

CITYGATE COMMERCIAL CENTER



CITY OF CASA GRANDE

PHOENIX/CHANDLER

JIMMIE KERR BOULEVARD

[VIEW ONLINE](#)

For Sale

2300 E. Tanger Drive, Casa Grande AZ 85122

CityGate Commercial Center ± 64.162 Acre Site

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Purchase Price

\$15,500,000

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Accelerating success.

CityGate Commercial Center

2300 E. Tanger Drive, Casa Grande, Arizona 85122

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Excellent Location With I-10 Frontage



Accelerating success.

CityGate Commercial Center

2300 E Tanger Drive
Casa Grande, AZ 85122

colliers.com/arizona



Existing Commerical Center



Existing Suite



Subject Property Looking South



Existing Suite Buildout



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Executive Summary

LOCATION

Conveniently located in the "Sun Corridor" Mega Region between Tucson and Phoenix, this property is one hour or less from over 8 million people. Forty-five minutes from the heart of Phoenix Metro and 55 minutes from Tucson, with one-half mile of I-10 frontage and adjacent to the I-8 freeway, CityGate enjoys great access.

INVESTMENT HIGHLIGHTS

- 41 individual retail suites
- Individual signage
- Soundproofing between suites
- Courtyard directory
- High speed internet & data via Century Link and Cox
- Individual suite temperature controls
- Retail, Office and Industrial Redevelopment Opportunities



Excellent Signage Opportunities seen from I-10



360-degree access around Building (Southwest View)

Location Overview

THE PROPERTY

CityGate Commercial Center is located in Casa Grande 1.8 miles north of Interstate 8, fronting the Interstate 10 freeway at Jimmie Kerr Boulevard (Exit 198). It is comprised of ±188,464 gross square feet of vacant retail/commercial space on ±29.144 acres and ±35.018 acres of extra land, totaling ±64.162 acres (Pinal County APN 511-20-012A and 511-20-017A).

GENERAL CONSTRUCTION

The building is designed with the use of masonry block exterior walls with EIFS over metal studs and concrete floor slab over metal deck.

UTILITIES

Electricity is provided by APS to individually metered suites. Water is provided by Arizona Water Company. Sewage is provided by City of Casa Grande.

TENANT FINISHES

Some suites are built out; some in grey shell condition.

PARKING

Abundant parking available - approximately 1,230 spaces, or 6.5/1,000 ratio.

EXISTING OUTDOOR BILLBOARD

Excellent outdoor billboard currently exists on said property, with outstanding visibility on Interstate 10.

VEHICULAR ACCESS

Tanger Drive provides access for vehicle traffic that exits Interstate 10 at Jimmie Kerr Boulevard (Exit 198).

FREEWAY ACCESS

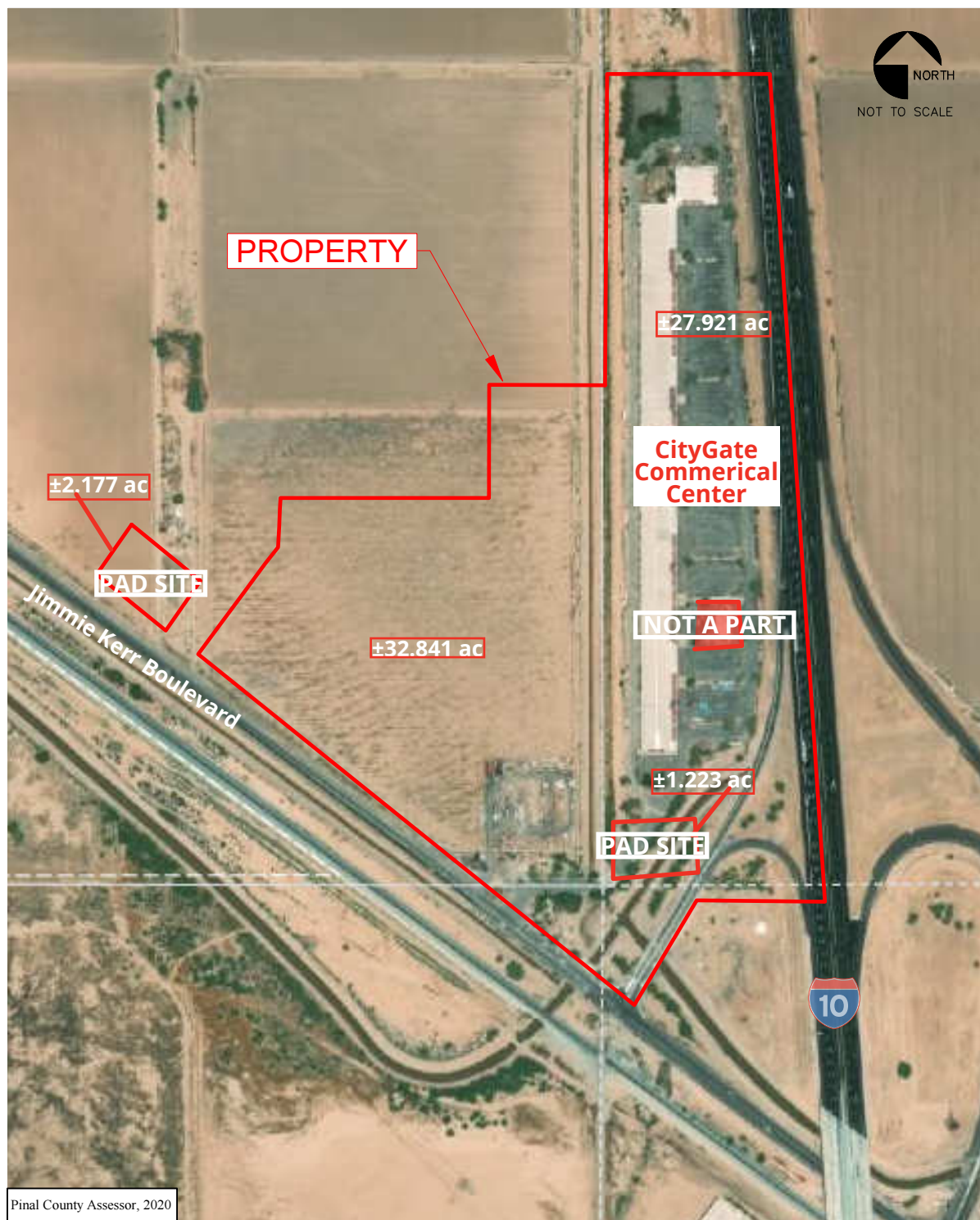
CityGate Commercial Center is located on ±64.162 acres of land with direct access on Interstate 10 and 1.8 miles north of Interstate 8.

