



CITY OF CASA GRANDE, ARIZONA

# INTERSTATE 10 AND WOODRUFF ROAD

GILA RIVER  
INDIAN COMMUNITY

SUBJECT  
SITE



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

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





FOR MORE INFORMATION, CONTACT:  
NATE NATHAN / [nate@nathanlandaz.com](mailto:nate@nathanlandaz.com)  
SEAN GILLESPIE / [sean@nathanlandaz.com](mailto:sean@nathanlandaz.com)

CITY OF CASA GRANDE, ARIZONA

# INTERSTATE 10 AND WOODRUFF ROAD

## LOCATION

Located at the northeast corner of Interstate 10 and Woodruff Road in Casa Grande, Arizona.

## SIZE

±187 Acres

## ASSESSOR PARCEL NUMBER

509-43-005C

## ZONING

PAD/City of Casa Grande

## PRICE

Submit

## TERMS

Cash

## PROPERTY TAXES

2024 Assessment: \$3,754.40

## COMMENTS

Over 3,200 feet of frontage on Interstate 10 and also frontage on Woodruff Road, which is north of the McCartney exit on the freeway. Property is near Central Arizona College as well as major shopping, medical facilities and schools in Casa Grande.



## PINAL COUNTY QUICK FACTS



### POPULATION

2025 population: **512,615**

Est. Pop. Growth 2025-2030: **~12%**

**PINAL COUNTY IS GROWING 5X  
THE US AVERAGE GROWTH RATE**



### HOUSEHOLDS

Median household income: **\$81,207**

Number of households: **180,040**

Median age of: **39.6**

## TOP ECONOMIC DEVELOPMENTS

### LUCID MOTORS

Anticipated number of employees: **6,120**

### LG ENERGY SOLUTION

Anticipated number of employees: **3,700**

### NIKOLA

Anticipated number of employees: **1,762**

### PROCTER & GAMBLE

Anticipated number of employees: **500**

Source: [azbigmedia.com](http://azbigmedia.com)

### CHANG CHUNG

Anticipated number of employees: **209**

### KOHLER

Anticipated number of employees: **500**

### KANTO PPC

Anticipated number of employees: **161**

### AIR PRODUCTS

Anticipated number of employees: **75**



## PINAL COUNTY BIG BUSINESS

Abbott Laboratories

Ascent Aviation Services

Banner Health

Bayer

Bridgestone

Bright International Corp

Cargill

Empire Machinery

Frito-Lay (PepsiCo)

Harrah's Ak-Chin

Hexcel

Lucid Motors

Nikola Motors

Nissan

Owens Corning

Procter & Gamble

Schuff Steel

Tractor Supply

Volkswagen

Walmart Distribution Center

Source: [pinalcountyaz.gov](http://pinalcountyaz.gov)



