

OFFERING MEMORANDUM

13640 S SUNLAND GIN RD

ARIZONA CITY, AZ 85123

INDUSTRIAL PROPERTY | OWNER-USER OR INVESTMENT OPPORTUNITY



COMMERCIAL REAL ESTATE SERVICES

NEW PRICE
\$1,790,000



WELL-MAINTAINED INDUSTRIAL BUILDING IN A GROWING MARKET



±10,000 SF
Total Building Size



Ample Parking
Convenient access
and on-site parking



Strategic Location
Easy access to
I-10 and I-8



Strong Market
Arizona City, AZ –
Growing Demand



Versatile Use
Ideal for owner-users
or investors

PROPERTY HIGHLIGHTS

- ✓ Functional layout with office and warehouse space
- ✓ Well-maintained building in excellent condition
- ✓ Flexible use for a variety of industrial or service businesses
- ✓ Great opportunity in an expanding industrial corridor
- ✓ Large paved lot with convenient access and visibility
- ✓ Many tenants month-to-month – value-add potential

EXCLUSIVELY LISTED BY:

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13640 S SUNLAND GIN RD
ARIZONA CITY, AZ 85123



EASY ACCESS TO
I-10 & I-8



STRONG MARKET
GROWTH & DEMAND



OWNER-USER OR
INVESTMENT OPPORTUNITY

Property Summary

FOR SALE

LOCATION DESCRIPTION

This offering consists of three contiguous commercially zoned parcels located at 13640 S Sunland Gin Rd in Arizona City, Arizona 85123. This listing represents the largest contiguous commercial property currently available for sale along Sunland Gin Road, one of Arizona City's primary commercial corridors.

Arizona City is a growing community strategically positioned between the Phoenix and Tucson metropolitan areas. Sunland Gin Road provides strong visibility and consistent traffic flow of approximately 7,000 vehicles per day, making the property well suited for office, retail, service-oriented users, or future redevelopment.

The combined parcels total approximately 1.31 acres and includes:

- * Parcel 407-03-514A (±0.65 acres), improved with a 5,150 square foot office/retail building.
- * Parcel 407-03-514B (±0.01 acres), which supports a monument sign, enhancing visibility and branding.
- * Parcel 407-03-514C (±0.65 acres), improved with a 5,150 square foot office/retail building.

Together, the site benefits from substantial frontage along Sunland Gin Road, with additional exposure along Santa Cruz Boulevard, offering excellent signage opportunities, multiple points of access, and flexible site planning. Contiguous commercial assemblages of this size and visibility are rarely available in Arizona City, further distinguishing this offering within the market.

The two single-story office/retail buildings were originally constructed in 1965 and renovated in 2017 as well as ongoing improvements, providing immediate usability while also offering long-term upside through renovation, repositioning, or redevelopment. The surrounding area continues to show signs of revitalization, with nearby properties undergoing redevelopment and investment-driven improvements, reinforcing the corridor's increasing commercial momentum. Arizona City continues to benefit from regional population growth, relatively affordable land values, and convenient access to Interstate 8 and Interstate 10, providing connectivity to the greater Phoenix and Tucson markets. As development expands into secondary and tertiary markets, this property is well positioned to capitalize on Arizona City's continued evolution.

The property is currently fully leased to multiple tenants on mostly month-to-month agreements, providing income with flexibility.



OFFERING SUMMARY

Sale Price:	\$1,790,000.00
NOI:	\$106,593.00
CAP:	5.95%
Lot Size:	1.31 Acres / 57,336.39 SF
Building Size:	Two 5,150 SF Buildings - 10,300 SF Total

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	824	2,329
Total Population	853	2,024	5,741
Average HH Income	\$60,198	\$59,454	\$62,858

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Regional Economic Drivers



PROPERTY DESCRIPTION

Arizona City is positioned to benefit from renewed and expanding mining activity across south-central and southern Arizona, which is expected to drive increased employment, population inflows, and demand for supporting commercial services. Several major mining projects are either advancing toward development or expanding operations within the broader regional trade area.

The Santa Cruz Copper Project (Ivanhoe Electric), located near Casa Grande, is a planned underground copper mine targeting domestic U.S. copper production. Construction is anticipated to begin as early as 2026, with production projected by 2028. The scale and long-term nature of this project are expected to attract contractors, suppliers, and service-oriented businesses to nearby communities.

Additionally, the Cactus Mine (Arizona Sonoran Copper), situated west of Casa Grande, is progressing toward reopening and further development following successful exploration that identified new copper veins. The advancement of this project further reinforces the region's role as an emerging hub for copper production and related industrial activity.

In southern Arizona, the Hermosa Project (South32) near Patagonia represents a significant critical minerals development focused on silver, lead, zinc, and manganese. While still pending final approvals, the project highlights broader statewide investment in mining and resource extraction.

Collectively, these projects are expected to generate increased demand for office, retail, and service-oriented commercial space from engineering firms, logistics providers, equipment suppliers, and workforce-support businesses. This regional momentum enhances the long-term attractiveness of well-located commercial assets in Arizona City.