Distance to Phoenix: Approximately 30 miles

Distance to Tucson: Approximately 45 miles

Zoning: PAD, City of Casa Grande

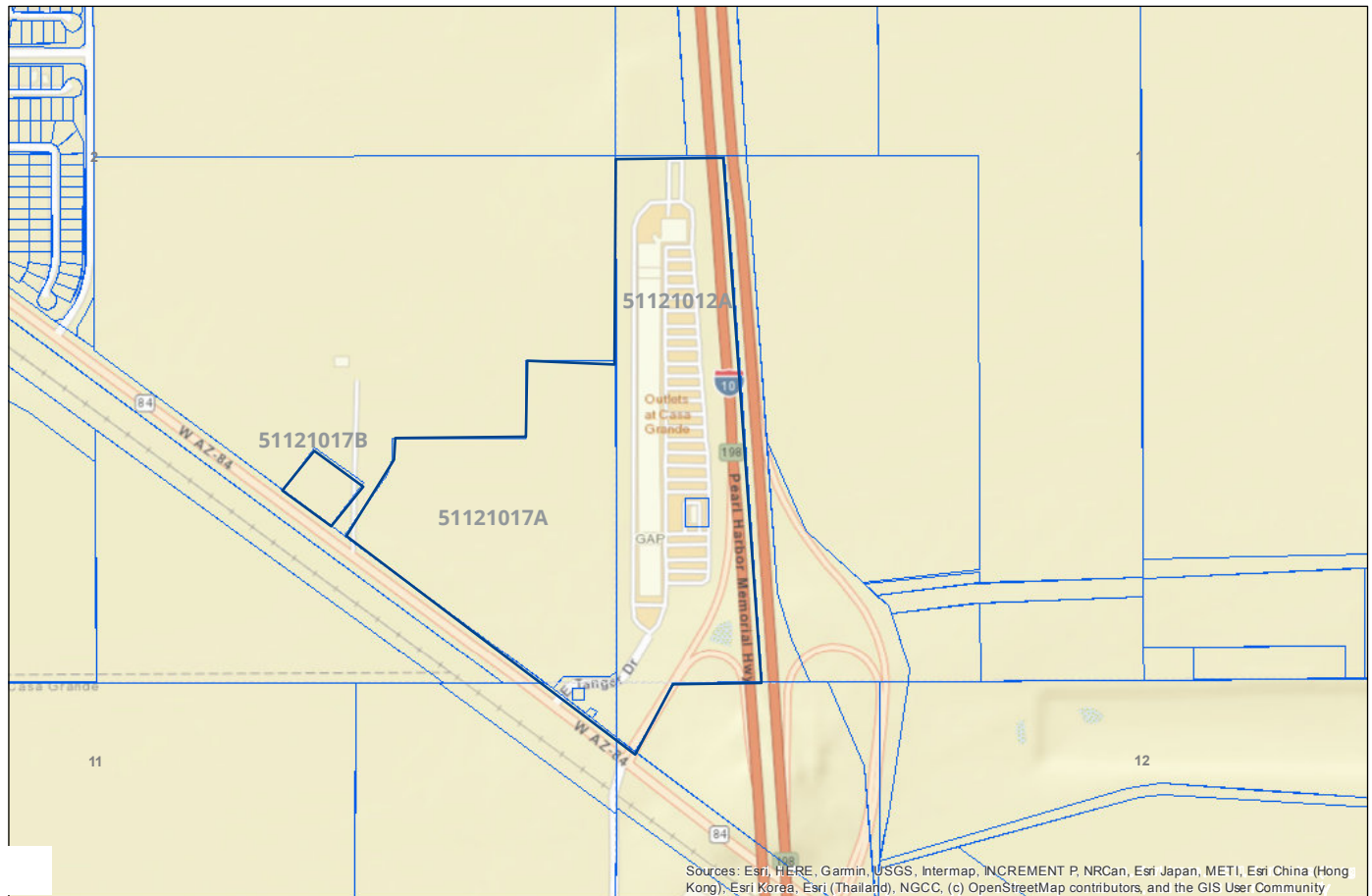
CityGate Commercial Center
For Sale | 2300 East Tanger Drive, Case Grande, Arizona 85122



Total Land with Sale of Property: ±64.162 acres
Total Commercial Building Size: ±188,464 SF

PLAT MAP

The CityGate Commercial Center building is located on ± 64.162 acres of land with direct access to Interstate 10 (APN 511-210-12A, 511-210-17A and 511-210-17B).