## CITIES AND TOWNS

Apache Junction **40,626**

Casa Grande **62,664**

City of Maricopa **70,134**

Coolidge **22,042**

Eloy **17,458**

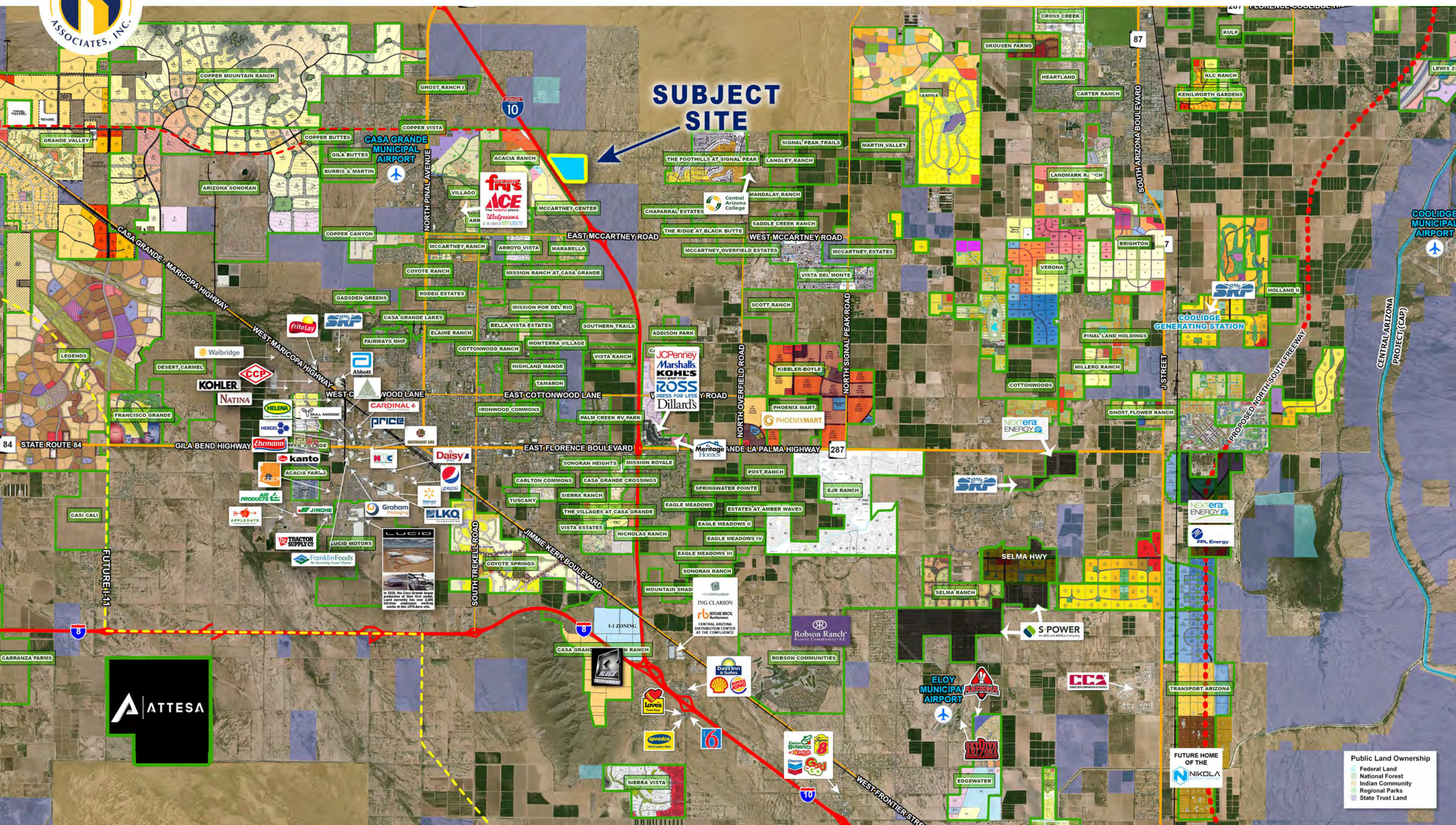
Florence **24,278**

Gold Canyon **11,612**

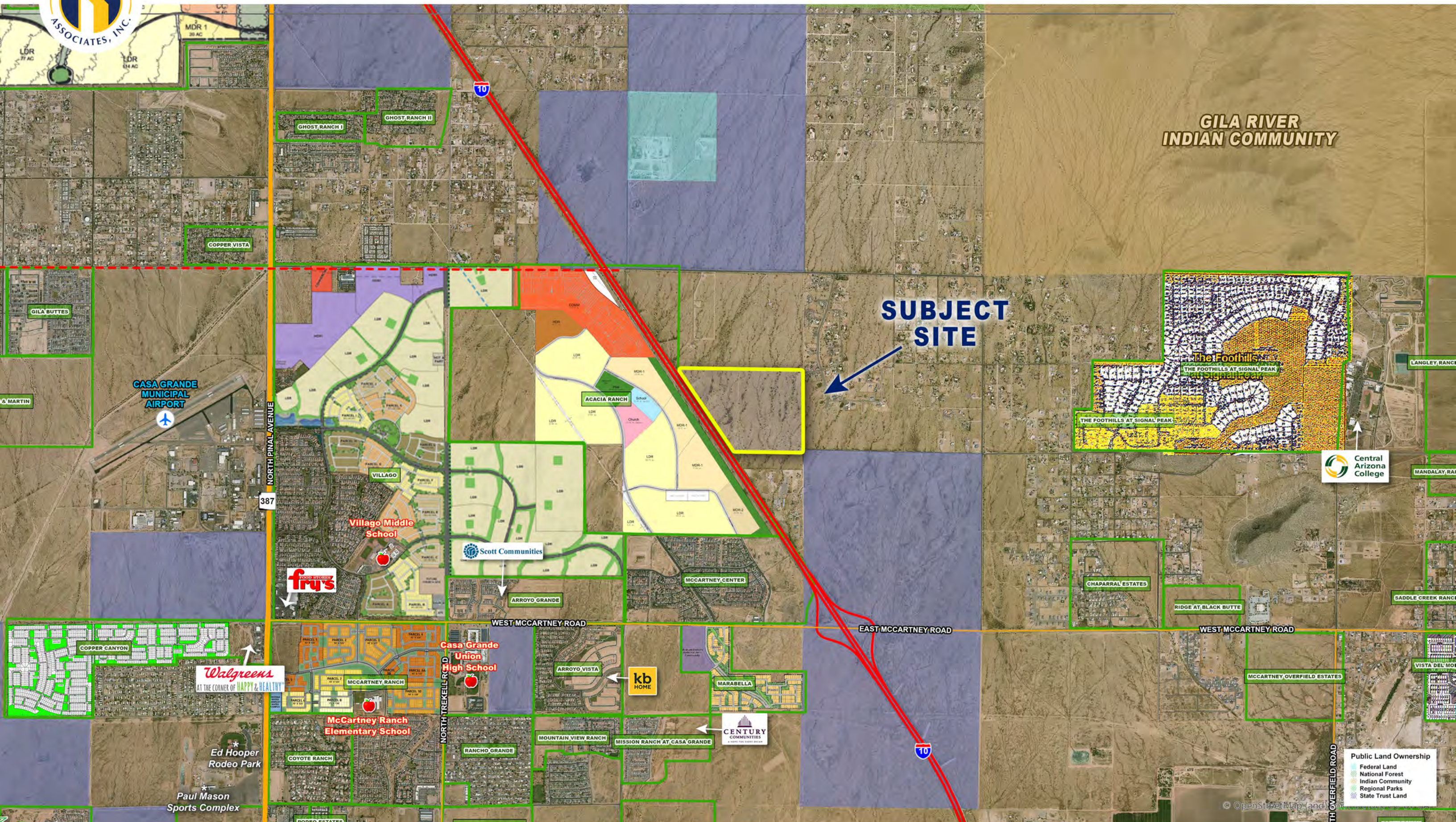
Queen Creek **75,150**

Superior **2,511**









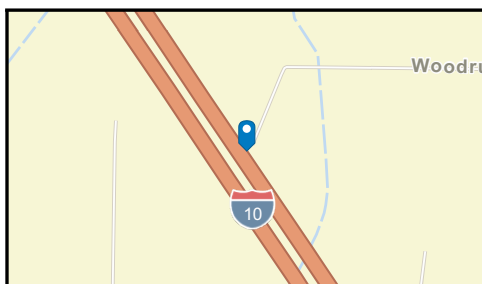
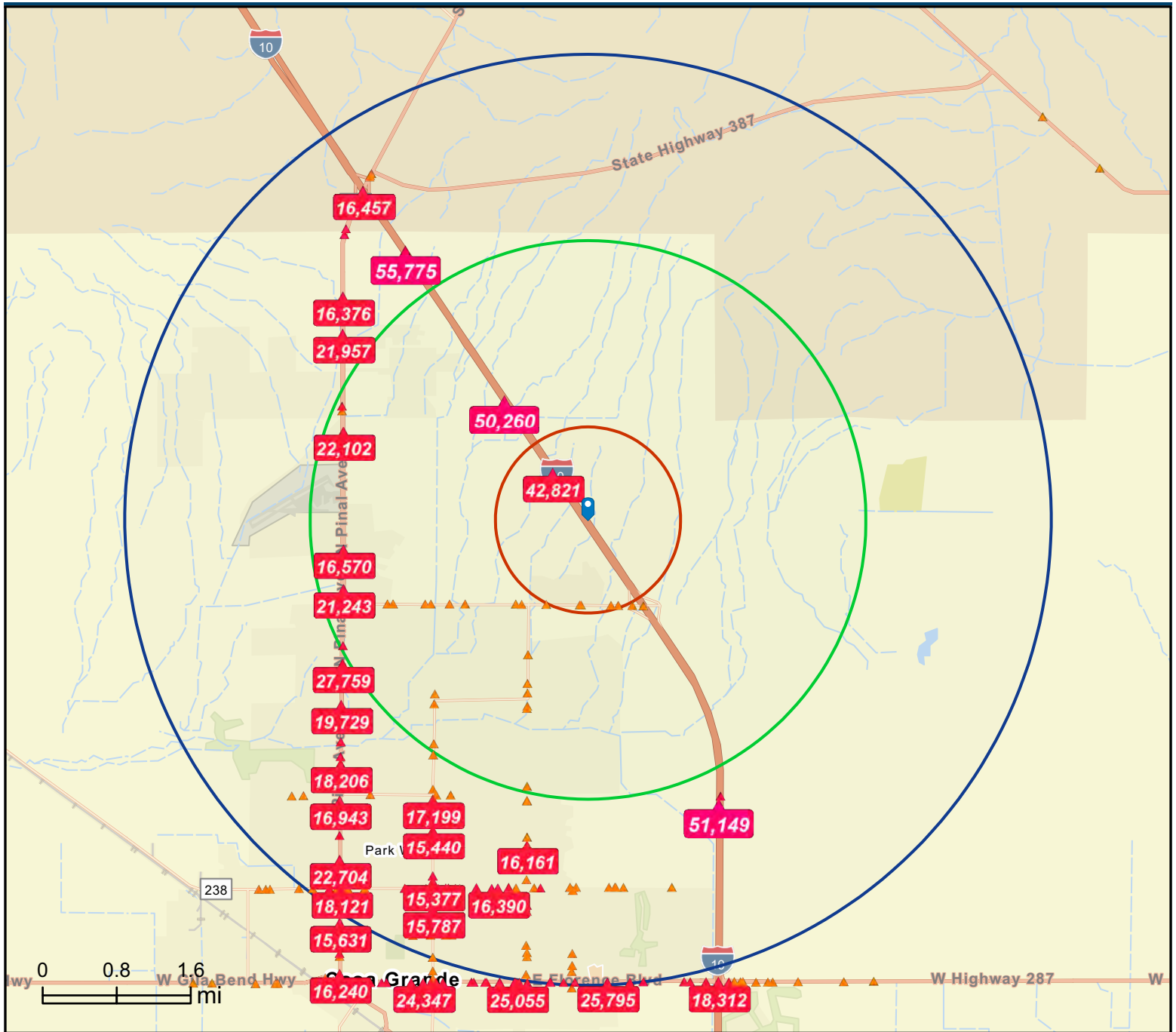


# Traffic Count Map

Woodruff Road and I-10  
Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
Rings: 1, 3, 5 mile radii

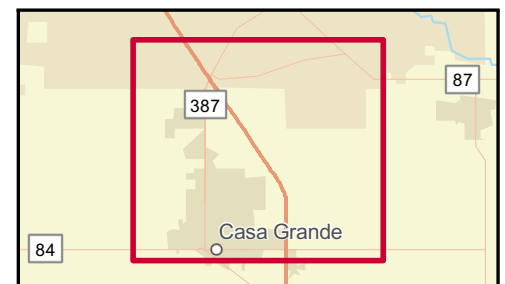
Prepared by Nathan and Associates, Inc.

Latitude: 32.95159  
Longitude: -111.71119



**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



Source: ©2024 Kalibrate Technologies (Q4 2024).

April 01, 2025

## Traffic Count Profile

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159  
 Longitude: -111.71119

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.64	I- 10	W Val Vista Blvd (0.69 miles NW)	2016	42821
0.92	E McCartney Rd	County Rd (0.44 miles E)	2014	8804
0.92	East McCartney Road	County Rd (0.44 miles E)	2019	10308
0.95	East McCartney Road	N Henness Rd (0.12 miles E)	2018	10497
0.98	East McCartney Road	County Rd (0.04 miles E)	2019	10990
0.98	E McCartney Rd	County Rd (0.04 miles E)	2014	8650
