



**LAKE SHORE VILLAGE**  
2033 N. Pinal Avenue, Casa Grande, AZ

**Restaurant & Courtyard Center**  
\$2,500,000



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# LAKE SHORE VILLAGE



Click [HERE](#) for more photos.



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Restaurant Entrance



Main Courtyard Exit



# LAKE SHORE VILLAGE / Restaurant Interior

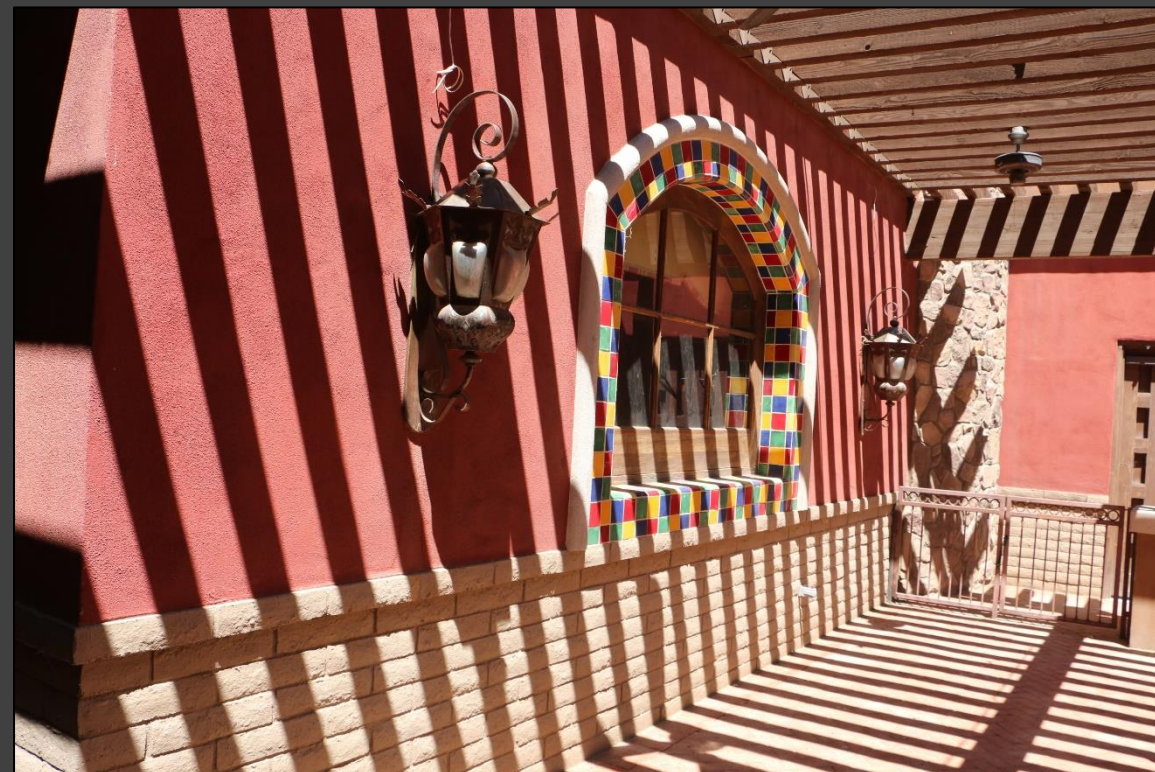
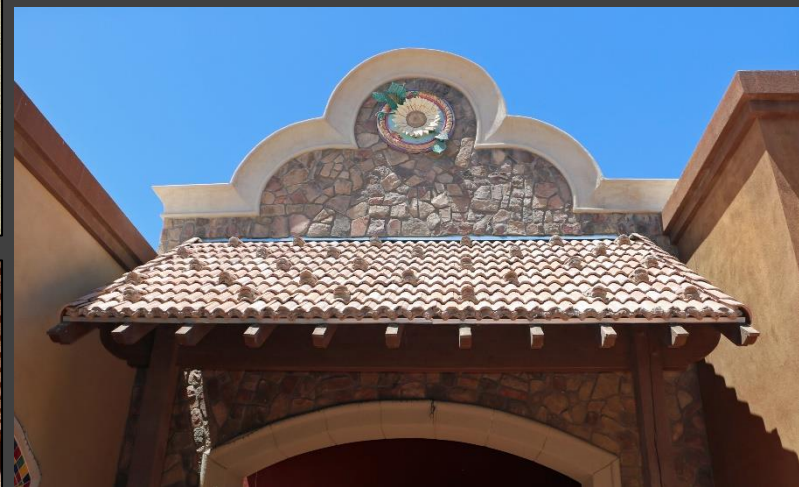




# LAKE SHORE VILLAGE / Kitchen







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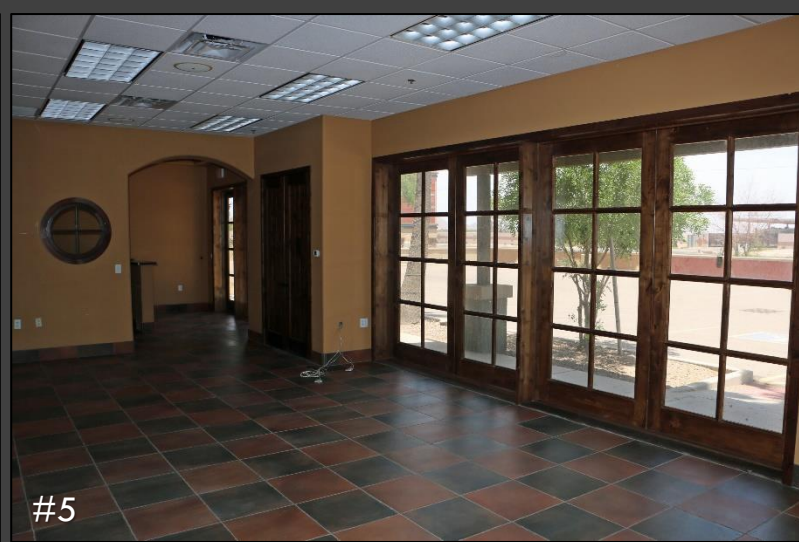
# LAKE SHORE VILLAGE/Exterior