Pinal County Assessor's Office
PO Box 709
31 N Pinal St
Florence, AZ 85132
520.866.6361
assessor@pinalcountyaz.gov

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

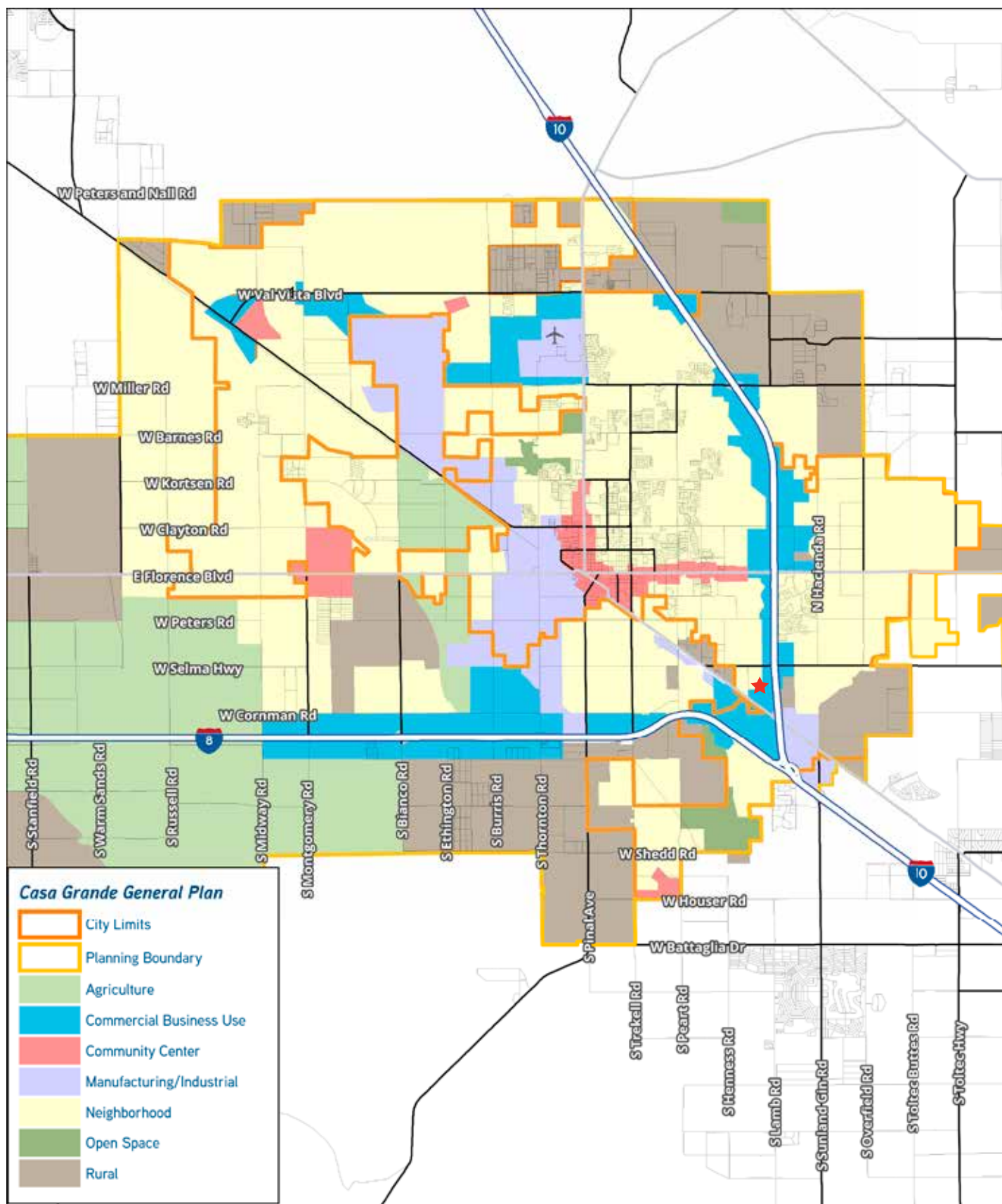
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