0.98		N Henness Rd (0.0 miles )	2022	2450
1.01	E McCartney Rd	N Peart Rd (0.19 miles W)	2014	5830
1.01	East McCartney Road	N Peart Rd (0.19 miles W)	2019	9163
1.02	N Peart Rd	E Prairie Way (0.03 miles N)	2014	1130
1.02	North Peart Road	E Prairie Way (0.03 miles N)	2019	1291
1.04	E McCartney Rd	I- 10 (0.11 miles E)	2007	8711
1.07		N Henness Rd (0.0 miles )	2022	1933
1.10	East McCartney Road	I- 10 (0.01 miles W)	2022	8557
1.14		E McCartney Rd (0.0 miles )	2022	2644
1.16	West McCartney Road	N Milly Ln (0.05 miles SE)	2018	8063
1.17	N Peart Rd	E McCartney Rd (0.07 miles N)	2014	5090
1.20	West McCartney Road	N Arroyo Trl (0.11 miles W)	2019	8241
1.20	E McCartney Rd	N Arroyo Trl (0.11 miles W)	2014	5410
1.20	North Peart Road	E McCartney Rd (0.07 miles N)	2019	7194
1.24		N Henness Rd (0.0 miles )	2022	1550
1.38	N Cox Rd	W Woodruff Rd (0.13 miles S)	2014	1700
1.39	North Cox Road	W Woodruff Rd (0.13 miles S)	2018	1835
1.43	E McCartney Rd	N Henness Rd (0.27 miles W)	2019	7867
1.53	W Val Vista Blvd	N Blanco Rd (0.2 miles W)	2011	1311
1.53	West Val Vista Boulevard	N Blanco Rd (0.2 miles W)	2018	1519
1.57	I 10	W Camdon Dr (0.15 miles E)	2020	40716
1.57		W Val Vista Rd (0.22 miles SE)	2022	50260
1.59	North Peart Road	Grisham St (0.1 miles S)	2019	8863
1.59	N Peart Rd	Grisham St (0.1 miles S)	2016	8463