R&G



# LAKE SHORE VILLAGE / Satellite Suites







### Financial Overview

|                      |                     |
|----------------------|---------------------|
| Price:               | \$2,500,000         |
| Price Per Foot:      | \$173.30            |
| Land Price Per Foot: | \$31.19 (land only) |
| Available Space:     | 100%                |

### Property Overview

|                |                             |
|----------------|-----------------------------|
| Building Area: | 14,426 sq. ft.              |
| Parcel #:      | 504-51-1620                 |
| Zoning:        | PAD                         |
| Land Area:     | 80,150 sq. ft. (1.84 acres) |
| Owned Parking: | 95 spaces (6.6 per 1,000)   |
| Year Built:    | 2008                        |
| 2021 Taxes:    | \$39,973.76                 |

### Demographics (2021)

|   | 1-mile   | 3-miles  | 5-miles  |
|---|----------|----------|----------|
| Population:                                       | 7,928    | 58,300   | 70,790   |
| Avg. Household Inc.:                              | \$77,800 | \$70,435 | \$71,280 |
| Total Households:                                 | 2,710    | 17,924   | 22,038   |
| Complete demographics are available upon request. |          |          |          |

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.

# LAKE SHORE VILLAGE

2033 N. Pinal Ave., Casa Grande, AZ

The subject property is a very high quality and unique restaurant and retail complex that was custom built for the prior restaurant owner/user in 2008 at a cost of over \$4,000,000. The property would be ideal for a food mall with a primary restaurant and satellite food related shops. Much of the kitchen is intact. The satellite space could also be suitable for traditional retail or office space too. There is a central courtyard accessible to all spaces and two of the four satellite spaces have exterior access too. The property is adjacent to a Walgreen's that is on the hard corner and three car dealerships are on the caddy-corner. The intersection is traffic controlled.

There is a large amount of owned parking that surrounds the center. The parking ratio is 6.6 per 1,000. There are even eight covered parking spaces in the rear for VIP chefs.

The center is adjacent to an upscale lakeside residential community known as Lake Shore Village. Just west of that is the Dave White Municipal Golf Course. Interstate 10 is approximately 5-miles to the north and east and Interstate 8 is approximately 5-miles to the south.

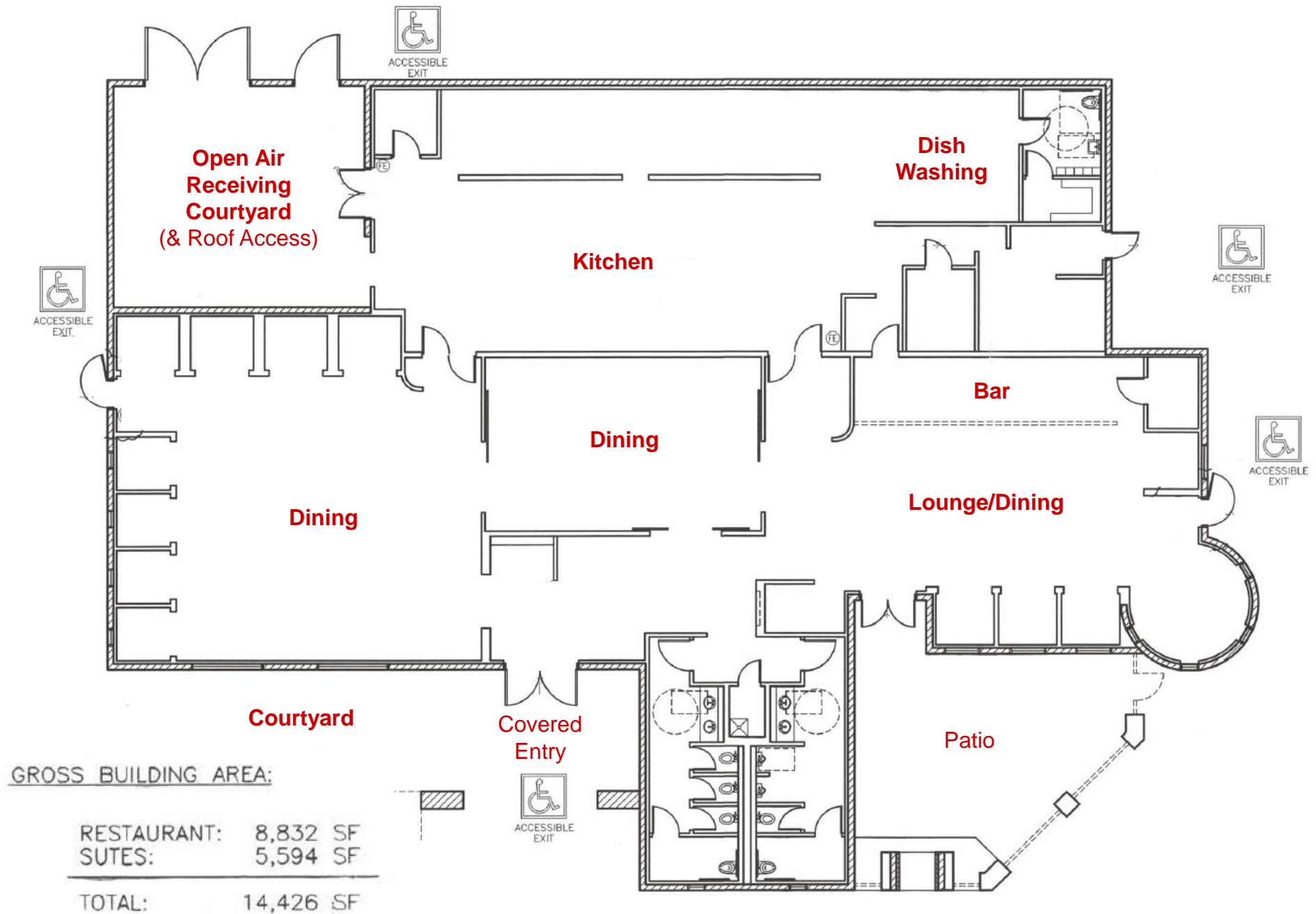
Casa Grande has become a major strategic hub for distribution and manufacturing. This property is in close proximity to many big employers that could utilize the food and meeting services offered by this property. A summary of the area businesses are on the following pages. It is estimated the population increases by 15,000 people during the winter months.

