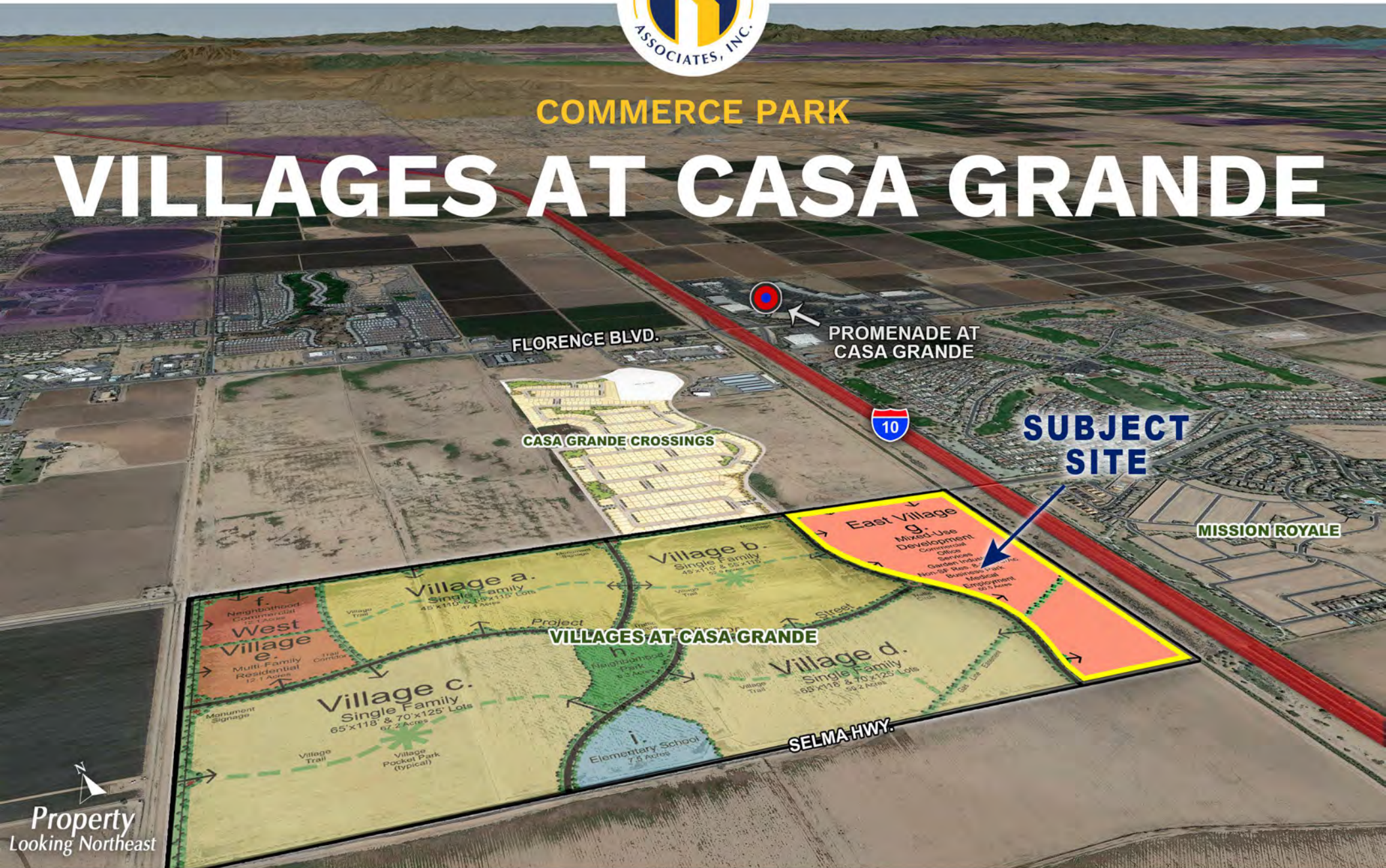




COMMERCE PARK

VILLAGES AT CASA GRANDE



Property
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



COMMERCE PARK

THE VILLAGES AT CASA GRANDE

LOCATION

Located at the southwest corner of Interstate 10 and Earley Road in the City of Casa Grande (Pinal County), Arizona.

SIZE

±60 Acres, all or part

ASSESSOR PARCEL NUMBER

505-37-001C (part)

PRICE

Submit

TERMS

Cash

NEWS ARTICLES

- [Chemical company acquires land to build plant in Casa Grande - Rose Law Group Reporter](#)
- [CG mayor says more big projects coming - Rose Law Group Reporter](#)
- [Casa Grande recommends foreign trade zone status for 2 semiconductor suppliers - Phoenix Business Journal \(bizjournals.com\)](#)
- [Hydrogen fuel supplier Air Products and Chemicals Inc. \(APD\) proposes Casa Grande facility - Phoenix Business Journal \(bizjournals.com\)](#)
- [Kohler's \\$300 million bathtub factory in Arizona advances - Phoenix Business Journal \(bizjournals.com\)](#)
- [Casa Grande: 2021, a Year of Economic Wins - Golden Corridor LIVING Magazine](#)
- [1.2-million-square-foot industrial complex, potential Taiwan Semiconductor supplier site proposed in Casa Grande - Phoenix Business Journal \(bizjournals.com\)](#)