**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 2024 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.

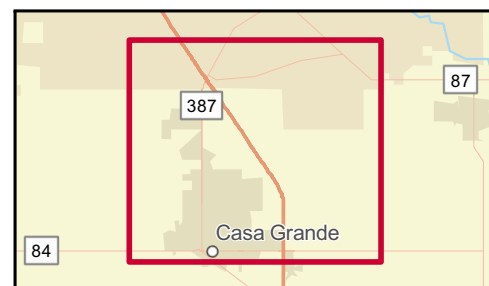
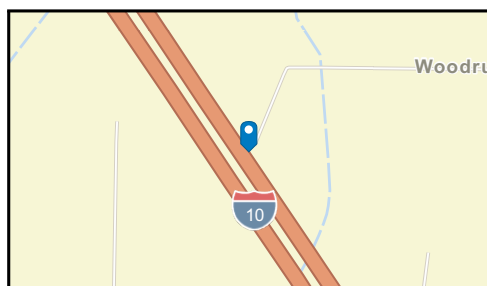
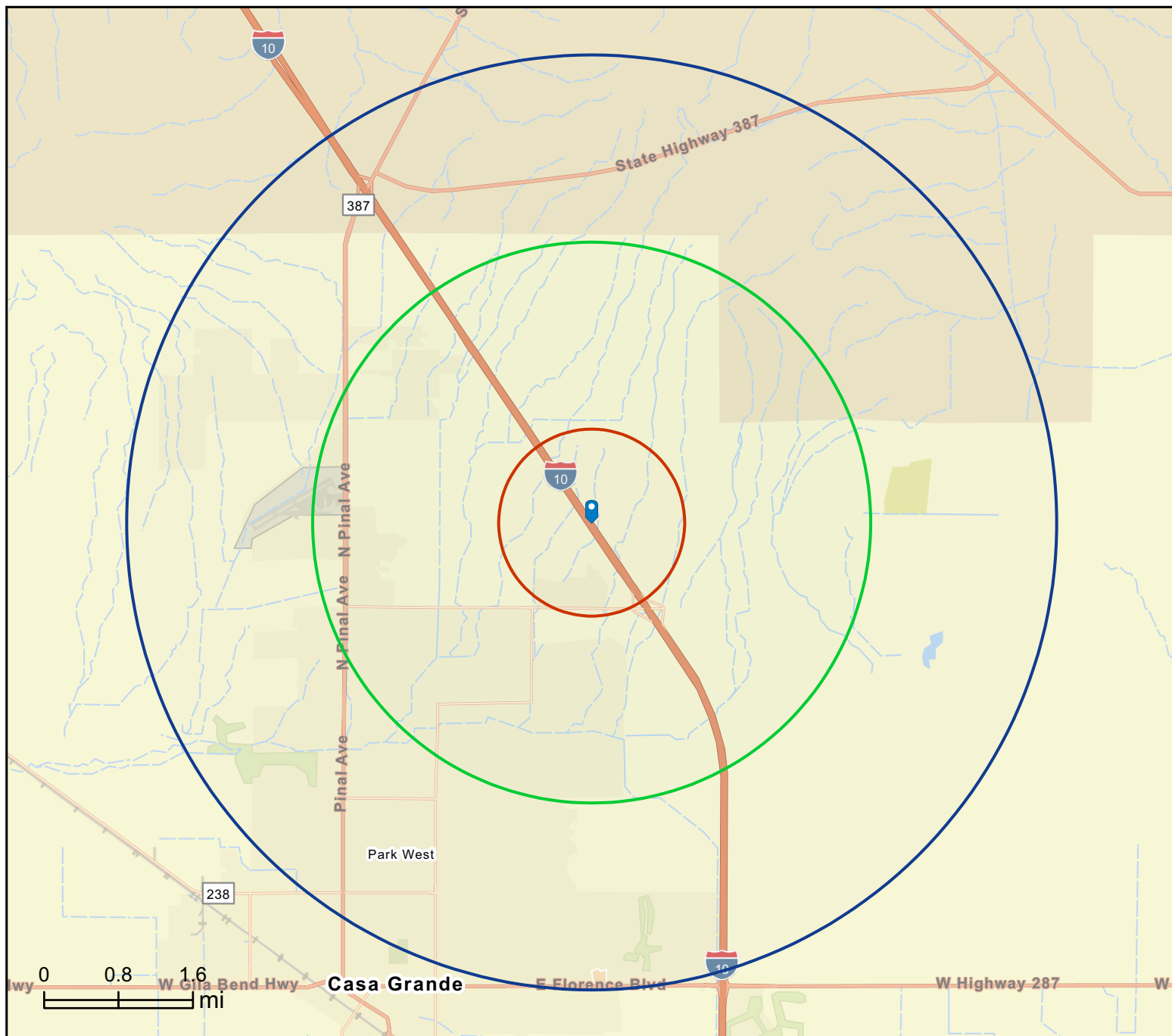
**Source:** ©2024 Kalibrate Technologies (Q4 2024).

## Site Map

Woodruff Road and I-10  
Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159  
Longitude: -111.71119





## Executive Summary

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159  
 Longitude: -111.71119

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	896	12,721	41,086
2020 Population	1,131	14,954	45,568
2024 Population	1,388	18,195	52,992
2029 Population	1,406	18,801	55,819
2010-2020 Annual Rate	2.36%	1.63%	1.04%
2020-2024 Annual Rate	4.94%	4.72%	3.62%
2024-2029 Annual Rate	0.26%	0.66%	1.04%
2020 Male Population	49.7%	49.0%	48.3%
2020 Female Population	50.3%	51.0%	51.7%
2020 Median Age	38.0	38.7	39.7
2024 Male Population	50.5%	49.7%	49.1%
2024 Female Population	49.5%	50.3%	50.9%
2024 Median Age	39.0	38.9	40.0