This could be an excellent opportunity for an owner/user interested in running a multi-concept food mall or just operating the main restaurant and leasing the remaining spaces to reduce overhead cost.









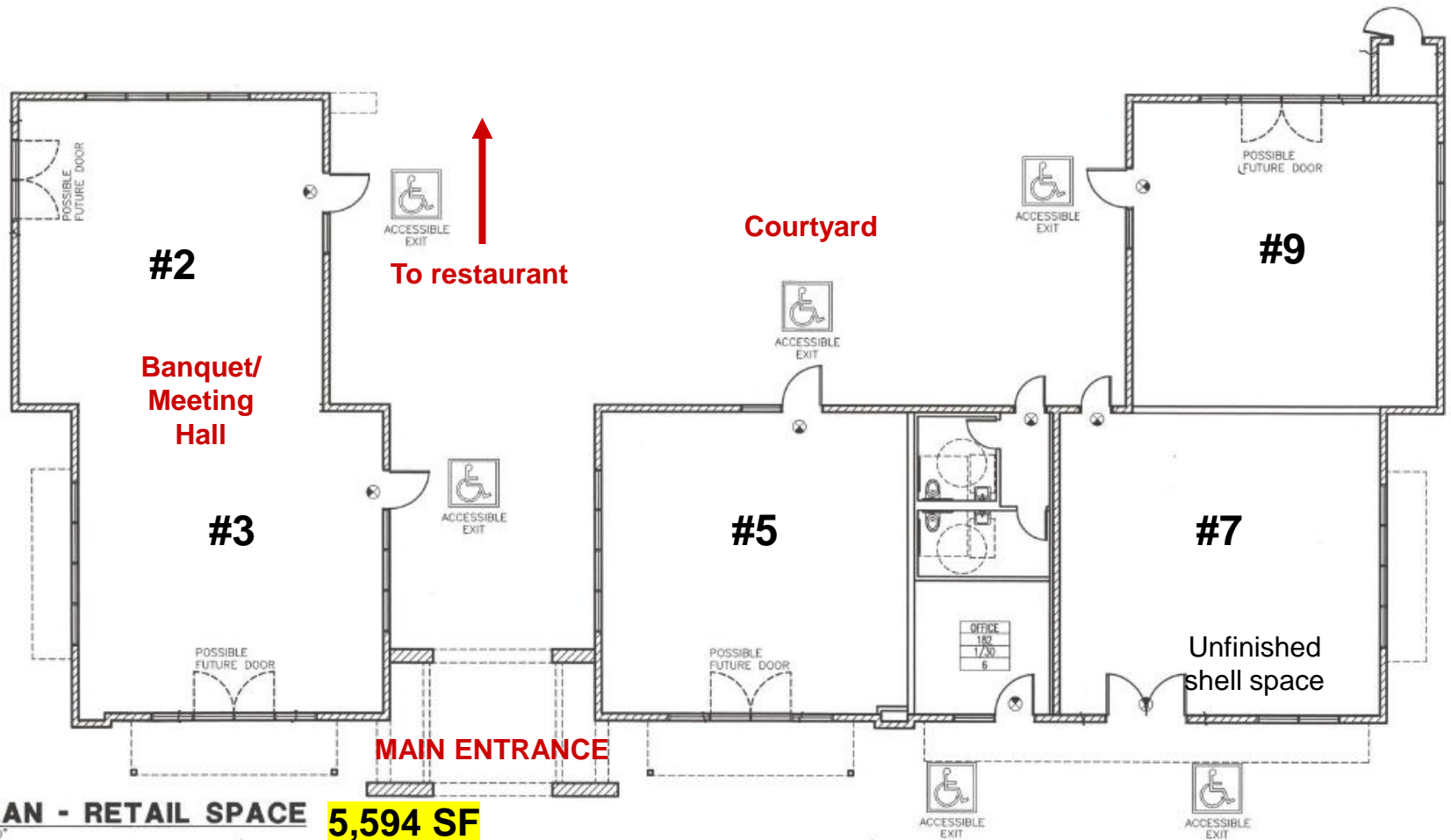
**EXIT PLAN - RESTAURANT SPACE**

SCALE: 1/8" = 1'-0"