ZONING

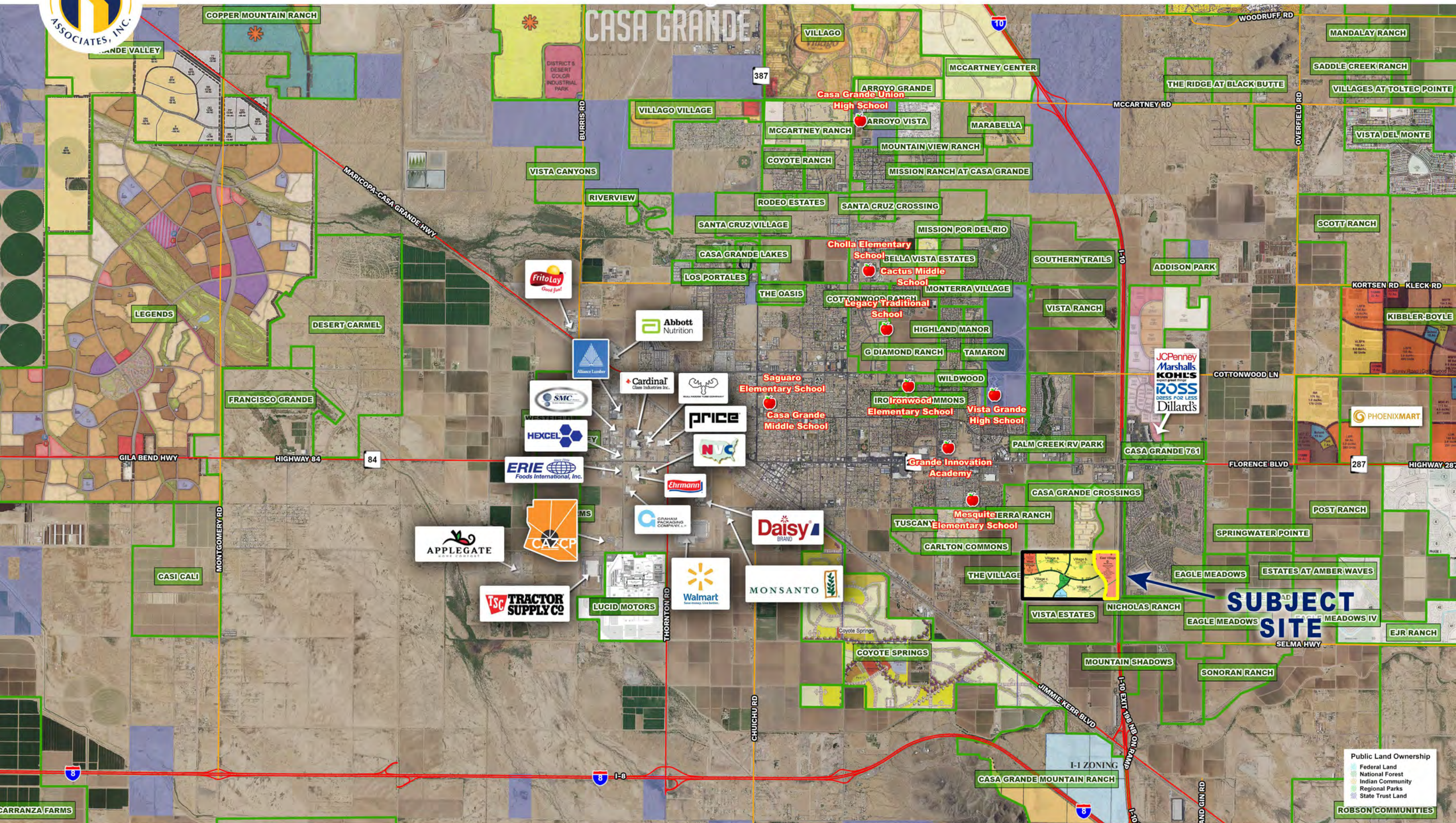
PAD | City of Casa Grande

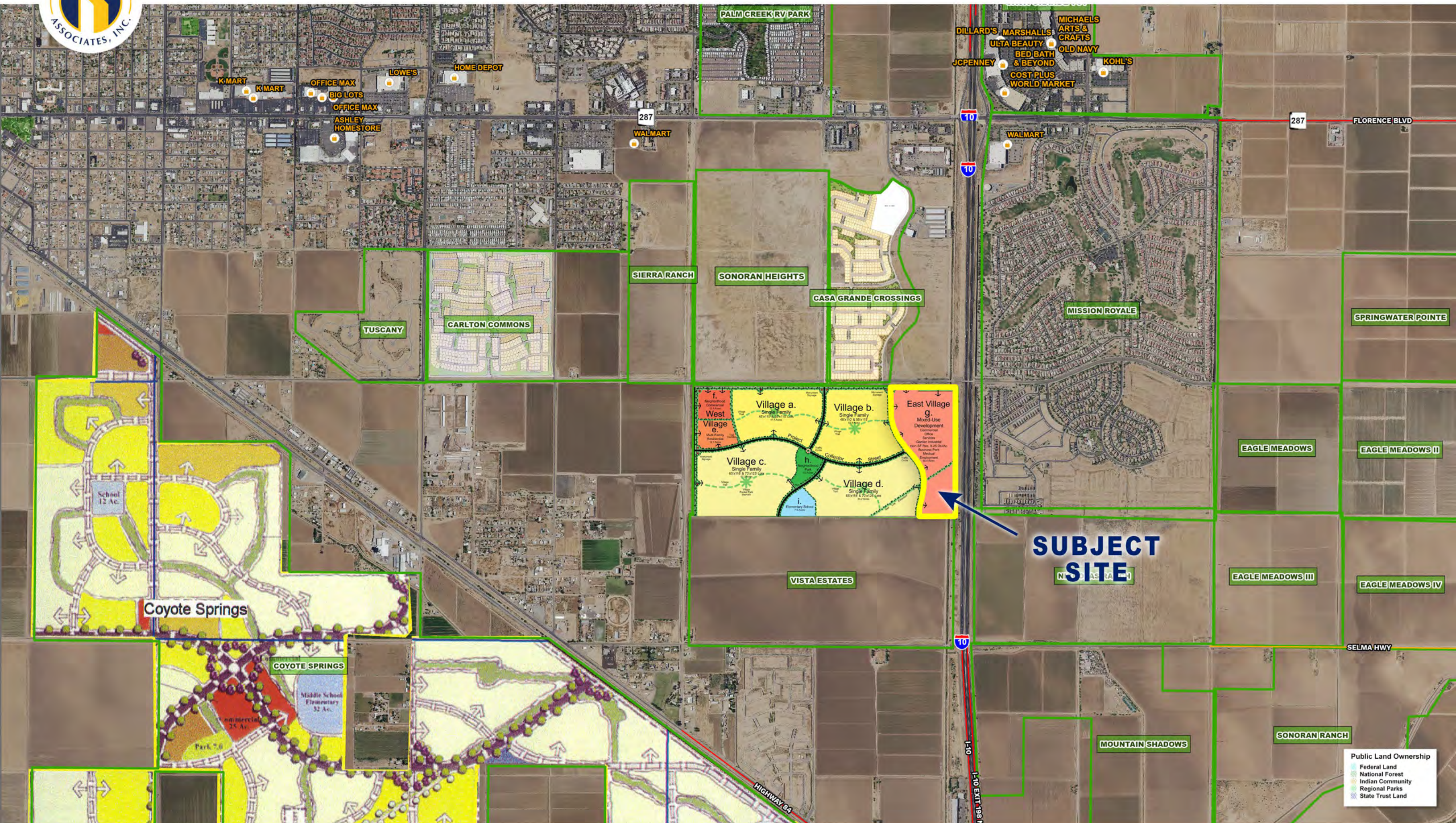
UTILITIES

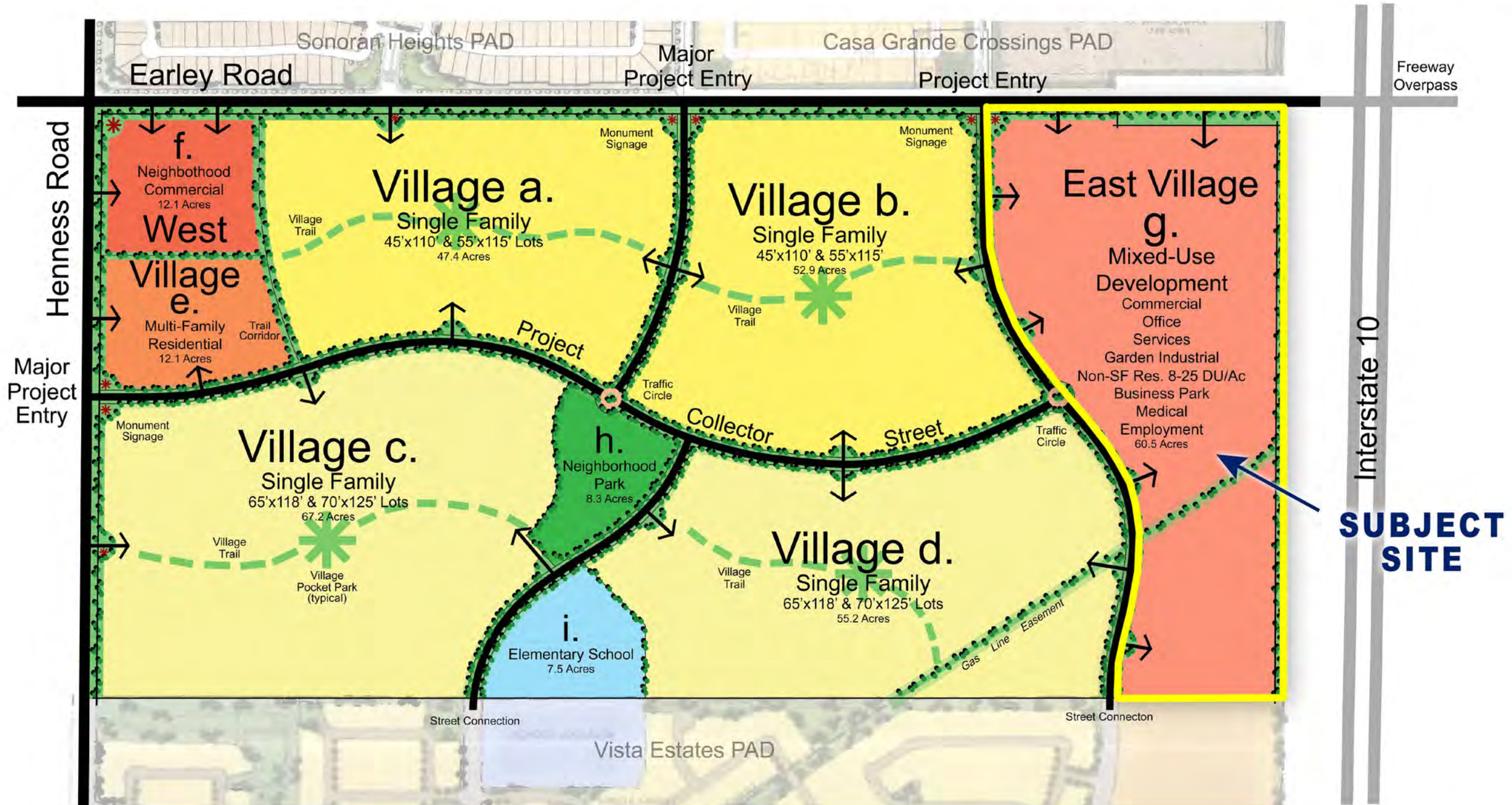
Water is at the north property boundary, sewer in Henness Road.

COMMENTS

Site fronts Interstate 10, Earley Road and has I-10 overpass just south of full diamond interchange at Florence Boulevard and north of Interstate 8.







SUBJECT SITE

Proposed PAD Amendment Concept for:
The Villages at Casa Grande

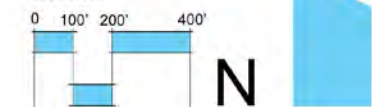
Plan Data:

Parcel:	Use:	Gross Ac.:	Lot Size:	Units:	Density:	
Village a.	S.F. Res.	47.4	45x110/55x115	217	4.58 DU/Gross Ac.	Number of SF Residential Lots: 856 45x110 - 260 Lots 55x115 - 199 Lots
Village b.	S.F. Res.	52.9	45x110/55x115	242	4.58 DU/Gross Ac.	
Village c.	S.F. Res.	67.2	65x118/70x125	218	3.24 DU/Gross Ac.	
Village d.	S.F. Res.	55.2	65x118/70x125	179	3.25 DU/Gross Ac.	70x125 - 177 Lots
e.	M.F. Res.	12.1	N/A	96-302	8-25 DU/Gross Ac.	
f.	N. Comm'l	12.1	N/A	N/A	N/A	Number of MF Units: 216-677 Minimum Project Open Space: 15%
g.	Mixed-Use	60.5	N/A	120-375	8-25 DU/Gross Ac.	
h.	Park	8.3	N/A	N/A	N/A	
i.	E. School	7.5	N/A	N/A	N/A	
Totals:		323.2		1072-1533	3.32-4.75 DU/Gross Ac.	

prepared for:
 Sendaro Tres Investments, LLC
 represented by:
 Greg Loper, AICP
 prepared by:
 Drifting Sands Design, Inc.