In the identified area, the current year population is 52,992. In 2020, the Census count in the area was 45,568. The rate of change since 2020 was 3.62% annually. The five-year projection for the population in the area is 55,819 representing a change of 1.04% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	58.5%	58.1%	56.0%
2024 Black Alone	5.7%	4.7%	4.9%
2024 American Indian/Alaska Native Alone	2.6%	3.4%	3.7%
2024 Asian Alone	3.4%	2.4%	2.3%
2024 Pacific Islander Alone	0.1%	0.1%	0.3%
2024 Other Race	11.2%	14.1%	15.2%
2024 Two or More Races	18.5%	17.1%	17.5%
2024 Hispanic Origin (Any Race)	36.9%	39.0%	40.4%

Persons of Hispanic origin represent 40.4% of the population in the identified area compared to 19.6% 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 80.7 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	104	80	82
2010 Households	311	4,367	14,763
2020 Households	384	5,216	16,600
2024 Households	486	6,480	19,428
2029 Households	500	6,809	20,704
2010-2020 Annual Rate	2.13%	1.79%	1.18%
2020-2024 Annual Rate	5.70%	5.24%	3.77%
2024-2029 Annual Rate	0.57%	1.00%	1.28%
2024 Average Household Size	2.86	2.79	2.71

The household count in this area has changed from 16,600 in 2020 to 19,428 in the current year, a change of 3.77% annually. The five-year projection of households is 20,704, a change of 1.28% annually from the current year total. Average household size is currently 2.71, compared to 2.73 in the year 2020. The number of families in the current year is 13,780 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



## Executive Summary

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159  
 Longitude: -111.71119

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	26.3%	29.8%	28.8%
<b>Median Household Income</b>			
2024 Median Household Income	\$100,495	\$81,654	\$76,381
2029 Median Household Income	\$113,370	\$93,176	\$86,878
2024-2029 Annual Rate	2.44%	2.68%	2.61%
<b>Average Household Income</b>			
2024 Average Household Income	\$115,627	\$98,005	\$93,406
2029 Average Household Income	\$131,954	\$111,935	\$108,773
2024-2029 Annual Rate	2.68%	2.69%	3.09%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$37,058	\$34,629	\$34,275
2029 Per Capita Income	\$42,968	\$40,196	\$40,379
2024-2029 Annual Rate	3.00%	3.03%	3.33%
<b>GINI Index</b>			
2024 Gini Index	28.4	31.6	35.0
<b>Households by Income</b>			

Current median household income is \$76,381 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$86,878 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$93,406 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$108,773 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$34,275 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$40,379 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	97	86	89
2010 Total Housing Units	339	5,316	18,138
2010 Owner Occupied Housing Units	265	3,429	10,336
2010 Renter Occupied Housing Units	45	938	4,427
2010 Vacant Housing Units	28	949	3,375
2020 Total Housing Units	396	5,888	19,460
2020 Owner Occupied Housing Units	343	4,166	11,988
2020 Renter Occupied Housing Units	41	1,050	4,612
2020 Vacant Housing Units	26	648	2,929
2024 Total Housing Units	516	7,111	22,243
2024 Owner Occupied Housing Units	451	5,484	15,172
2024 Renter Occupied Housing Units	35	996	4,256
2024 Vacant Housing Units	30	631	2,815
2029 Total Housing Units	532	7,456	23,598
2029 Owner Occupied Housing Units	470	5,924	16,300
2029 Renter Occupied Housing Units	30	885	4,404
2029 Vacant Housing Units	32	647	2,894
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	62.7	50.2	46.0

Currently, 68.2% of the 22,243 housing units in the area are owner occupied; 19.1%, renter occupied; and 12.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 19,460 housing units in the area and 15.1% vacant housing units. The annual rate of change in housing units since 2020 is 3.20%. Median home value in the area is \$351,529, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.48% annually to \$437,747.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 01, 2025



## Market Profile

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159

Longitude: -111.71119

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	896	12,721	41,086
2020 Total Population	1,131	14,954	45,568
2020 Group Quarters	0	97	304
2024 Total Population	1,388	18,195	52,992
2024 Group Quarters	0	86	270
2029 Total Population	1,406	18,801	55,819
2024-2029 Annual Rate	0.26%	0.66%	1.04%
2024 Total Daytime Population	782	12,857	46,599
Workers	56	2,710	16,687
Residents	726	10,147	29,912
<b>Household Summary</b>			
2010 Households	311	4,367	14,763
2010 Average Household Size	2.88	2.91	2.77
2020 Total Households	384	5,216	16,600
2020 Average Household Size	2.95	2.85	2.73
2024 Households	486	6,480	19,428
2024 Average Household Size	2.86	2.79	2.71
2029 Households	500	6,809	20,704
2029 Average Household Size	2.81	2.75	2.68
2024-2029 Annual Rate	0.57%	1.00%	1.28%
2010 Families	254	3,362	10,844
2010 Average Family Size	3.18	3.28	3.19
2024 Families	391	4,802	13,780
2024 Average Family Size	3.26	3.30	3.17
2029 Families	402	5,036	14,643
2029 Average Family Size	3.21	3.24	3.13
2024-2029 Annual Rate	0.56%	0.96%	1.22%
<b>Housing Unit Summary</b>			
2000 Housing Units	30	1,970	9,094
Owner Occupied Housing Units	96.7%	64.7%	55.7%
Renter Occupied Housing Units	6.7%	17.5%	25.4%
Vacant Housing Units	-3.3%	17.8%	18.9%
2010 Housing Units	339	5,316	18,138
Owner Occupied Housing Units	78.2%	64.5%	57.0%
Renter Occupied Housing Units	13.3%	17.6%	24.4%
Vacant Housing Units	8.3%	17.9%	18.6%
2020 Housing Units	396	5,888	19,460
Owner Occupied Housing Units	86.6%	70.8%	61.6%
Renter Occupied Housing Units	10.4%	17.8%	23.7%
Vacant Housing Units	6.6%	11.0%	15.1%
2024 Housing Units	516	7,111	22,243
Owner Occupied Housing Units	87.4%	77.1%	68.2%
Renter Occupied Housing Units	6.8%	14.0%	19.1%
Vacant Housing Units	5.8%	8.9%	12.7%
2029 Housing Units	532	7,456	23,598
Owner Occupied Housing Units	88.3%	79.5%	69.1%
Renter Occupied Housing Units	5.6%	11.9%	18.7%
Vacant Housing Units	6.0%	8.7%	12.3%