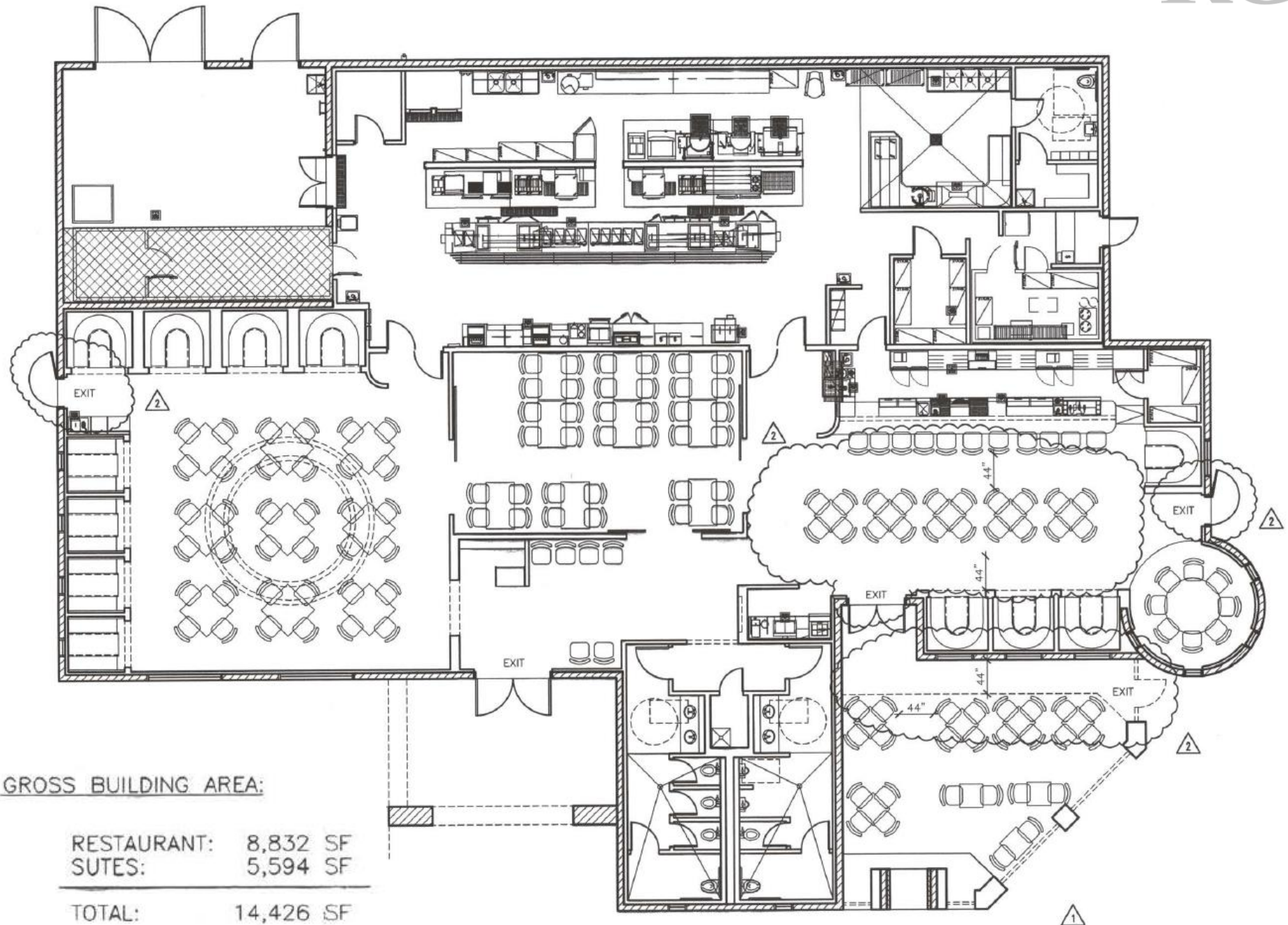
**8,832 SF**

**Courtyard**











# LAKE SHORE VILLAGE

## AERIAL PHOTO



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INTERACTIVE AERIAL PHOTO

Click on the icons  
to go their website



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ACO

Paul Mason Sports Complex

Casa Grande RV Resort

CASA GRANDE  
RV RESORT & COTTAGES

Dave White Municipal  
Golf Course

Dave White Golf Course

Fairways

SUBJECT

2033 N Pinal Ave, Casa  
Grande, AZ 85122

Walgreens  
Jones Ford Casa Grande

JERRY SEINER  
CHRYSLER DODGE JEEP RAM  
JONES  
BUICK GMC  
Ford JONES  
CASA GRANDE

Casita Verde  
RV Resort

JERRY SEINER  
CHRYSLER DODGE JEEP RAM

KORTSEN

COTTONWOOD

SUNWEST

Arizona Village

SAFeway

NATINA

ARTISTIC PAVER

COMMODITIES

CEMEX

ALLIANCE  
CONCRETE BUILDING MATERIALS

FBM

FAMILY DOLLAR

PARADISE  
MILLS

G

DOLLAR GENERAL

SHERWIN-WILLIAMS

CARDINAL  
Glass Industries

BULL MOOSE  
TYPE

Trillium

DIAMOND PLASTICS  
CORPORATION

City of  
Casa Grande

CASA GRANDE  
RV RESORT

BIG 5  
RECREATION

DOLLAR TREE

Mor OfficeMax  
FOOD CITY

BIG LOTS

LOWE'S

THE HOME  
IMPROVEMENT

Harvest HOC of Casa  
Grande

PALM CREEK  
Palm Creek Resort  
& Residences

Dillard's

JCPenney

Cracker Barrel  
Store

FLORENCE

Walmart

Walgreens  
Fiesta Grande  
RV Resort

CVS

Goodwill

PANAZ Life

NVC

Graham  
Packaging

LKQ  
Corporation

Walmart  
Distribution Center

Daisy  
BRAND

FranklinFoods

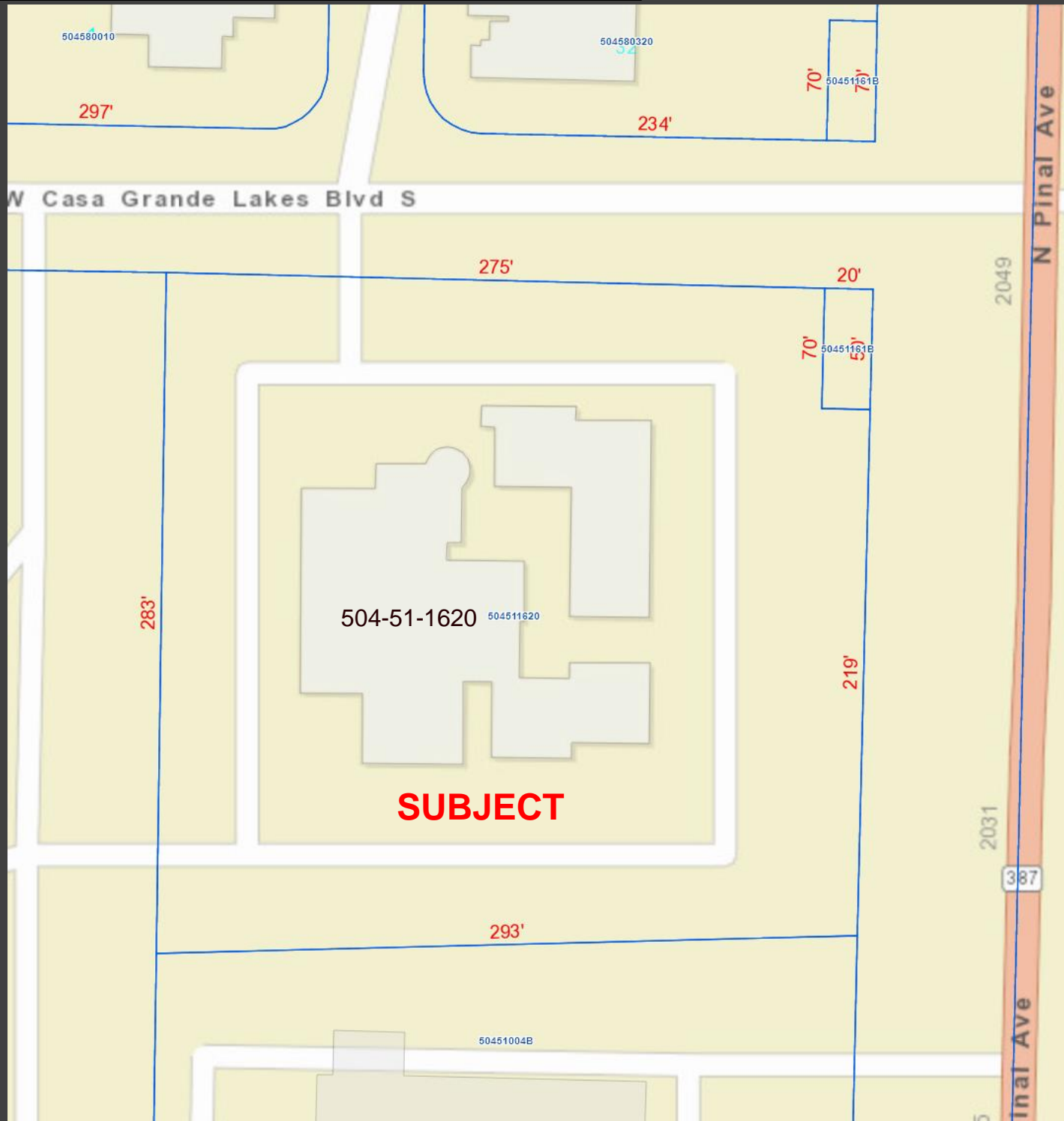
COMMONWEALTH DAIRY, LLC

TRACTOR  
SUPPLY CO

LUCID









**CASA GRANDE OVERVIEW (2021)**

|   |                        |
|---|------------------------|
| <b>POPULATION</b>                             | <b>61,858</b>          |
| <b>GROWTH SINCE 2010</b>                      | <b>27.36%</b>          |
| <b>MEDIAN HOUSEHOLD INCOME</b>                | <b>\$52,841</b>        |
| <b>MEDIAN AGE (male / female)</b>             | <b>34.8 / 39.2</b>     |
| <b>RATE OF HOME OWNERSHIP</b>                 | <b>65.5%</b>           |
| <b>LAND AREA</b>                              | <b>110.6 sq. miles</b> |
| <b>DRIVING DISTANCE (to Downtown Phoenix)</b> | <b>47 miles</b>        |

The City of Casa Grande is the land of opportunity for new businesses. Strategically located between the Phoenix and Tucson metropolitan areas along Interstate 10 and Interstate 8. The community is also connected by the main line of the Union Pacific Railroad and is within one hour of Phoenix Sky Harbor and Tucson International airports. No other community in Arizona enjoys such connectivity.