Date: October 1, 2015

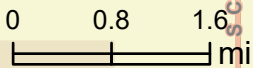
Approximate Scale:



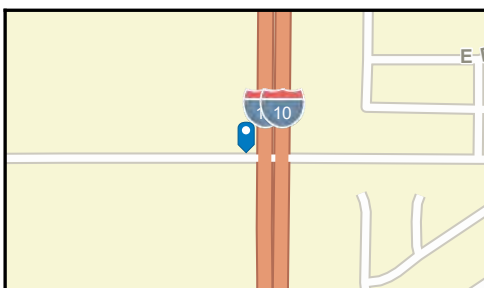
Interstate 10 and Earley Road
 E Earley Rd, Casa Grande, Arizona, 85122
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86520
 Longitude: -111.68757



City of Eloy, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Traffic Count Profile

Interstate 10 and Earley Road
E Earley Rd, Casa Grande, Arizona, 85122
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86520
Longitude: -111.68757

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.25	West Earley Road	S Radiant Ln (0.06 miles N)	2019	1,562
0.35	I- 10	E Earley Rd (0.34 miles N)	2015	43,173
0.52	Earley Rd	S Mission Pkwy (0.09 miles E)	2012	492
0.57	Espada Trl	Amado Trl (0.02 miles W)	2011	428
0.88	North Mission Parkway	San Juan Trl (0.06 miles SE)	2019	2,598
0.92	Early Rd	S Hacienda Rd (0.05 miles E)	2015	1,493
0.92	West Earley Road	S Hacienda Rd (0.05 miles E)	2019	1,656
0.93		(0.0 miles)	2018	5,888
0.93		(0.0 miles)	2018	3,921
0.97	S Hacienda Rd	Early Rd (0.05 miles S)	2015	1,632
0.97	S Hacienda Rd	Early Rd (0.06 miles N)	2015	374
0.98	N Cam Mercado	E Florence Blvd (0.05 miles N)	2013	1,060
0.98	North Camino Mercado	E Florence Blvd (0.05 miles N)	2019	1,228
0.99	E Earley Rd	S Henness Rd (0.05 miles W)	2015	1,194
0.99	West Earley Road	S Henness Rd (0.05 miles W)	2019	1,747
1.00	E Florence Blvd	N Cox Rd (0.06 miles E)	2014	20,899
1.00	Florence Boulevard	I- 10 (0.01 miles SE)	2018	18,714
1.01	Casa Grande la Palma Hwy	Mission Pkwy (0.33000001 miles E)	2011	22,086
1.02	East Florence Boulevard	Mission Pkwy (0.33000001 miles E)	2019	10,733
1.03	Casa Grande la Palma Hwy	Mission Pkwy (0.2 miles E)	2018	10,251
1.03	E Florence Blvd	N Cam Mercado (0.01 miles W)	2013	20,640
1.04	East Florence Boulevard	Mission Pkwy (0.18000001 miles E)	2018	10,928
1.04	South Henness Road	E Earley Rd (0.07 miles N)	2018	76
1.04	S Henness Rd	E Earley Rd (0.07 miles N)	2011	65
1.04	West Selma Highway	I- 10 (0.2 miles W)	2018	1,893
1.05	East Florence Boulevard	N Henness Rd (0.11 miles W)	2019	26,415
1.05	E Florence Blvd	N Cam Mercado (0.05 miles E)	2013	21,220
1.06		(0.0 miles)	2018	4,335
1.07		(0.0 miles)	2018	4,534
1.08	South Hacienda Road	Hacienda Rd (0.03 miles N)	2019	1,907

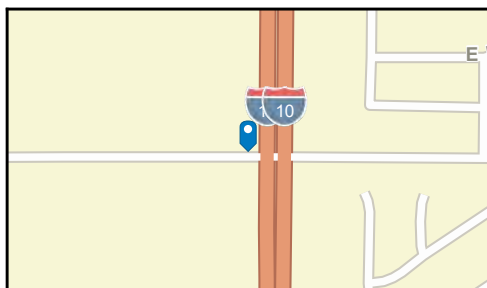
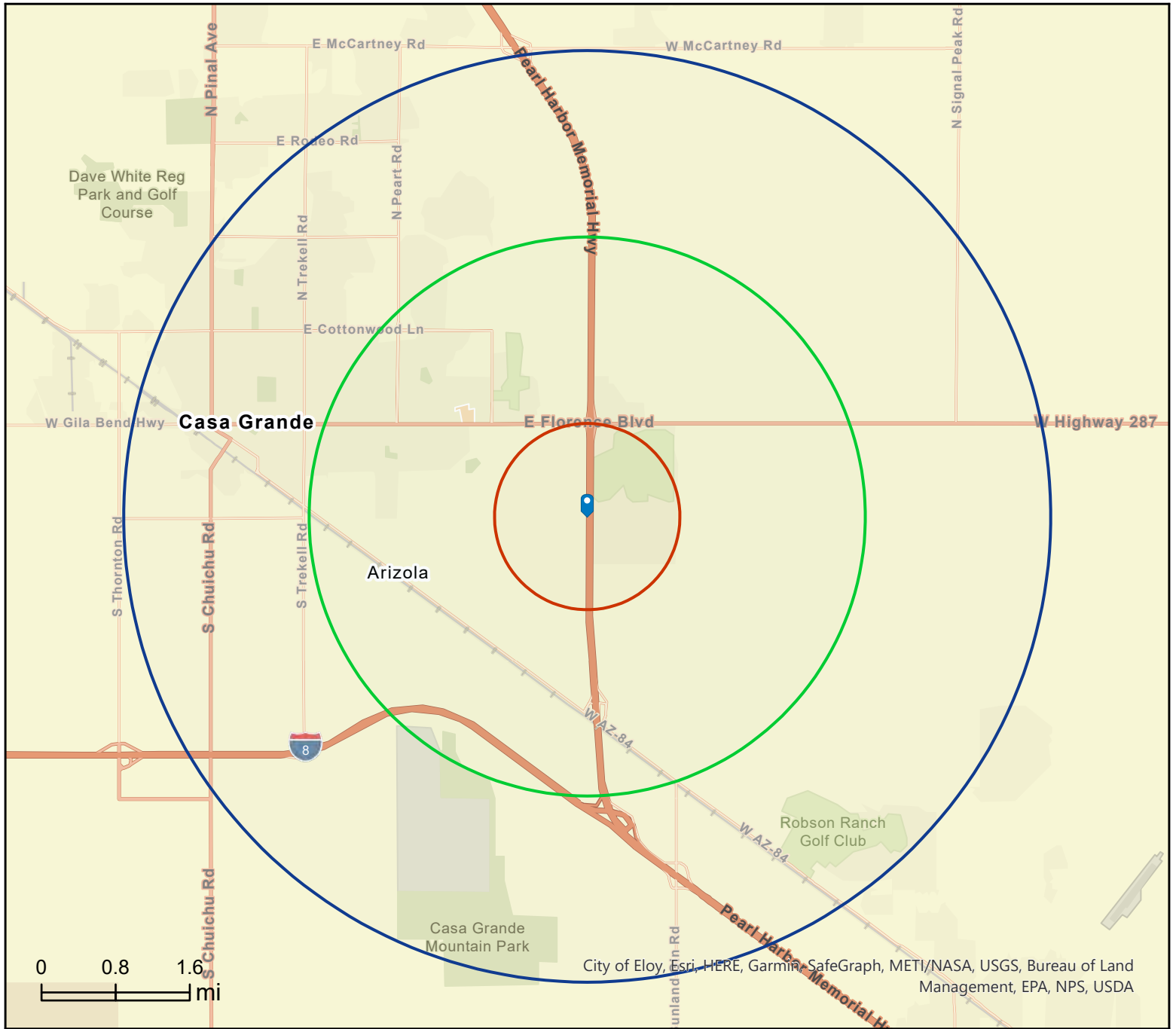
Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2021 Kalibrate Technologies (Q4 2021).

