 SF
I01	Industrial Shoeworks	2,000 SF
I02	Shared Johnson Concepts	1,338 SF
I03	Essence of Nails	1,834 SF
I04	Visionworks	3,564 SF
J01	Verizon Wireless	2,992 SF
J02	Sushi-Gon	1,038 SF
J03	Filibertos	1,910 SF
Lot15	Available	1.6691 AC
Lot17	Available	1.3451 AC

ENTERTAINMENT CENTER

	Harkins Theatre	63,663 SF
A01	Hideout Steakhouse	7,723 SF
A02	El Rinconcito Snacks	1,200 SF
A03	Rosati's Pizza	1,797 SF
B01	Bloom Salon & Spa	1,200 SF
B02	Shining Soles Dance Co	2,026 SF
B03	Available	7,500 SF
C01	Desert Senita Health Center	2,607 SF
C02	OneMain Financial	1,838 SF
C03	Desert Senita Health Center	1,592 SF
D01	Cloud 9 MedSpa Consultation	1,500 SF
D02	Mobile Planet	1,200 SF
D03	Available	1,929 SF
D04	Cash Fades	660 SF
E01-02	Love Always Yoga	6,556 SF
F01	We Serv	946 SF
F02	United Way of Pinal County	1,200 SF
F03	Cloud 9 MedSpa	3,500 SF
Lot 29	Available	1.0611 AC

POWER CENTER

PMM1	Available	40,012 SF
PMM2	New Furniture Outlet	30,000 SF
PMM3	Michaels	17,060 SF
PMM4	Shoe Department	20,003 SF
PMM5	Tillys	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	Bath & Body Works	3,600 SF
PL02A	America's Best Contacts	3,200 SF
PL02B	Just Sports	4,800 SF
PL03	Five Below	10,394 SF
PL05	K-Momo	5,002 SF
PMM12	Ross Dress for Less	29,819 SF
PMM13	HomeGoods	24,627 SF
PK01	T-Mobile	2,520 SF
PK02	Nailology	1,210 SF
PK03	Great Clips	1,000 SF
PK04	Cold Stone Creamery	1,230 SF
PK05	The Taco Spot	2,828 SF
Lot 2	Available	0.9112 AC
Lot 3	Available	0.7086 AC