Casa Grande is becoming a major regional hub for distribution and manufacturing due to its central location and intersection of Interstates 10 and 8. Casa Grande can quickly and easily service seven different states and Mexico. Many major cities are located within 400 miles.

The city also offers incentives to industrial/warehouse businesses to locate in Casa Grande.

**CASA GRANDE ONLINE RESOURCES** (click on the links)

[City of Casa Grande](#) [Chamber of Commerce](#) [Economic Development Ordinance](#) [2020/2021 Annual Budget](#)  
[Wikipedia](#) [Population](#) [Attractions](#) [Google Maps](#) [Economic Development Report](#)





# A Growing Horizon for Casa Grande, AZ:

## AN ECONOMIC DEVELOPMENT ROADMAP FOR SUSTAINED SUCCESS

### CASA GRANDE'S COMPARATIVE COMMUNITY/BUSINESS LOCATION STRENGTHS

| Community/Business Location Factor | Primary Comparative Strengths  |
|------------------------------------|--|
| Population and Demographics        | Significant racial/ethnic diversity.<br>High level of projected population growth.   |
| Workforce                          | Above average share of workforce with some college or associate's degree.<br>Significant share of the resident workforce in production occupations.<br>Strong labor force growth.<br>Competitive wage levels.  |
| Economy                            | Strong potential for long-term employment growth.<br>Strong concentration of jobs in manufacturing and health care sectors.<br>More than 50 percent of workers between the ages of 30 and 54.<br>Nearly 25 percent of workers are 29 years or younger.                                       |
| Market Access                      | Central location between Phoenix and Tucson metros.<br>Access to two interstate highways and Union Pacific Railroad.<br>Located in future I-11 corridor;<br>Available rail-served industrial sites in Central Arizona Commerce Park.<br>Proximity to Southern California and Mexico.         |
| Real Estate                        | Low construction costs relative to the US.<br>Lower office and industrial lease rates than Phoenix and Tucson metros.<br>Competitively priced industrial land.<br>Availability of large parcels for large-scale employment-generating projects.<br>Sizable industrial built space inventory. |
| Taxes and Financial Trends         | Significant growth in assessed value since the recession.<br>Above average retail sales per capita.<br>Lower reliance on taxable sales from retail and construction.   |
| Quality of Life                    | Low cost of living.<br>Very competitive median home prices.<br>Low crime rates.<br>High share of residents that live and work in the community.  |