Interstate 10 and Earley Road
E Earley Rd, Casa Grande, Arizona, 85122
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86520
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Executive Summary

Interstate 10 and Earley Road
 E Earley Rd, Casa Grande, Arizona, 85122
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86520
 Longitude: -111.68757

	1 mile	3 miles	5 miles
Population			
2000 Population	106	6,018	25,113
2010 Population	1,870	12,426	39,066
2021 Population	3,415	15,216	46,647
2026 Population	4,043	16,362	51,258
2000-2010 Annual Rate	33.25%	7.52%	4.52%
2010-2021 Annual Rate	5.50%	1.82%	1.59%
2021-2026 Annual Rate	3.43%	1.46%	1.90%
2021 Male Population	50.2%	48.7%	48.5%
2021 Female Population	49.8%	51.3%	51.5%
2021 Median Age	64.4	50.9	38.3

In the identified area, the current year population is 46,647. In 2010, the Census count in the area was 39,066. The rate of change since 2010 was 1.59% annually. The five-year projection for the population in the area is 51,258 representing a change of 1.90% annually from 2021 to 2026. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 64.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	80.6%	71.5%	63.1%
2021 Black Alone	2.8%	4.3%	4.7%
2021 American Indian/Alaska Native Alone	2.7%	3.6%	5.2%
2021 Asian Alone	2.4%	1.9%	1.7%
2021 Pacific Islander Alone	0.5%	0.2%	0.2%
2021 Other Race	8.9%	13.8%	19.4%
2021 Two or More Races	2.2%	4.6%	5.8%
2021 Hispanic Origin (Any Race)	18.8%	34.5%	44.7%

Persons of Hispanic origin represent 44.7% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	111	80	68
2000 Households	32	2,190	8,836
2010 Households	890	5,147	14,393
2021 Total Households	1,560	6,411	17,418
2026 Total Households	1,829	6,910	19,076
2000-2010 Annual Rate	39.45%	8.92%	5.00%
2010-2021 Annual Rate	5.12%	1.97%	1.71%
2021-2026 Annual Rate	3.23%	1.51%	1.84%
2021 Average Household Size	2.19	2.36	2.66

The household count in this area has changed from 14,393 in 2010 to 17,418 in the current year, a change of 1.71% annually. The five-year projection of households is 19,076, a change of 1.84% annually from the current year total. Average household size is currently 2.66, compared to 2.69 in the year 2010. The number of families in the current year is 12,217 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Interstate 10 and Earley Road
 E Earley Rd, Casa Grande, Arizona, 85122
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	17.1%	16.7%	16.6%
Median Household Income			
2021 Median Household Income	\$64,687	\$56,121	\$53,607
2026 Median Household Income	\$71,979	\$61,767	\$59,349
2021-2026 Annual Rate	2.16%	1.94%	2.06%
Average Household Income			
2021 Average Household Income	\$84,424	\$72,511	\$68,404
2026 Average Household Income	\$94,390	\$81,626	\$77,024
2021-2026 Annual Rate	2.26%	2.40%	2.40%
Per Capita Income			
2021 Per Capita Income	\$38,527	\$30,255	\$25,208
2026 Per Capita Income	\$42,650	\$34,137	\$28,262
2021-2026 Annual Rate	2.05%	2.44%	2.31%

Households by Income

Current median household income is \$53,607 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$59,349 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$68,404 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$77,024 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$25,208 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,262 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	133	139	140
2000 Total Housing Units	33	3,013	10,931
2000 Owner Occupied Housing Units	13	1,479	5,582
2000 Renter Occupied Housing Units	19	711	3,254
2000 Vacant Housing Units	1	823	2,095
2010 Total Housing Units	1,282	7,368	18,766
2010 Owner Occupied Housing Units	825	3,639	9,369
2010 Renter Occupied Housing Units	65	1,508	5,024
2010 Vacant Housing Units	392	2,221	4,373
2021 Total Housing Units	2,193	9,173	22,696
2021 Owner Occupied Housing Units	1,483	4,762	11,855
2021 Renter Occupied Housing Units	77	1,650	5,563
2021 Vacant Housing Units	633	2,762	5,278
2026 Total Housing Units	2,546	9,983	25,048
2026 Owner Occupied Housing Units	1,750	5,253	13,440
2026 Renter Occupied Housing Units	79	1,657	5,636
2026 Vacant Housing Units	717	3,073	5,972

Currently, 52.2% of the 22,696 housing units in the area are owner occupied; 24.5%, renter occupied; and 23.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 18,766 housing units in the area - 49.9% owner occupied, 26.8% renter occupied, and 23.3% vacant. The annual rate of change in housing units since 2010 is 8.82%. Median home value in the area is \$212,512, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.28% annually to \$262,032.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Market Profile