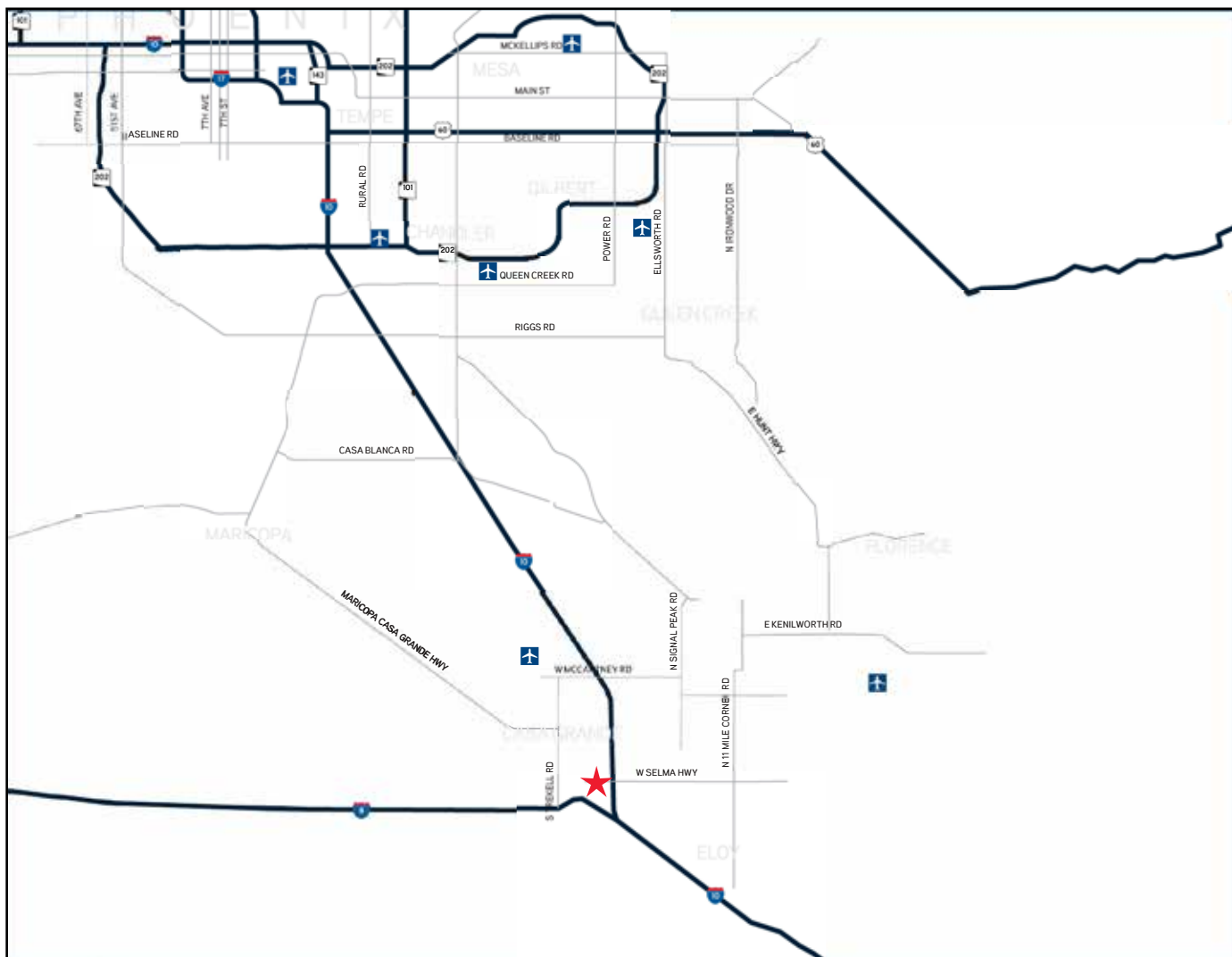
Looking North

Billboard Signage

City of Casa Grande Land Use Guide



A Prime Location Between Phoenix Metro and Tucson





DRIVE TIMES in minutes

AHWATUKEE FOOTHILLS VILLAGE	35
CHANDLER	40
GILBERT	40
MESA	45
PARADISE VALLEY	60
PHOENIX	45
SCOTTSDALE	55
SKY HARBOR AIRPORT	40
TUCSON METRO	55

Average commuter drive-time in
Metro Phoenix: 35 minutes

TRAFFIC COUNTS

 **60,001 - 90,000**

 **15,001 - 30,000**



- Former Commercial Development Outlet Center, now For Sale
- ±188,464 gross square feet
- 41 retail suites in place
- ±64.162 Acres of land, ±36 acres undeveloped
- Current City approved Planned Area Development Guide dated 6/16/2018 for Phase I
- Zoning to be determined for Phase II
- 45 miles to Tucson
- 30 miles to Phoenix



SUITE NO.	SQ. FOOTAGE	FRONTAGE
101	12,175	104'6"
103	3,000	29'6"
104	4,500	44'10"
105	3,000	30'
106	4,500	44'9"
107	3,300	32'11"
108	2,200	24'2"
109	3,500	33'6"
110	3,000	30'
111	2,800	27'11"
112-113	7,500	74'10"
114	2,700	26'11"
115	6,000	59'8"
116	4,000	39'10"
117	4,500	29'11"
118	5,500	70'3"
119-120	11,300	75'
121	2,700	26'9"
122	1,800	24'11"
123	Mail Rm/Mgmt Off	Restrooms
124	5,000	49'7"
126	2,500	25'
127	2,500	25'10"
128	7,000	89'7"
129-130A	12,800	±100'
133	2,700	27'6"
134	4,000	40'6"
135	3,500	35'6"
136	2,420	24'9"
137	2,500	24'10"
138	2,700	26'10"
139	2,500	24'11"
140	4,500	43'11"
141	10,000	99'11"
142	3,100	30'10"
143	3,500	34'11"
144	8,000	79'8"
145	3,200	31'11"
146	5,000	49'11"
147	2,500	25'11"
148	2,500	24'9"
149	4,375	49'10"
Suite numbers go south to north		

CityGate Commercial Center

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Neighbors and Amenities

BUSINESS NEIGHBORS

Promenade at Casa Grande
Sam's Club
Wal-Mart Distribution Center
Lucid Motors
Attesa Motorsports
Banner Hospital

Hexel
Tractor Supply Company
Distribution Center
Nikola Motor Company
Cardinal Healthcare

NEARBY GOLF COURSES

Mission Royale Golf Course
Dave White Municipal Golf Course
Francisco Grande Hotel And Golf Resort
Robson Ranch Golf Club
Tierra Grande Public Golf Course

RESORTS AND LIFESTLE COMMUNITIES

Aspire at Villago by K Hovnanian Homes
Palm Creek Resort & Residences
Desert Springs RV Resort & Community | Arizona Resort
Mission Royale by Meritage Homes
Robson Ranch Arizona
Ironwood Village by Keystone Homes
The Garnet of Casa Grande Retirement Community
Caliche Senior Living
Cypress Point Retirement Community

OUTDOOR AMENITIES

Casa Grande Ruins National Monument
Picacho Peak Park
Palm Island Family Aquatic Park

VIEW ONLINE 



City of Casa Grande Overview

CITY OF CASA GRANDE

Casa Grande, Arizona is an outlying suburb in the Southeast portion of the Phoenix-Scottsdale-Mesa metro area. The city population is a little over 56,500 and the area is growing at an annual clip of approximately 3 percent, more than double the national pace of growth. While much of the Phoenix metro area is in Maricopa County, Casa Grande is in fast-growing Pinal County. Pinal County has grown by 21 percent—adding more than 79,000 residents—since 2010.

Residents are drawn to Casa Grande for numerous reasons, including affordable housing, proximity to job centers and healthy infrastructure. While Casa Grande accounts for only a fraction of the Phoenix metro economy, the city is well positioned for economic growth. Located at the intersection of Interstate 8 and Interstate 10, this city is considered directly halfway between the two largest metro areas in the state of Arizona, Phoenix and Tucson, combining a population of more than 5.8 million people.

More than 2,600 businesses are in Casa Grande, far outpacing the economic output in nearby Florence and Maricopa. Major businesses include an 889,000-square foot **Wal-Mart distribution center**, a 525,000-square foot distribution center for **Abbott Nutrition** and additional distribution facilities for **National Vitamin Company**, **Frito Lay** and others.