### CASA GRANDE'S TOP 10 STRENGTHS:

#### SMALL TOWN, NEIGHBORLY AMBIENCE

STRATEGIC LOCATION BETWEEN PHOENIX AND TUCSON METROS

TRANSPORTATION INFRASTRUCTURE: MULTIMODAL, I-8, I-10, FUTURE I-11, RAIL, CASA GRANDE MUNICIPAL AIRPORT

#### CENTRAL ARIZONA COLLEGE

OUTSTANDING CITY MANAGEMENT AND WELL-MANAGED FISCALLY RESPONSIBLE GOVERNMENT

PROXIMITY TO SOUTHERN CA AND MEXICO

STABLE, CONSENSUS-ORIENTED CITY ELECTED LEADERSHIP

VERY COMPETITIVELY PRICED BUSINESS OPERATING COST ENVIRONMENT

AFFORDABLE HOUSING AND COST OF LIVING

#### ABUNDANT LAND/ROOM TO GROW

### CASA GRANDE'S TOP 10 OPPORTUNITIES:

CREATE A PIPELINE OF HIGHER QUALIFIED, SKILLED WORKERS FOR TODAY'S AND TOMORROW'S JOBS

FOSTER THE POTENTIAL OF THE "BIG 3" MEGAPROJECTS: LUCID MOTORS, ATTESA MOTORSPORTS AND DREAMPORT VILLAGES

ATTRACT HIGHER QUALITY, HIGHER PAYING JOBS

DEVELOP THE CASA GRANDE REGIONAL AIRPORT

ESTABLISH A STRONG IDENTITY FOR CASA GRANDE

ATTRACT/BUILD AMENITIES, ACTIVITIES AND ENTERTAINMENT OFFERINGS FOR CHILDREN AND YOUTH

ATTRACT MORE AND HIGHER QUALITY HOTEL, RETAIL AND DINING OPTIONS

CAPITALIZE ON THE NEW COMPANIES/ANNOUNCEMENTS THAT ARE CREATING ENTIRELY NEW OPPORTUNITIES FOR PEOPLE, BUSINESS AND THE LOCAL ECONOMY

ATTRACT A FOUR YEAR DEGREE-GRANTING HIGHER EDUCATION INSTITUTION

ATTRACT AND BECOME A CENTER OF EMERGING TECHNOLOGIES, INCLUDING SMART TRANSPORTATION





**LUCID**

Casa Grande was the victor in landing the planned Lucid Motors \$700 million, 2,000 worker auto plant that will compete with the likes of Tesla, Mercedes, Audi and BMW and other luxury brands producing electric and self-driving vehicles. Casa Grande was selected for this project after a multi-state competition in late 2016. Casa Grande's proximity to the Sonora, Mexico automotive supply chain as well as the focused response by Central Arizona College, Maricopa Community College and Pima Community College to create a joint advanced manufacturing training program to prepare the talent Lucid needs were cited as primary reasons for this decision. Lucid's 999,000 square foot manufacturing facility is built on a 475-acre site near the junction of Interstates 8 and 10, leaving room for future anticipated expansion to 5.1 million square feet in a total of 4 phases with 3,000 parking spaces. Phase 2 will increase annual capacity from 34,000 cars to 90,000 while headed toward its 400,000 car capacity goal in 2028.



A Fortune 500 auto parts and vehicle recycling company, LKQ is on a 120-acre site with a 107,000 square-foot facility that employs up to 100 people. LKQ purchases cars from insurance companies and private parties and dismantles them for parts, which it resells. The plant will keep the auto bodies in the yard until such a time when a particular part is needed.

Tractor Supply Company's first western distribution center is in Casa Grande, Arizona. The Tennessee-based company built a new 650,000-square-foot facility on about 100 acres. Tractor Supply is the largest retail farm and ranch supply store chain in the United States with more than 1,360 stores in 49 states. The distribution center in Casa Grande will deliver merchandise to stores in Arizona, Nevada, Utah, southern California and New Mexico. The company planned on hiring over 250 employees when they opened in late 2015.



The Wal-Mart Regional Distribution Center in Casa Grande, AZ is an 880,000 square-foot food distribution facility constructed in 2003 on a 125-acre site. The massive facility serves Wal-Mart Supercenters in a three-state area and employs 575 people.

National Vitamin Company (NVC) is a 100% owned and operated American enterprise. Founded in 1974, NVC began as a vitamin distributing business in San Jose, California. Currently, National Vitamin Company is a state-of-the-art, fully automated, full-service 316,000 square foot manufacturing facility on a 43-acre parcel in Casa Grande, Arizona. The Arizona site is federally licensed for the manufacture of dietary supplements and over-the-counter drugs. They employ 160 people at this location.



Frito-Lay North America (FLNA), a division of PepsiCo, is the leading salty snack food producer in the United States and has \$13 billion in global sales. They opened in Casa Grande in 1984 and employ 375 people.



Franklin Foods, Inc., the world's fastest growing cream cheese company, opened a second manufacturing facility in Casa Grande. Cream Cheese production commenced in early 2013. Their state-of-the-art 90,000 square foot facility in Casa Grande produces a full line of cultured cream cheese and cream cheese-based products including the newly announced and industry first Greek Cream Cheese. The facility was originally expected to employ 59 people.

| #  | 2020 LARGEST EMPLOYERS      | # EMPLOYEES     |
|----|-----------------------------|-----------------|
| 1  | Casa Grande School District | 847             |
| 2  | Walmart Distribution Center | 752             |
| 3  | Lucid Motors (new)          | 750 (2021 est.) |
| 4  | Banner Medical Center       | 624             |
| 5  | City of Casa Grande         | 462             |
| 6  | Abbott Laboratories/Ross    | 420             |
| 7  | Walmart Supercenter         | 420             |
| 8  | Frito-Lay, Inc.             | 375             |
| 9  | Hexcel Corporation          | 350             |
| 10 | Casa Grande High School     | 346             |
| 11 | Price Industry              | 321             |
| 12 | Tractor Supply              | 268             |
| 13 | National Vitamin Company    | 160             |



Opened in 1985  
Employs 420 people in Casa Grande  
\$11.2 billion annual sales



Opened in 1966  
Largest honeycomb producer for commercial aerospace industry  
Employs 350 people in Casa Grande  
\$1 billion annual sales



Opened in 2002  
A privately owned manufacturer of air distribution and noise control products.  
Employs 321 people in Casa Grande  
\$3.4 billion annual sales (per DNB)



Family-owned since 1917. Fastest-growing cottage cheese brand in the United States. Holds a 35% market share in the sour cream industry. Most popular sour cream brand in the U.S.