Interstate 10 and Earley Road
 E Earley Rd, Casa Grande, Arizona, 85122
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86520
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	106	6,018	25,113
2010 Total Population	1,870	12,426	39,066
2021 Total Population	3,415	15,216	46,647
2021 Group Quarters	0	89	290
2026 Total Population	4,043	16,362	51,258
2021-2026 Annual Rate	3.43%	1.46%	1.90%
2021 Total Daytime Population	3,839	17,917	48,398
Workers	1,395	8,175	19,822
Residents	2,444	9,742	28,576
Household Summary			
2000 Households	32	2,190	8,836
2000 Average Household Size	3.31	2.68	2.81
2010 Households	890	5,147	14,393
2010 Average Household Size	2.10	2.40	2.69
2021 Households	1,560	6,411	17,418
2021 Average Household Size	2.19	2.36	2.66
2026 Households	1,829	6,910	19,076
2026 Average Household Size	2.21	2.35	2.67
2021-2026 Annual Rate	3.23%	1.51%	1.84%
2010 Families	687	3,627	10,201
2010 Average Family Size	2.34	2.81	3.16
2021 Families	1,190	4,483	12,217
2021 Average Family Size	2.44	2.77	3.12
2026 Families	1,392	4,829	13,376
2026 Average Family Size	2.47	2.76	3.14
2021-2026 Annual Rate	3.19%	1.50%	1.83%
Housing Unit Summary			
2000 Housing Units	33	3,013	10,931
Owner Occupied Housing Units	39.4%	49.1%	51.1%
Renter Occupied Housing Units	57.6%	23.6%	29.8%
Vacant Housing Units	3.0%	27.3%	19.2%
2010 Housing Units	1,282	7,368	18,766
Owner Occupied Housing Units	64.4%	49.4%	49.9%
Renter Occupied Housing Units	5.1%	20.5%	26.8%
Vacant Housing Units	30.6%	30.1%	23.3%
2021 Housing Units	2,193	9,173	22,696
Owner Occupied Housing Units	67.6%	51.9%	52.2%
Renter Occupied Housing Units	3.5%	18.0%	24.5%
Vacant Housing Units	28.9%	30.1%	23.3%
2026 Housing Units	2,546	9,983	25,048
Owner Occupied Housing Units	68.7%	52.6%	53.7%
Renter Occupied Housing Units	3.1%	16.6%	22.5%
Vacant Housing Units	28.2%	30.8%	23.8%
Median Household Income			
2021	\$64,687	\$56,121	\$53,607
2026	\$71,979	\$61,767	\$59,349
Median Home Value			
2021	\$264,401	\$224,070	\$212,512
2026	\$282,387	\$270,402	\$262,032
Per Capita Income			
2021	\$38,527	\$30,255	\$25,208
2026	\$42,650	\$34,137	\$28,262
Median Age			
2010	62.0	46.7	36.2
2021	64.4	50.9	38.3
2026	66.0	51.4	37.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86520
 Longitude: -111.68757

	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	1,560	6,411	17,418
<\$15,000	2.0%	6.8%	9.8%
\$15,000 - \$24,999	2.6%	7.4%	9.8%
\$25,000 - \$34,999	6.3%	9.0%	10.2%
\$35,000 - \$49,999	21.2%	18.6%	15.9%
\$50,000 - \$74,999	26.0%	23.9%	20.9%
\$75,000 - \$99,999	13.2%	12.8%	13.7%
\$100,000 - \$149,999	20.0%	13.9%	12.8%
\$150,000 - \$199,999	5.0%	4.9%	4.4%
\$200,000+	3.7%	2.7%	2.5%
Average Household Income	\$84,424	\$72,511	\$68,404
2026 Households by Income			
Household Income Base	1,829	6,910	19,076
<\$15,000	1.4%	5.2%	8.0%
\$15,000 - \$24,999	1.9%	5.8%	8.2%
\$25,000 - \$34,999	4.6%	7.0%	8.3%
\$35,000 - \$49,999	15.9%	17.0%	15.0%
\$50,000 - \$74,999	28.5%	25.7%	21.9%
\$75,000 - \$99,999	14.6%	14.1%	15.1%
\$100,000 - \$149,999	22.5%	16.1%	15.2%
\$150,000 - \$199,999	6.5%	6.1%	5.5%
\$200,000+	4.2%	3.0%	2.7%
Average Household Income	\$94,390	\$81,626	\$77,024
2021 Owner Occupied Housing Units by Value			
Total	1,483	4,762	11,855
<\$50,000	0.7%	9.7%	12.8%
\$50,000 - \$99,999	0.1%	6.6%	9.1%
\$100,000 - \$149,999	0.7%	5.5%	8.4%
\$150,000 - \$199,999	8.8%	17.7%	15.2%
\$200,000 - \$249,999	29.5%	22.0%	18.3%
\$250,000 - \$299,999	35.5%	19.6%	18.3%
\$300,000 - \$399,999	19.3%	10.3%	9.4%
\$400,000 - \$499,999	2.3%	2.5%	3.6%
\$500,000 - \$749,999	3.2%	4.3%	3.5%
\$750,000 - \$999,999	0.0%	0.2%	0.6%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	1.2%	0.5%
Average Home Value	\$277,933	\$257,110	\$230,261
2026 Owner Occupied Housing Units by Value			
Total	1,750	5,253	13,440
<\$50,000	0.1%	4.3%	6.2%
\$50,000 - \$99,999	0.0%	1.1%	3.5%
\$100,000 - \$149,999	0.1%	1.2%	5.5%
\$150,000 - \$199,999	2.1%	6.8%	7.6%
\$200,000 - \$249,999	22.3%	24.6%	21.0%
\$250,000 - \$299,999	39.3%	29.4%	25.6%
\$300,000 - \$399,999	26.7%	13.8%	13.2%
\$400,000 - \$499,999	4.2%	5.9%	6.9%
\$500,000 - \$749,999	5.3%	9.2%	7.7%
\$750,000 - \$999,999	0.0%	0.5%	1.1%
\$1,000,000 - \$1,499,999	0.0%	0.9%	0.8%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	2.3%	0.9%
Average Home Value	\$307,186	\$351,052	\$306,973

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Market Profile

Interstate 10 and Earley Road
 E Earley Rd, Casa Grande, Arizona, 85122
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86520
 Longitude: -111.68757