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 01, 2025



## Market Profile

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159  
 Longitude: -111.71119

	1 mile	3 miles	5 miles
<b>2024 Households by Income</b>			
Household Income Base	486	6,480	19,428
<\$15,000	0.8%	4.3%	5.9%
\$15,000 - \$24,999	1.2%	3.2%	4.7%
\$25,000 - \$34,999	1.2%	2.7%	5.3%
\$35,000 - \$49,999	6.8%	9.7%	10.7%
\$50,000 - \$74,999	28.4%	24.0%	22.1%
\$75,000 - \$99,999	11.1%	18.5%	17.7%
\$100,000 - \$149,999	24.7%	22.8%	20.1%
\$150,000 - \$199,999	19.5%	10.5%	8.6%
\$200,000+	6.2%	4.5%	5.0%
Average Household Income	\$115,627	\$98,005	\$93,406
<b>2029 Households by Income</b>			
Household Income Base	500	6,809	20,704
<\$15,000	0.6%	3.3%	4.5%
\$15,000 - \$24,999	0.8%	2.0%	3.0%
\$25,000 - \$34,999	0.8%	2.1%	4.2%
\$35,000 - \$49,999	4.8%	7.1%	8.3%
\$50,000 - \$74,999	22.2%	20.4%	19.7%
\$75,000 - \$99,999	10.4%	19.1%	18.6%
\$100,000 - \$149,999	27.6%	26.7%	23.9%
\$150,000 - \$199,999	25.6%	14.0%	11.6%
\$200,000+	7.2%	5.2%	6.3%
Average Household Income	\$131,954	\$111,935	\$108,773
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	451	5,484	15,172
<\$50,000	0.4%	5.1%	7.0%
\$50,000 - \$99,999	0.0%	2.4%	4.1%
\$100,000 - \$149,999	0.2%	4.9%	6.0%
\$150,000 - \$199,999	1.3%	7.1%	6.1%
\$200,000 - \$249,999	2.0%	3.5%	4.5%
\$250,000 - \$299,999	5.3%	4.5%	7.4%
\$300,000 - \$399,999	28.6%	25.2%	28.7%
\$400,000 - \$499,999	53.0%	34.6%	24.0%
\$500,000 - \$749,999	4.9%	9.0%	8.3%
\$750,000 - \$999,999	4.2%	3.3%	3.1%
\$1,000,000 - \$1,499,999	0.2%	0.2%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$429,591	\$376,637	\$350,748
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	470	5,924	16,300
<\$50,000	0.0%	3.7%	3.0%
\$50,000 - \$99,999	0.0%	0.7%	0.8%
\$100,000 - \$149,999	0.0%	0.3%	0.2%
\$150,000 - \$199,999	0.0%	0.1%	0.3%
\$200,000 - \$249,999	0.0%	0.0%	0.3%
\$250,000 - \$299,999	0.2%	1.1%	3.1%
\$300,000 - \$399,999	18.3%	22.8%	29.1%
\$400,000 - \$499,999	67.4%	45.9%	35.1%
\$500,000 - \$749,999	8.1%	20.0%	18.5%
\$750,000 - \$999,999	5.7%	5.0%	7.5%
\$1,000,000 - \$1,499,999	0.2%	0.2%	1.5%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.6%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$471,596	\$469,262	\$481,762

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 01, 2025



## Market Profile

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159

Longitude: -111.71119

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2024	\$100,495	\$81,654	\$76,381
2029	\$113,370	\$93,176	\$86,878
<b>Median Home Value</b>			
2024	\$423,013	\$389,130	\$351,529
2029	\$446,688	\$446,781	\$437,747
<b>Per Capita Income</b>			
2024	\$37,058	\$34,629	\$34,275
2029	\$42,968	\$40,196	\$40,379
<b>Median Age</b>			
2010	33.3	34.3	35.9
2020	38.0	38.7	39.7
2024	39.0	38.9	40.0
2029	39.3	39.2	40.6
<b>2020 Population by Age</b>			
Total	1,131	14,954	45,568
0 - 4	5.7%	5.7%	5.8%
5 - 9	8.0%	7.2%	6.8%
10 - 14	8.9%	8.5%	7.8%
15 - 24	13.5%	13.0%	12.7%
25 - 34	9.8%	10.8%	11.4%
35 - 44	13.7%	12.3%	11.3%
45 - 54	12.6%	11.3%	10.9%
55 - 64	12.0%	11.9%	11.7%
65 - 74	10.7%	11.8%	12.6%
75 - 84	3.8%	5.9%	7.2%
85 +	1.2%	1.6%	1.8%
18 +	71.6%	73.4%	75.0%
<b>2024 Population by Age</b>			
Total	1,388	18,194	52,991
0 - 4	5.8%	5.8%	5.9%
5 - 9	6.7%	6.3%	6.3%
10 - 14	8.0%	7.5%	7.1%
15 - 24	13.8%	14.3%	13.3%
25 - 34	10.7%	11.4%	11.5%
35 - 44	13.5%	12.4%	12.1%
45 - 54	13.4%	11.7%	11.1%
55 - 64	11.2%	11.1%	11.1%
65 - 74	10.4%	10.9%	11.7%
75 - 84	5.4%	6.9%	7.9%
85 +	1.2%	1.6%	2.0%
18 +	74.7%	75.6%	76.4%
<b>2029 Population by Age</b>			
Total	1,408	18,802	55,817
0 - 4	5.8%	5.9%	5.9%
5 - 9	6.0%	5.8%	5.9%
10 - 14	6.7%	6.2%	6.2%
15 - 24	13.1%	13.4%	12.6%
25 - 34	12.9%	13.5%	12.7%
35 - 44	12.5%	12.1%	12.2%
45 - 54	13.1%	11.6%	11.2%
55 - 64	11.4%	10.8%	10.8%
65 - 74	10.0%	10.8%	11.6%
75 - 84	6.7%	7.9%	8.7%
85 +	1.6%	2.0%	2.4%
18 +	77.0%	78.0%	78.1%