Operates in the Packaging Materials business/ industry within the wholesale trade-Nondurable Goods sector.  
Employs 40 people in Casa Grande.

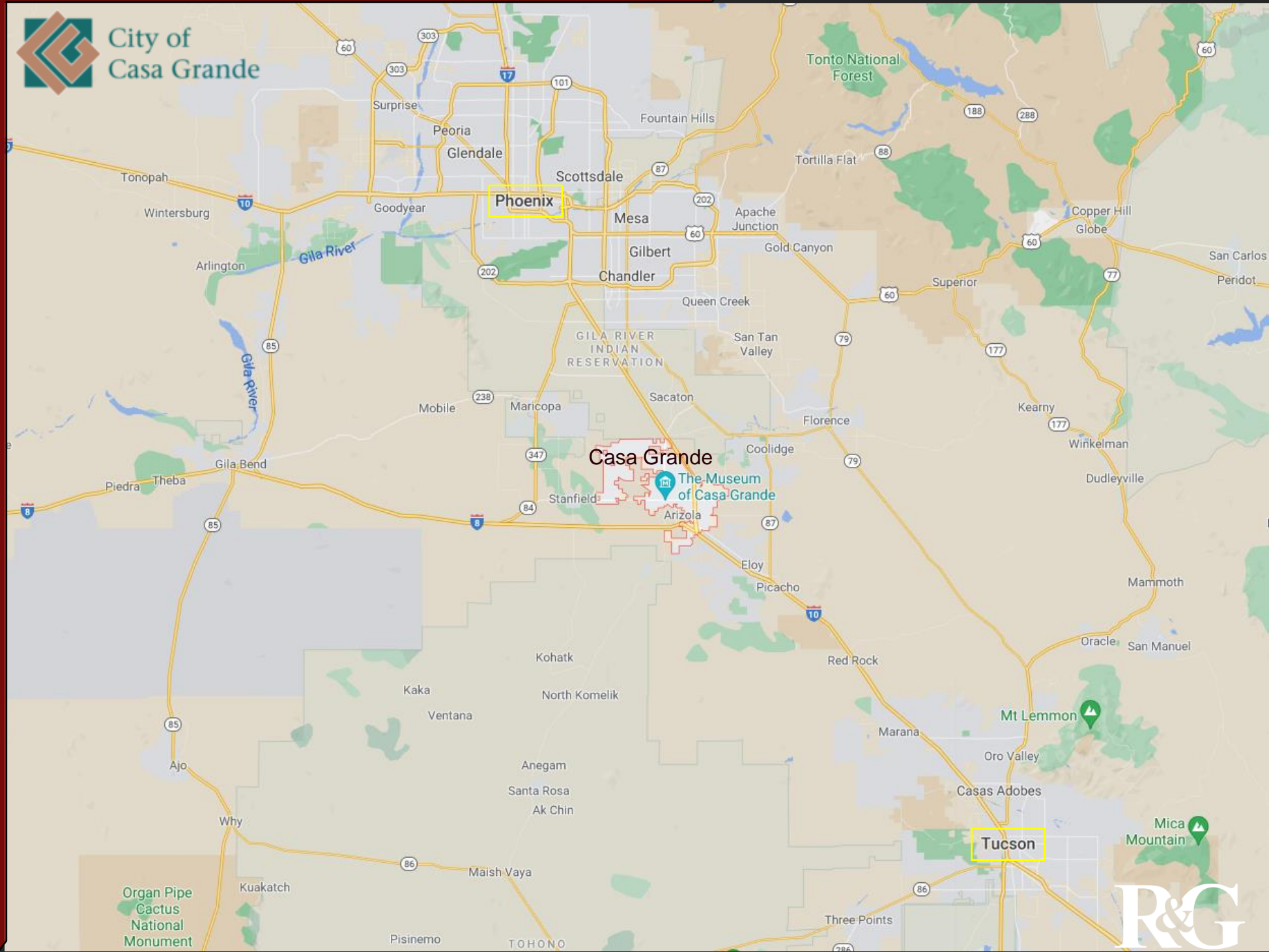
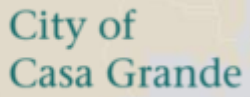
Source: Arizona Dept of Administration/ Office of Employment & Population Statistics/ 2020/2021 Casa Grande Budget