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	1,868	12,425	39,065
0 - 4	2.5%	5.8%	7.9%
5 - 9	4.0%	6.6%	8.0%
10 - 14	2.6%	6.3%	7.6%
15 - 24	3.5%	10.1%	13.1%
25 - 34	5.7%	9.4%	12.0%
35 - 44	4.4%	9.9%	11.3%
45 - 54	8.6%	10.9%	11.5%
55 - 64	31.0%	16.4%	12.5%
65 - 74	27.8%	16.0%	9.8%
75 - 84	8.7%	7.0%	4.8%
85 +	1.2%	1.5%	1.4%
18 +	89.9%	77.7%	72.2%
2021 Population by Age			
Total	3,416	15,216	46,646
0 - 4	2.9%	5.1%	7.2%
5 - 9	3.0%	5.0%	6.9%
10 - 14	4.1%	5.2%	6.6%
15 - 24	4.2%	9.8%	12.6%
25 - 34	5.1%	10.0%	13.1%
35 - 44	7.6%	9.4%	11.0%
45 - 54	5.9%	9.3%	9.9%
55 - 64	18.5%	13.2%	11.3%
65 - 74	34.5%	19.1%	12.6%
75 - 84	12.1%	11.2%	6.8%
85 +	2.0%	2.7%	2.0%
18 +	88.2%	81.5%	75.5%
2026 Population by Age			
Total	4,043	16,363	51,260
0 - 4	2.9%	5.0%	7.3%
5 - 9	3.2%	5.1%	7.1%
10 - 14	3.4%	5.1%	6.7%
15 - 24	5.5%	9.2%	12.0%
25 - 34	4.3%	10.0%	13.8%
35 - 44	8.0%	9.6%	11.2%
45 - 54	7.1%	9.4%	9.8%
55 - 64	12.9%	11.6%	10.1%
65 - 74	30.4%	17.3%	11.5%
75 - 84	19.3%	14.1%	8.1%
85 +	2.9%	3.6%	2.2%
18 +	88.2%	81.8%	75.1%
2010 Population by Sex			
Males	926	6,063	18,922
Females	944	6,363	20,144
2021 Population by Sex			
Males	1,713	7,417	22,627
Females	1,702	7,799	24,020
2026 Population by Sex			
Males	2,023	7,966	24,898
Females	2,020	8,396	26,361

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Market Profile

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Latitude: 32.86520
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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1,870	12,426	39,066
White Alone	86.9%	73.6%	65.6%
Black Alone	2.0%	4.0%	4.4%
American Indian Alone	1.8%	3.4%	5.1%
Asian Alone	2.0%	1.9%	1.7%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	5.5%	12.5%	17.7%
Two or More Races	1.5%	4.4%	5.3%
Hispanic Origin	12.1%	32.4%	41.5%
Diversity Index	40.5	69.4	77.6
2021 Population by Race/Ethnicity			
Total	3,415	15,217	46,646
White Alone	80.6%	71.5%	63.1%
Black Alone	2.8%	4.3%	4.7%
American Indian Alone	2.7%	3.6%	5.2%
Asian Alone	2.4%	1.9%	1.7%
Pacific Islander Alone	0.5%	0.2%	0.2%
Some Other Race Alone	8.9%	13.8%	19.4%
Two or More Races	2.2%	4.6%	5.8%
Hispanic Origin	18.8%	34.5%	44.7%
Diversity Index	54.7	71.8	79.6
2026 Population by Race/Ethnicity			
Total	4,044	16,361	51,259
White Alone	78.4%	70.4%	61.9%
Black Alone	3.1%	4.4%	4.8%
American Indian Alone	3.0%	3.8%	5.2%
Asian Alone	2.5%	2.0%	1.7%
Pacific Islander Alone	0.5%	0.3%	0.2%
Some Other Race Alone	10.0%	14.4%	20.1%
Two or More Races	2.4%	4.7%	5.9%
Hispanic Origin	21.5%	36.3%	47.1%
Diversity Index	59.1	73.2	80.5
2010 Population by Relationship and Household Type			
Total	1,870	12,426	39,066
In Households	100.0%	99.3%	99.2%
In Family Households	87.0%	84.7%	85.9%
Householder	36.8%	28.8%	25.8%
Spouse	34.3%	22.5%	18.1%
Child	13.1%	27.0%	33.5%
Other relative	1.7%	3.8%	5.0%
Nonrelative	1.2%	2.7%	3.5%
In Nonfamily Households	13.0%	14.6%	13.4%
In Group Quarters	0.0%	0.7%	0.8%
Institutionalized Population	0.0%	0.3%	0.1%
Noninstitutionalized Population	0.0%	0.4%	0.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Population 25+ by Educational Attainment			
Total	2,930	11,395	31,156
Less than 9th Grade	2.0%	4.3%	5.3%
9th - 12th Grade, No Diploma	1.7%	6.7%	10.9%
High School Graduate	22.2%	24.2%	22.3%
GED/Alternative Credential	4.7%	6.4%	9.4%
Some College, No Degree	26.5%	25.8%	25.5%
Associate Degree	13.8%	10.8%	11.0%
Bachelor's Degree	18.7%	13.6%	9.8%
Graduate/Professional Degree	10.5%	8.2%	5.8%
2021 Population 15+ by Marital Status			
Total	3,073	12,884	37,024
Never Married	12.0%	26.1%	33.0%
Married	76.1%	56.7%	47.6%
Widowed	4.3%	6.5%	5.8%
Divorced	7.5%	10.7%	13.6%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,019	5,768	19,653
Population 16+ Employed	95.9%	95.7%	92.4%
Population 16+ Unemployment rate	4.1%	4.3%	7.6%
Population 16-24 Employed	5.9%	13.0%	13.7%
Population 16-24 Unemployment rate	10.8%	8.3%	17.7%
Population 25-54 Employed	55.0%	60.5%	65.1%
Population 25-54 Unemployment rate	3.1%	4.2%	6.5%
Population 55-64 Employed	20.5%	17.2%	14.6%
Population 55-64 Unemployment rate	0.5%	0.5%	3.4%
Population 65+ Employed	18.6%	9.3%	6.6%
Population 65+ Unemployment rate	8.5%	5.7%	4.2%
2021 Employed Population 16+ by Industry			
Total	977	5,520	18,156
Agriculture/Mining	0.0%	2.1%	2.5%
Construction	2.8%	4.5%	4.6%
Manufacturing	7.5%	7.4%	11.5%
Wholesale Trade	4.0%	1.7%	2.2%
Retail Trade	9.3%	14.7%	12.5%
Transportation/Utilities	3.5%	7.8%	6.2%
Information	0.0%	0.5%	0.9%
Finance/Insurance/Real Estate	9.4%	6.4%	5.5%
Services	51.5%	45.4%	45.6%
Public Administration	12.0%	9.4%	8.6%
2021 Employed Population 16+ by Occupation			
Total	977	5,518	18,157
White Collar	74.3%	56.1%	51.7%
Management/Business/Financial	30.1%	16.9%	14.6%
Professional	21.3%	19.0%	16.6%
Sales	3.4%	7.4%	7.3%
Administrative Support	19.5%	12.8%	13.1%
Services	10.1%	16.1%	21.3%
Blue Collar	15.6%	27.8%	27.0%
Farming/Forestry/Fishing	0.0%	0.7%	1.2%
Construction/Extraction	2.5%	3.8%	4.0%
Installation/Maintenance/Repair	2.4%	4.5%	3.9%
Production	3.5%	5.7%	7.6%
Transportation/Material Moving	7.3%	13.0%	10.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 07, 2022