AVAILABLE
CURRENT TENANT
NOT A PART
AVAILABLE FOR LAND LEASE OR PURCHASE

★ Landlord can recapture space

TOTAL GLA 484,975 SF

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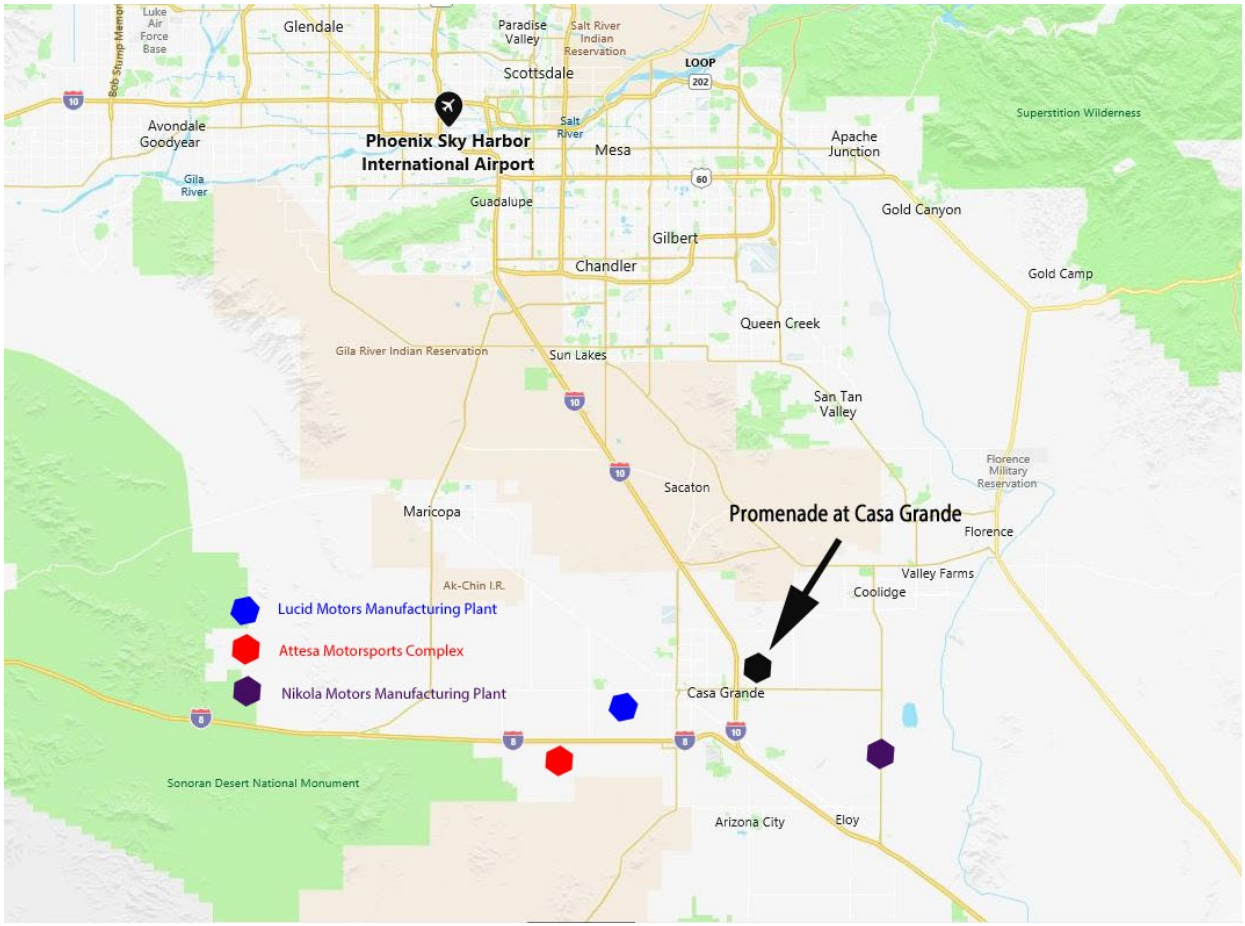

Traffic Counts

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	57,576	109,694	166,453
Households	20,764	39,206	54,770
Avg HH Income	$84,882	$70,343	$70,577

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SURROUNDING RETAILERS

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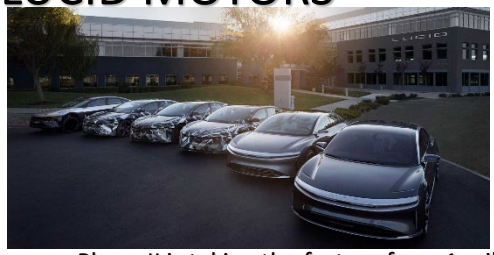
Over $7.0 Billion of Capital Investment which will lead to the creation of 30,000 Direct and Indirect Jobs over the next 10 Years

Economics Drivers

LUCID MOTORS



- Phase II is taking the factory form 1 million sf to 3.3 million sf
- Phase III to start in Q4 of 2023 adding an additional 1 million sf
- $1.2 Billion in Projected Capital Costs
- 700-acre facility by the end of Phase V

NIKOLA MOTORS

- Fully Functioning Factory as of June 2022
- 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

- Phase I to be completed in Q4 of 2022
- Phase II to begin Q1 of 2023

KOHLER BATHROOM AND SHOWER FIXTURE PLANT

- Kohler Bathroom and Shower Fixture Plant is under construction
- Kohler chose Casa Grande out of more than 20 other sites between 6 states
- 750 direct high paying jobs
- Factory to be fully constructed by Q3 of 2023
- Estimated 750 million in economic impact

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