## MAP

## MAP



## Casa Grande

 The Museum  
of Casa Grande

Tucson



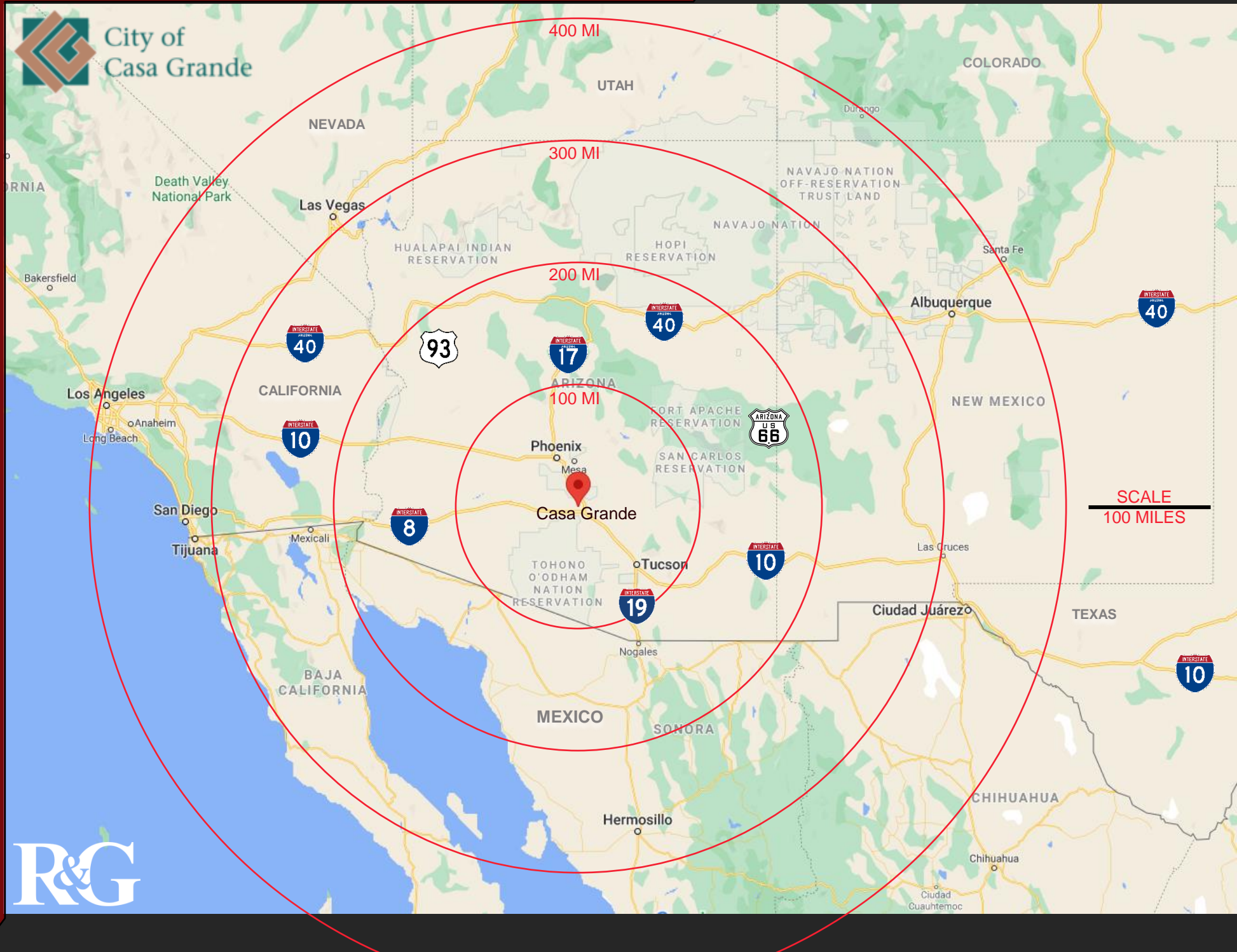


# LAKE SHORE VILLAGE

## REGIONAL MAP



City of  
Casa Grande

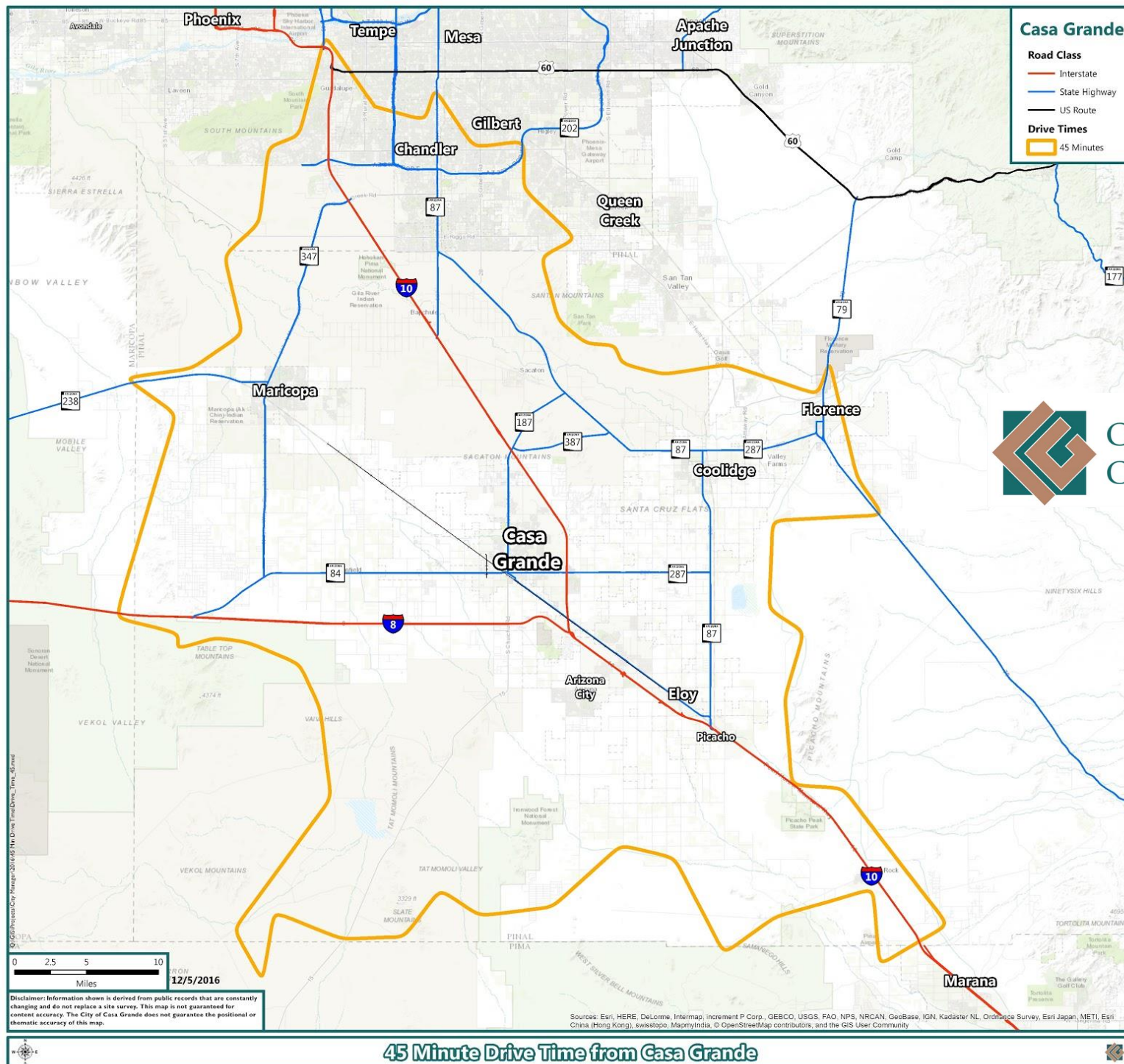


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# LAKE SHORE VILLAGE

45 MINUTE DRIVE





### DISCLAIMER:

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