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2010 Households by Type			
Total	890	5,147	14,393
Households with 1 Person	18.4%	24.2%	23.0%
Households with 2+ People	81.6%	75.8%	77.0%
Family Households	77.2%	70.5%	70.9%
Husband-wife Families	71.9%	54.9%	49.6%
With Related Children	7.5%	14.7%	19.2%
Other Family (No Spouse Present)	5.3%	15.5%	21.3%
Other Family with Male Householder	2.8%	4.9%	6.6%
With Related Children	1.2%	3.4%	4.6%
Other Family with Female Householder	2.5%	10.6%	14.7%
With Related Children	0.9%	7.7%	10.8%
Nonfamily Households	4.4%	5.3%	6.1%
All Households with Children	9.6%	26.3%	35.3%
Multigenerational Households	1.2%	4.1%	6.1%
Unmarried Partner Households	4.7%	7.3%	9.1%
Male-female	4.2%	6.7%	8.4%
Same-sex	0.6%	0.6%	0.7%
2010 Households by Size			
Total	890	5,146	14,393
1 Person Household	18.4%	24.2%	23.0%
2 Person Household	68.8%	45.5%	36.7%
3 Person Household	5.5%	11.1%	13.6%
4 Person Household	3.1%	8.9%	12.2%
5 Person Household	2.5%	5.3%	7.2%
6 Person Household	0.9%	2.9%	4.1%
7 + Person Household	0.8%	2.1%	3.2%
2010 Households by Tenure and Mortgage Status			
Total	890	5,147	14,393
Owner Occupied	92.7%	70.7%	65.1%
Owned with a Mortgage/Loan	58.2%	43.7%	44.1%
Owned Free and Clear	34.5%	27.0%	21.0%
Renter Occupied	7.3%	29.3%	34.9%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	133	139	140
Percent of Income for Mortgage	17.1%	16.7%	16.6%
Wealth Index	111	80	68
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,282	7,368	18,766
Housing Units Inside Urbanized Area	87.0%	95.4%	91.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.6%
Rural Housing Units	13.0%	4.6%	7.7%
2010 Population By Urban/ Rural Status			
Total Population	1,870	12,426	39,066
Population Inside Urbanized Area	85.9%	95.2%	92.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.5%
Rural Population	14.1%	4.8%	7.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Rural Resort Dwellers (6E)	Silver & Gold (9A)	Hometown Heritage (8G)
2.	Silver & Gold (9A)	Senior Escapes (9D)	Up and Coming Families (7A)
3.	Down the Road (10D)	Rural Resort Dwellers (6E)	Senior Escapes (9D)
2021 Consumer Spending			
Apparel & Services: Total \$	\$2,816,383	\$10,507,613	\$27,769,088
Average Spent	\$1,805.37	\$1,639.00	\$1,594.28
Spending Potential Index	85	77	75
Education: Total \$	\$2,011,412	\$7,424,242	\$19,473,016
Average Spent	\$1,289.37	\$1,158.05	\$1,117.98
Spending Potential Index	75	67	65
Entertainment/Recreation: Total \$	\$4,992,517	\$16,959,600	\$42,709,301
Average Spent	\$3,200.33	\$2,645.39	\$2,452.02
Spending Potential Index	99	82	76
Food at Home: Total \$	\$8,294,540	\$28,651,004	\$72,912,293
Average Spent	\$5,317.01	\$4,469.04	\$4,186.03
Spending Potential Index	98	82	77
Food Away from Home: Total \$	\$5,156,927	\$18,903,666	\$49,506,576
Average Spent	\$3,305.72	\$2,948.63	\$2,842.27
Spending Potential Index	87	78	75
Health Care: Total \$	\$10,651,281	\$35,270,627	\$86,774,674
Average Spent	\$6,827.74	\$5,501.58	\$4,981.90
Spending Potential Index	109	88	80
HH Furnishings & Equipment: Total \$	\$3,280,999	\$11,645,726	\$29,844,321
Average Spent	\$2,103.20	\$1,816.52	\$1,713.42
Spending Potential Index	93	81	76
Personal Care Products & Services: Total \$	\$1,271,955	\$4,650,721	\$11,952,587
Average Spent	\$815.36	\$725.43	\$686.22
Spending Potential Index	91	81	76
Shelter: Total \$	\$26,987,336	\$98,063,905	\$254,425,917
Average Spent	\$17,299.57	\$15,296.19	\$14,607.07
Spending Potential Index	86	76	72
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,709,492	\$14,138,801	\$33,403,748
Average Spent	\$3,018.91	\$2,205.40	\$1,917.77
Spending Potential Index	126	92	80
Travel: Total \$	\$3,753,637	\$12,932,061	\$32,310,081
Average Spent	\$2,406.18	\$2,017.17	\$1,854.98
Spending Potential Index	95	80	73
Vehicle Maintenance & Repairs: Total \$	\$1,808,097	\$6,078,804	\$15,392,370
Average Spent	\$1,159.04	\$948.18	\$883.70
Spending Potential Index	105	86	80

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.