The Casa Grande economic outlook received a substantial boost when Menlo Park-based, **Lucid Motors** announced plans to construct a \$700 million plant for electric car manufacturing. The 999,000 SF plant recently completed the first phase of construction in less than a year from production starting. Lucid Motors can produce 30,000 vehicles a year at its current capacity and hiring 500 additional workers to produce and deliver the first customer-ordered Lucid Air Dream Edition cars by next spring. The plant sits on 590 acres and could expand to more than 5 million square feet in four phases, generating the capacity to build 400,000 vehicles a year and increase the workforce by more than 4,000 people by 2028. More information can be found [here](#).

Additionally, in nearby Coolidge (also Pinal County), hydrogen, electric semi-truck manufacturer, **Nikola Motor Company**, completed the purchase of 430 acres in the Inland Port Arizona Industrial. The total investment for this facility of approximately \$600 million is expected to be completed in two phases with the first phase scheduled to be completed by late 2021. Ground broke on July 2020, and production is projected to begin in 2022, initially producing

the Nikola Tre and Nikola Two reaching 35,000 units annually at full production. The facility is estimated to employ 2,000+ workers. Information can be found [here](#).

Also coming to Casa Grande is **Attesa Motorsports**, a unique lifestyle community dedicated to a passionate audience of racers, fans, researchers, manufacturers and speed enthusiasts. Attesa will feature a dedicated track, testing circuit, R&D and professional events. An adjacent entertainment district, luxury hotel and convention center, as well as residential, commercial and industrial districts are also on the board. Approvals have been received from the City of Casa Grande, and ground breaking is scheduled for Spring of 2021. Updates can be found [here](#).

Housing affordability in Casa Grande is a driving force of population growth. The median single-family home price in Casa Grande is an affordable \$168,000, expecting to increase 14.7% by 2025. The city is home to 39 residential communities with 13 currently under construction and 10 upcoming projects.

Casa Grande's population has doubled in size since the year 2000, making it the largest city and tax base in Pinal county. The city is on pace to continue attracting residents, businesses, and industries due to its prime location and beautiful Sonoran climate.

Residents of Casa Grande are within an hour drive of the largest Universities in Arizona – Arizona State and the University of Arizona. Casa Grande provides residents and businesses alike with every opportunity to succeed just far enough outside the Phoenix Metro to get away from the urban lifestyle while maintaining proximity to large activity.

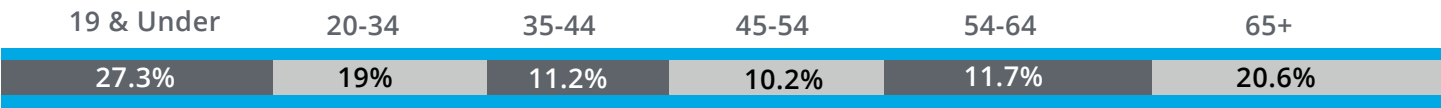


Demographics

CityScape Commerical Center

City of Casa Grande Demographics

Age



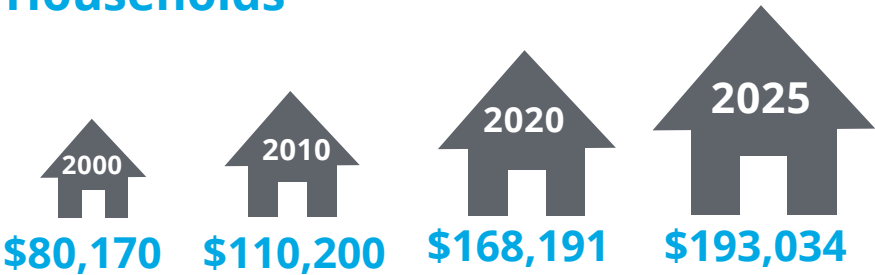
Income



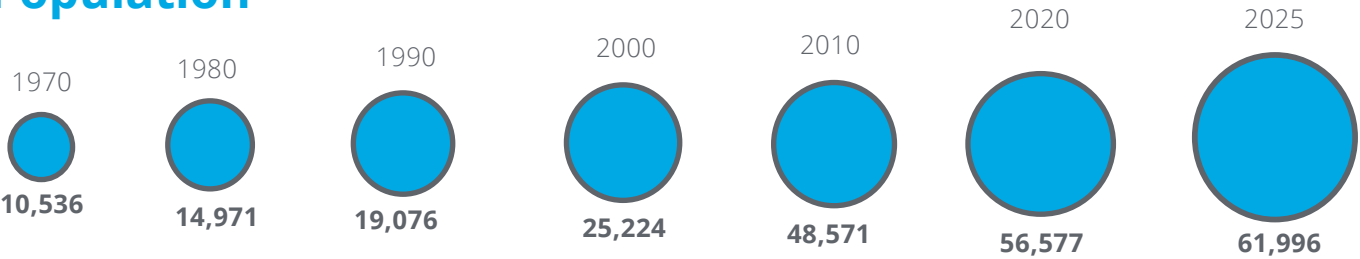
Employment



Households



Population



Demographics

CityGate Commercial Center

City of Casa Grande Demographics

Population trends & key indicators

Casa Grande city |

56,577	20,664	2.72	38.2	\$54,079	\$168,191	67	186	78
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$7,807