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 01, 2025



## Market Profile

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159

Longitude: -111.71119

	1 mile	3 miles	5 miles
<b>2020 Population by Sex</b>			
Males	562	7,333	21,998
Females	569	7,621	23,570
<b>2024 Population by Sex</b>			
Males	701	9,045	25,997
Females	687	9,150	26,995
<b>2029 Population by Sex</b>			
Males	703	9,268	27,251
Females	702	9,533	28,568
<b>2020 Population by Race/Ethnicity</b>			
Total	896	12,722	41,088
White Alone	75.3%	73.9%	70.7%
Black Alone	4.9%	4.2%	4.1%
American Indian Alone	2.2%	3.3%	4.0%
Asian Alone	3.0%	2.4%	1.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	10.7%	12.3%	14.2%
Two or More Races	3.7%	3.8%	4.9%
Hispanic Origin	29.9%	32.2%	35.6%
Diversity Index	66.1	68.1	71.5
<b>2020 Population by Race/Ethnicity</b>			
Total	1,131	14,954	45,568
White Alone	60.7%	60.1%	57.8%
Black Alone	5.3%	4.2%	4.5%
American Indian Alone	2.6%	3.5%	3.8%
Asian Alone	3.2%	2.2%	2.1%
Pacific Islander Alone	0.1%	0.2%	0.3%
Some Other Race Alone	10.3%	13.4%	14.3%
Two or More Races	17.9%	16.5%	17.1%
Hispanic Origin	35.0%	37.3%	38.8%
Diversity Index	77.4	78.2	79.6
<b>2024 Population by Race/Ethnicity</b>			
Total	1,388	18,194	52,991
White Alone	58.5%	58.1%	56.0%
Black Alone	5.7%	4.7%	4.9%
American Indian Alone	2.6%	3.4%	3.7%
Asian Alone	3.4%	2.4%	2.3%
Pacific Islander Alone	0.1%	0.1%	0.3%
Some Other Race Alone	11.2%	14.1%	15.2%
Two or More Races	18.5%	17.1%	17.5%
Hispanic Origin	36.9%	39.0%	40.4%
Diversity Index	78.9	79.5	80.7
<b>2029 Population by Race/Ethnicity</b>			
Total	1,406	18,802	55,819
White Alone	56.0%	55.6%	53.3%
Black Alone	5.8%	4.8%	5.1%
American Indian Alone	2.9%	3.7%	3.9%
Asian Alone	3.7%	2.6%	2.6%
Pacific Islander Alone	0.1%	0.1%	0.3%
Some Other Race Alone	12.1%	15.2%	16.3%
Two or More Races	19.4%	18.0%	18.4%
Hispanic Origin	39.1%	41.4%	42.7%
Diversity Index	80.6	81.0	82.1

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 01, 2025



## Market Profile

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159  
 Longitude: -111.71119

	1 mile	3 miles	5 miles
<b>2020 Population by Relationship and Household Type</b>			
Total	1,131	14,954	45,568
In Households	100.0%	99.4%	99.3%
Householder	32.6%	34.7%	36.3%
Opposite-Sex Spouse	20.8%	19.3%	18.5%
Same-Sex Spouse	0.2%	0.1%	0.2%
Opposite-Sex Unmarried Partner	2.1%	2.3%	2.7%
Same-Sex Unmarried Partner	0.2%	0.1%	0.1%
Biological Child	30.2%	28.9%	27.4%
Adopted Child	1.0%	1.0%	0.9%
Stepchild	2.0%	1.8%	1.6%
Grandchild	2.7%	3.0%	3.4%
Brother or Sister	0.7%	1.0%	1.2%
Parent	1.6%	1.6%	1.5%
Parent-in-law	0.4%	0.4%	0.4%
Son-in-law or Daughter-in-law	0.6%	0.5%	0.6%
Other Relatives	2.0%	1.8%	1.7%
Foster Child	0.3%	0.1%	0.2%
Other Nonrelatives	2.6%	2.5%	2.7%
In Group Quarters	0.0%	0.6%	0.7%
Institutionalized	0.0%	0.5%	0.3%
Noninstitutionalized	0.0%	0.2%	0.4%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	913	12,020	35,739
Less than 9th Grade	0.2%	2.7%	3.6%
9th - 12th Grade, No Diploma	2.0%	4.1%	5.2%
High School Graduate	30.4%	27.7%	26.4%
GED/Alternative Credential	4.3%	5.1%	6.7%
Some College, No Degree	24.4%	23.2%	23.1%
Associate Degree	8.0%	11.5%	11.7%
Bachelor's Degree	15.0%	16.5%	14.2%
Graduate/Professional Degree	15.7%	9.1%	9.1%
<b>2024 Population 15+ by Marital Status</b>			
Total	1,103	14,629	42,811
Never Married	24.6%	28.5%	30.5%
Married	65.1%	57.7%	54.1%
Widowed	3.2%	4.5%	6.4%
Divorced	7.2%	9.3%	9.1%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	678	8,584	24,704
Population 16+ Employed	98.2%	95.3%	94.7%
Population 16+ Unemployment rate	1.8%	4.7%	5.3%
Population 16-24 Employed	18.0%	16.1%	15.9%
Population 16-24 Unemployment rate	3.2%	16.1%	13.6%
Population 25-54 Employed	66.2%	64.4%	62.8%
Population 25-54 Unemployment rate	0.9%	2.0%	3.4%
Population 55-64 Employed	11.7%	14.4%	14.7%
Population 55-64 Unemployment rate	0.0%	0.8%	2.5%
Population 65+ Employed	4.2%	5.1%	6.5%
Population 65+ Unemployment rate	9.7%	6.7%	7.3%

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 01, 2025



## Market Profile

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159  
 Longitude: -111.71119