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Investment Highlights

FOR SALE



- Strategic Commercial Location – Positioned along Sunland Gin Road, one of Arizona City’s primary commercial corridors, with approximately 7,000 vehicles per day providing strong visibility and consistent exposure.
- Rare Dual Frontage – The property offers approximately 300 feet of frontage on Sunland Gin Road and 190 feet on Santa Cruz Boulevard, a highly uncommon feature in Arizona City that enhances access, circulation, and signage opportunities.
- Fully Leased with Flexibility – 100% occupied short term leases. NOI is \$106,593.00. Value add opportunity - Many of the current leases are below market rate.
- Owner-User Advantage – Ideal for an owner-user seeking partial or full occupancy, allowing a buyer to occupy a portion of the building while maintaining income from remaining tenants.
- Attractive Land Size – Situated on a 1.31-acre commercially zoned parcel, offering ample space for parking, expansion, outdoor storage, or future redevelopment.
- Functional Improvements – Improved with two 5,150 SF single-story office/retail buildings, providing immediate usability while allowing value-add repositioning or redevelopment.
- Revitalizing Trade Area – Surrounding properties are experiencing redevelopment and repurposing, signaling renewed investment activity and long-term growth within Arizona City’s commercial core.
- Mining Industry Presence – Arizona City benefits from proximity to active and expanding mining operations in Pinal County, which continue to drive demand for office, service, and contractor-oriented commercial space.
- Regional Employment Driver – Nearby mining activity supports a steady workforce, increasing the need for support services, administrative offices, retail, and logistics-related users in the immediate area.
- Phoenix–Tucson Growth Corridor – Located between the Phoenix and Tucson metros with access to Interstate 8 and Interstate 10, the property is well positioned to benefit from continued regional growth, industrial expansion, and infrastructure investment.

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Aerial Map

FOR SALE



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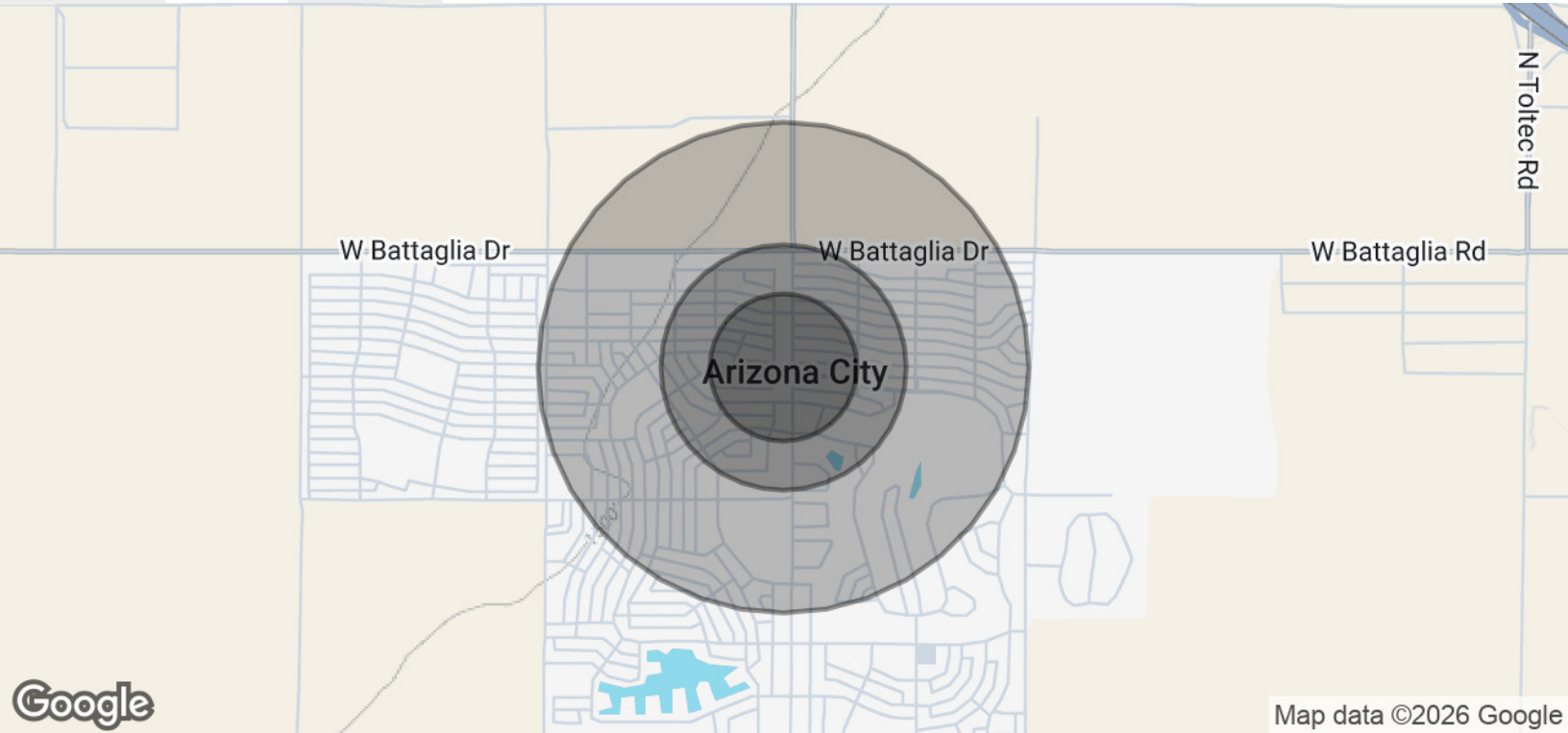
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Demographics Map & Report

FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	853	2,024	5,741
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	824	2,329
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$60,198	\$59,454	\$62,858
Average House Value	\$188,056	\$189,817	\$191,844

Demographics data derived from AlphaMap

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Thank you!

Thank you for reviewing
this Offering
Memorandum. Your
time and consideration
are sincerely appreciated.
Please reach out with any
request or for
additional information.



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