Avg spent on mortgage & basics



13.0%

Percent of income for mortgage

Population by generation



8.4%

Greatest gen:
born 1945/earlier



22.7%

Baby boomer:
born 1946 to 1964



16.7%

Generation x:
born 1965 to 1980



22.5%

Millennial:
born 1981 to 1998



23.9%

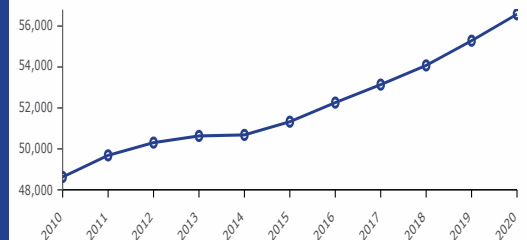
Generation z:
born 1999 to 2016



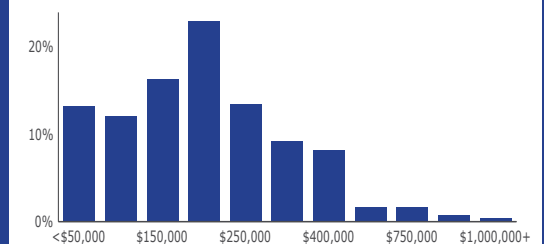
5.8%

Alpha: born
2017 to present

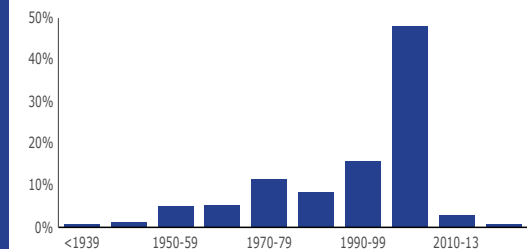
Historical trends: population



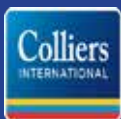
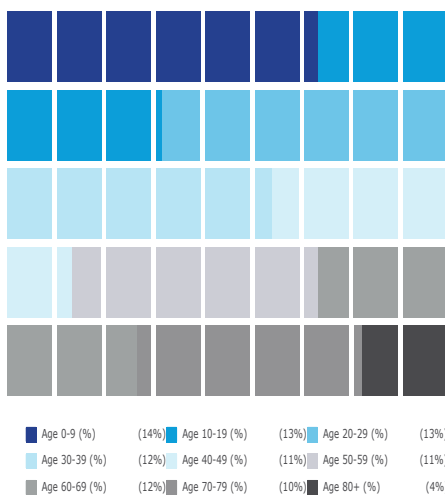
Home value



Housing: year built



Population by age



U.S. Census Bureau, Esri forecasts for 2020 and 2025, Esri Vintage 2020 Time Series

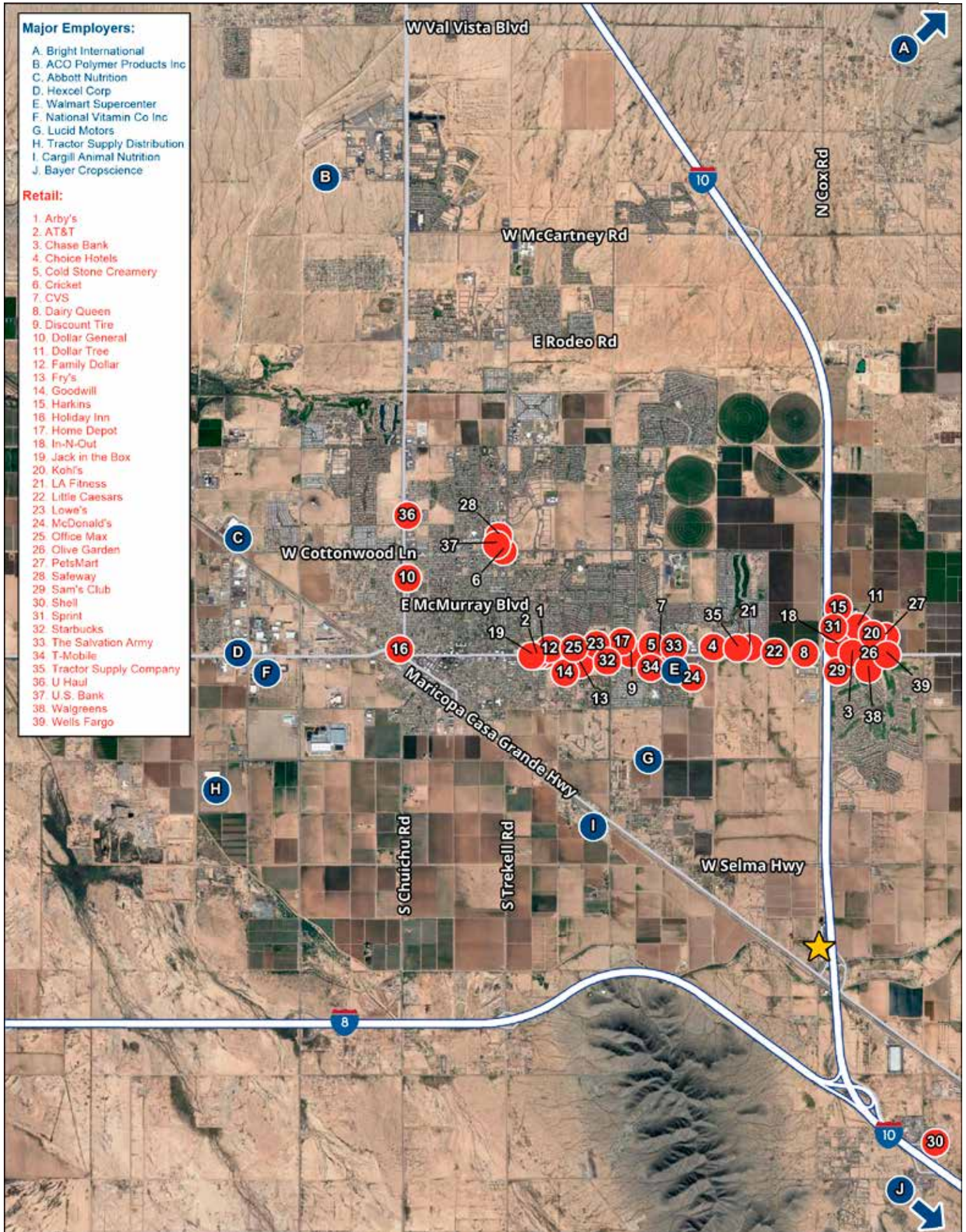
AMENITIES MAP

Major Employers:

- A. Bright International
- B. ACO Polymer Products Inc
- C. Abbott Nutrition
- D. Hexcel Corp
- E. Walmart Supercenter
- F. National Vitamin Co Inc
- G. Lucid Motors
- H. Tractor Supply Distribution
- I. Cargill Animal Nutrition
- J. Bayer Cropscience

Retail:

- 1. Arby's
- 2. AT&T
- 3. Chase Bank
- 4. Choice Hotels
- 5. Cold Stone Creamery
- 6. Cricket
- 7. CVS
- 8. Dairy Queen
- 9. Discount Tire
- 10. Dollar General
- 11. Dollar Tree
- 12. Family Dollar
- 13. Fry's
- 14. Goodwill
- 15. Harkins
- 16. Holiday Inn
- 17. Home Depot
- 18. In-N-Out
- 19. Jack in the Box
- 20. Kohl's
- 21. LA Fitness
- 22. Little Caesars
- 23. Lowe's
- 24. McDonald's
- 25. Office Max
- 26. Olive Garden
- 27. PetsMart
- 28. Safeway
- 29. Sam's Club
- 30. Shell
- 31. Sprint
- 32. Starbucks
- 33. The Salvation Army
- 34. T-Mobile
- 35. Tractor Supply Company
- 36. U Haul
- 37. U.S. Bank
- 38. Walgreens
- 39. Wells Fargo



The Phoenix-Tucson Arizona Market

1. Phoenix – now #5 largest city in U.S. at 1,660,272 people (<https://www.investopedia.com/articles/personal-finance/050815/top-10-most-developed-cities-us.asp>)
2. Would change to #1 fastest growing city in the U.S. since 2017 (<https://www.forbes.com/sites/brendarichardson/2019/05/28/census-reveals-the-fastest-growing-cities-in-the-u-s-heres-why-phoenix-is-so-hot/?sh=6a6f00f1443e>)
3. Phoenix-Scottsdale-Mesa-Chandler #10 largest MSA in the U.S (<https://www.statista.com/statistics/183600/population-of-metropolitan-areas-in-the-us/>)
 - a. Bigger than Boston, San Francisco-Oakland-Berkley, Seattle-Tacoma-Bellevue, Minneapolis-St. Paul and San Diego-Chula Vista-Carlsbad)
4. Maricopa County - #1 county in U.S for population growth (<https://azgovernor.gov/governor/news/2019/04/maricopa-county-1-us-population-growth>)
5. Added more than 250,000 residents since 2010 – more than any other city in the country (<https://www.yourvalley.net/stories/arizona-remains-a-hot-spot-for-new-residents-even-amid-time-of-novel-coronavirus,180967>)
6. 37,000+ Housing permits in 2020 (Maricopa County)
7. Phoenix leads the nation in single family home prices with 9.2% year-over-year price increase in 2020 – national average is 4.8% (<https://www.bizjournals.com/phoenix/news/2020/09/29/phoenix-home-price-growth-leads-nation.html>)
8. Added over 13,800 new construction jobs – an 11% increase in the last year – most of any metro in the nation during the past 12 months (<https://azbigmedia.com/real-estate/commercial-real-estate/construction/phoenix-has-added-more-construction-jobs-than-all-other-metros/>)

Phoenix Economic Outlook

Greater Phoenix Chamber Report October 11, 2020

<https://phoenixchamber.com/events/signature-events/economic-outlook-2020-recap/>

Economic Outlook 2020 highlights economic trends at every level

On Thursday, October 11, the Greater Phoenix Chamber hosted Economic Outlook 2020, an annual breakfast featuring economic experts who spoke to the coming peaks and valleys at the global, national, and local economies.

For more than two decades, the Chamber has hosted the most premier economic forecast event in the Valley providing actionable information to approximately 750 business leaders. This year, the keynote speakers Alexandra Hall Hall, Jim Huntzinger, and Elliott Pollack discussed economic trends that matter to business.

Global Perspective

As the United Kingdom's Brexit Counsellor at the British Embassy in Washington, D.C., Alexandra Hall Hall is responsible for spearheading the work of explaining the U.K.'s departure from the European Union (EU) to U.S. audiences and promoting a continuing strong U.S.-U.K. relationship post-Brexit.

She set the stage on the status of Brexit and explained the implications of the looming October 31 deadline. As the Brexit deadline looms, the U.K. government has made it clear that they would prefer to leave with a deal, but they are not opposed to leaving the EU without a deal.

"I'm not 100% sure how it will turn out, but we will get through it, and our system is resilient," said Hall Hall.

She also shared that the U.K. government is preparing for either option—an exit from the EU with a deal and without the deal. From preparing businesses in the U.K. and hiring trade experts to meet with leaders from other nations, the government is taking steps to be ready to negotiate independent trade agreements.

"The reason I'm here in Arizona is that we are hoping to start free trade negotiations in the U.S.," said Hall Hall. "And, we've realized the real decision making isn't in Washington, it's with the constituents across the country. We are beefing up our efforts to understand what is going on in each state. I'm happy to tell you that we've identified 12 states that we want to prioritize these efforts, and Arizona is one of them."

National Perspective

According to Huntzinger, ten years into the recovery, the country is still doing well and producing. "Jobs, jobs, jobs. [Jobs] will be a critically important aspect of the [continued] recovery, said Huntzinger. Currently, the underemployment rate is 6.9%, down substantially from its 18% peak during the 2007 recession. "We have more jobs available than we have people looking for jobs," said Huntzinger. "As we've put more people to work, consumer confidence has risen."

On the global stage, Huntzinger believes the U.S. economy is poised for success. Currently, U.S. consumers account for 17% of the global GDP, while the U.S. government accounts for 4% of the world GDP. "The U.S. consumer is a world-class heavyweight when it comes to economic outcomes," said Huntzinger. "In the U.S., the consumer is 70% of our GDP."