	1 mile	3 miles	5 miles
<b>2024 Employed Population 16+ by Industry</b>			
Total	666	8,183	23,388
Agriculture/Mining	6.3%	3.1%	2.5%
Construction	7.7%	6.6%	5.6%
Manufacturing	9.3%	12.8%	14.3%
Wholesale Trade	0.3%	0.7%	1.2%
Retail Trade	12.6%	12.4%	13.0%
Transportation/Utilities	4.8%	4.9%	5.0%
Information	0.9%	1.4%	1.0%
Finance/Insurance/Real Estate	8.1%	7.8%	5.4%
Services	41.0%	43.3%	43.2%
Public Administration	9.0%	7.1%	8.8%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	667	8,184	23,387
White Collar	66.4%	55.9%	53.5%
Management/Business/Financial	19.8%	19.9%	16.3%
Professional	15.8%	15.2%	17.4%
Sales	12.0%	7.6%	8.4%
Administrative Support	18.8%	13.3%	11.4%
Services	14.4%	19.8%	21.1%
Blue Collar	19.4%	24.2%	25.4%
Farming/Forestry/Fishing	3.2%	1.0%	1.2%
Construction/Extraction	7.7%	6.7%	5.2%
Installation/Maintenance/Repair	2.9%	3.2%	3.6%
Production	2.0%	5.4%	7.2%
Transportation/Material Moving	3.8%	7.9%	8.2%
<b>2020 Households by Type</b>			
Total	384	5,216	16,600
Married Couple Households	65.9%	56.4%	51.5%
With Own Children <18	26.6%	20.9%	17.1%
Without Own Children <18	39.3%	35.6%	34.4%
Cohabiting Couple Households	6.5%	7.0%	7.6%
With Own Children <18	2.3%	3.0%	3.3%
Without Own Children <18	4.2%	3.9%	4.4%
Male Householder, No Spouse/Partner	11.5%	15.7%	15.8%
Living Alone	6.2%	10.1%	10.1%
65 Years and over	2.3%	4.3%	4.4%
With Own Children <18	1.0%	2.1%	2.0%
Without Own Children <18, With Relatives	2.9%	2.6%	2.6%
No Relatives Present	1.3%	1.0%	1.1%
Female Householder, No Spouse/Partner	16.1%	20.9%	25.1%
Living Alone	6.2%	9.9%	12.5%
65 Years and over	3.4%	5.8%	7.7%
With Own Children <18	3.9%	5.0%	5.5%
Without Own Children <18, With Relatives	4.9%	5.2%	6.0%
No Relatives Present	1.0%	0.8%	1.0%
<b>2020 Households by Size</b>			
Total	384	5,216	16,600
1 Person Household	12.5%	20.0%	22.6%
2 Person Household	38.0%	36.1%	36.6%
3 Person Household	14.6%	14.1%	14.0%
4 Person Household	17.2%	13.7%	12.7%
5 Person Household	10.7%	8.8%	7.5%
6 Person Household	4.2%	4.2%	3.9%
7 + Person Household	3.1%	3.0%	2.7%

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 01, 2025



## Market Profile

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159

Longitude: -111.71119

	1 mile	3 miles	5 miles
<b>2020 Households by Tenure and Mortgage Status</b>			
Total	384	5,216	16,600
Owner Occupied	89.3%	79.9%	72.2%
Owned with a Mortgage/Loan	73.4%	59.0%	49.3%
Owned Free and Clear	15.6%	20.9%	22.9%
Renter Occupied	10.7%	20.1%	27.8%
<b>2024 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	97	86	89
Percent of Income for Mortgage	26.3%	29.8%	28.8%
Wealth Index	104	80	82
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	396	5,888	19,460
Urban Housing Units	81.8%	73.8%	81.4%
Rural Housing Units	18.2%	26.2%	18.6%
<b>2020 Population By Urban/ Rural Status</b>			
Total	1,131	14,954	45,568
Urban Population	85.1%	78.1%	81.3%
Rural Population	14.9%	21.9%	18.7%

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 01, 2025



## Market Profile

Woodruff Road and I-10  
 Woodruff Rd & I-10 W, Casa Grande, Arizona, 85194  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.95159

Longitude: -111.71119

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Savvy Suburbanites (1D)	Green Acres (6A)	Middleburg (4C)
3.	Down the Road (10D)	Middleburg (4C)	Southern Satellites (10A)
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$1,148,110	\$13,197,606	\$37,946,463
Average Spent	\$2,362.37	\$2,036.67	\$1,953.18
Spending Potential Index	99	86	82
Education: Total \$	\$841,041	\$8,965,330	\$25,176,063
Average Spent	\$1,730.54	\$1,383.54	\$1,295.86
Spending Potential Index	100	80	75
Entertainment/Recreation: Total \$	\$2,049,381	\$23,141,050	\$66,225,004
Average Spent	\$4,216.83	\$3,571.15	\$3,408.74
Spending Potential Index	103	87	83
Food at Home: Total \$	\$3,433,701	\$40,251,372	\$117,036,893
Average Spent	\$7,065.23	\$6,211.63	\$6,024.13
Spending Potential Index	97	85	82
Food Away from Home: Total \$	\$1,939,063	\$22,337,683	\$64,045,919
Average Spent	\$3,989.84	\$3,447.17	\$3,296.58
Spending Potential Index	103	89	85
Health Care: Total \$	\$3,817,820	\$44,221,649	\$128,193,946
Average Spent	\$7,855.60	\$6,824.33	\$6,598.41
Spending Potential Index	102	89	86
HH Furnishings & Equipment: Total \$	\$1,610,475	\$18,155,445	\$51,959,030
Average Spent	\$3,313.73	\$2,801.77	\$2,674.44
Spending Potential Index	105	89	85
Personal Care Products & Services: Total \$	\$480,563	\$5,542,249	\$16,109,733
Average Spent	\$988.81	\$855.29	\$829.20
Spending Potential Index	99	86	83
Shelter: Total \$	\$12,810,953	\$147,330,547	\$425,017,233
Average Spent	\$26,359.99	\$22,736.20	\$21,876.53
Spending Potential Index	99	85	82
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,866,427	\$21,181,353	\$60,940,875
Average Spent	\$3,840.38	\$3,268.73	\$3,136.75
Spending Potential Index	110	93	90
Travel: Total \$	\$1,545,251	\$17,021,290	\$48,363,184
Average Spent	\$3,179.53	\$2,626.74	\$2,489.35
Spending Potential Index	105	87	82
Vehicle Maintenance & Repairs: Total \$	\$728,420	\$8,481,455	\$24,569,715
Average Spent	\$1,498.81	\$1,308.87	\$1,264.65
Spending Potential Index	101	88	85

**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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 01, 2025