Another strong indicator that the economy is doing well is that the consumer savings rate is up to 8%—a rate it hasn't hit in a very long time.

Overall, while things are slowing down, Huntzinger doesn't foresee a recession in the immediate future.

"[We are] now the longest recovery and slowest recovery in our history," said Jim Huntzinger. "It has lasted as long as it has because growth has been slow, positive, and stable. It remains that way today."

Local Perspective

Renowned Arizonan economist Elliott Pollack, CEO of Elliott D. Pollack & Co., took attendees to the micro-level of the economy and discussed economic trends specific to Arizona. "If last year was the 7th inning, where are we this year? It's not time to panic," said Pollack. "Could there be a recession? Possibly. Will it look like 2007? Not a chance in the world."

During his presentation, Pollack hit the high notes of what's helping economic expansion and the key factors that could limit growth in future years. What's supporting growth? Individual consumers are in a good spot with high savings and strong debt to income ratios. "Consumers are spending less on debt than they have since the 80s," said Pollack. "Consumers are in great shape."

In Arizona, Pollack believes things are still looking good—specifically citing the strong jobs numbers and the state's strong GDP. "The state is third in job growth. Greater Phoenix is third out of 36 major metropolitan areas for employment growth," said Pollack.

From construction and health care to business services and education, Pollack highlighted that industries across the board are growing. He also cited that Arizona's population growth, while slower than normal, is still above the national average.

Regarding potential economic threats, Pollack believes that slowing population growth should be a long-term concern and that the many unknowns could also impact the economy. However, overall, Pollack is optimistic about Arizona's economic health in the future.

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For Sale**

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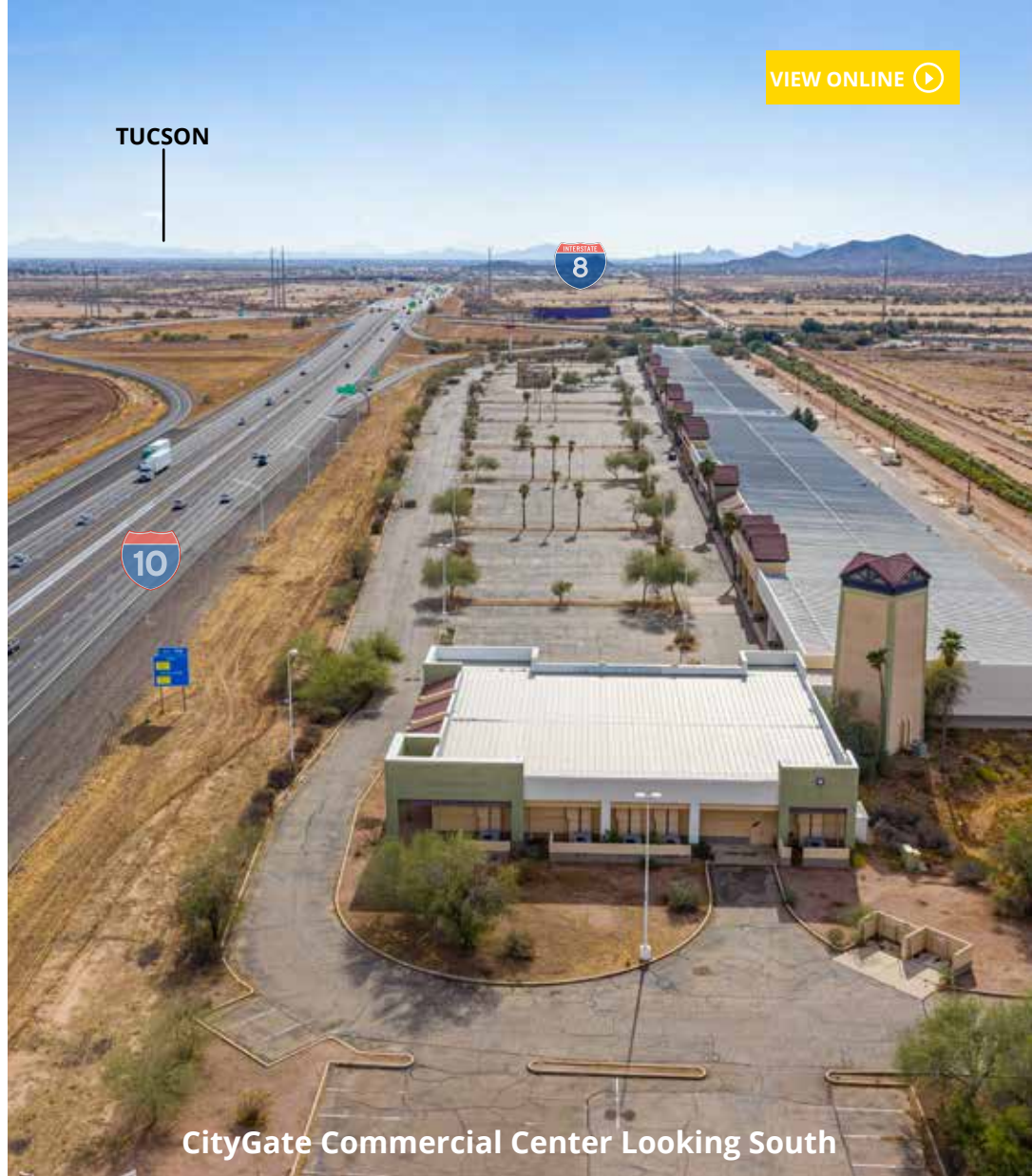
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[VIEW ONLINE](#)



Citygate Commercial Center



±64.162
Acres



±188,464 SF
rentable
additional
±36 acres
for development



Currently
Vacant



PAD
Zoning



Interstate
10
Direct Access
to Property

Excellent development opportunity for office, retail, industrial, mixed-use, residential or hotel.

