



For Sale

±3.91 AC Opportunity Zone Site
104-Unit Multifamily Asset
Heavy Value-Add / Adaptive Reuse
Convenient Access to I-10

5540 N Sunland Gin Rd
Casa Grande, AZ 85193

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VISTAGROUP.US



5540 N SUNLAND GIN RD

Located in Casa Grande with convenient access to I-10 and surrounded by growing regional employment corridors. This property delivers scale, flexibility, and long-term upside.

| | |
|---------------|-----------------------|
| BUILDING SIZE | ±49,682 SF |
| LAND SIZE | ±3.91 AC |
| YEAR BUILT | 1974 |
| ZONING | CB-2 |
| PRICING | Contact Listing Agent |

4 MILES
TO ARIZONA CITY

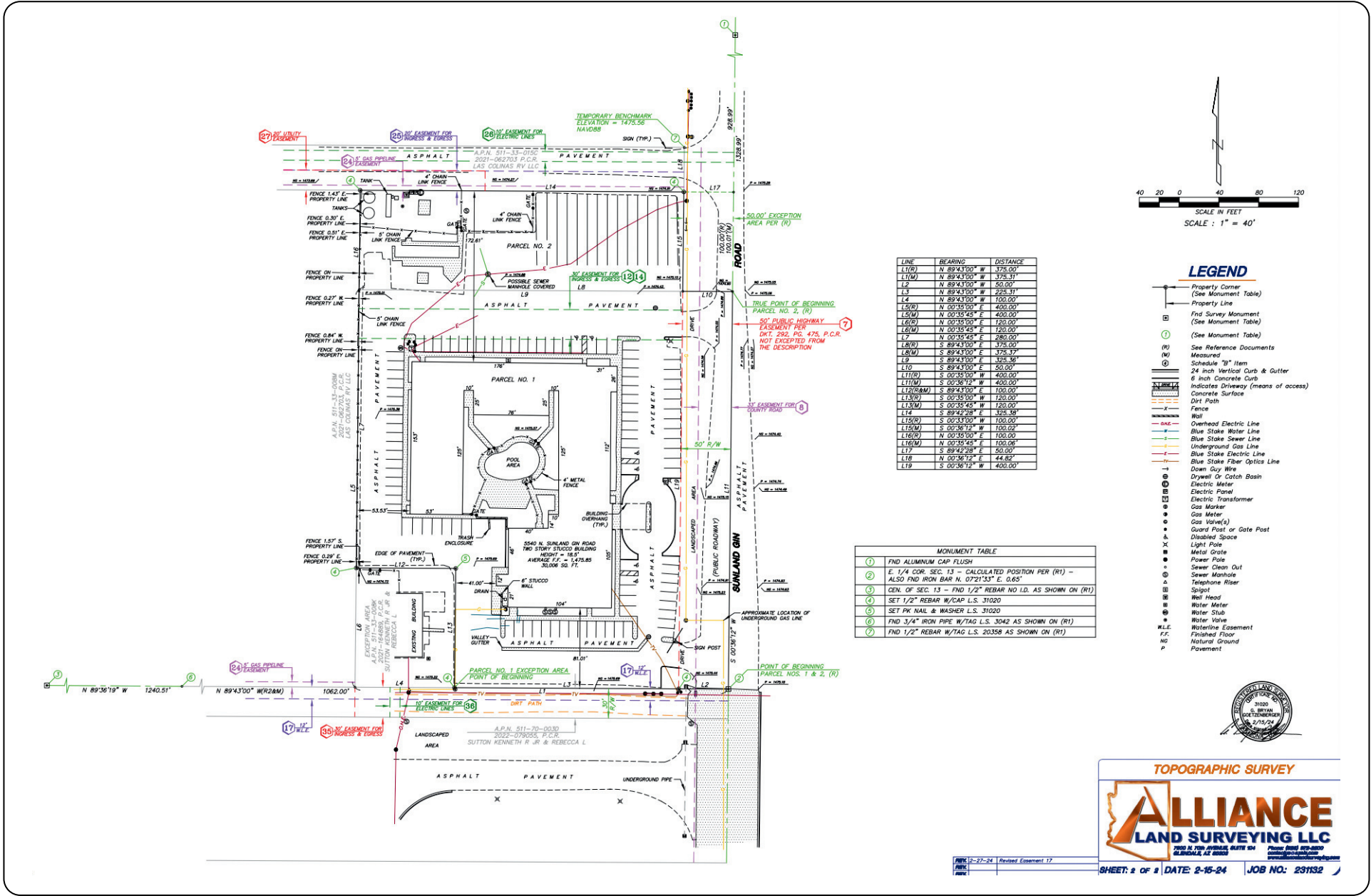
43 MILES
TO PHOENIX

59 MILES
TO TUCSON

64 MIN
DRIVE TO PHOENIX-MESA GATEWAY

TRAFFIC COUNTS

| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
|----------------------|---------------|----------------|------------|------------------------|
| S Sunland Gin Rd | W Shedd Rd S | 10,427 | 2025 | 0.14 mi |
| S Sunland Gin Rd | W Houser Rd S | 11,139 | 2025 | 0.82 mi |
| N Sunland Gin Rd | W Houser Rd S | 10,177 | 2025 | 0.82 mi |
| S Sunland Gin Rd | W Arica Rd N | 10,324 | 2025 | 0.88 mi |
| N Sunland Gin Rd | W Arica Rd N | 12,001 | 2025 | 0.88 mi |
| I-10 Exit 200 G-Ramp | W Arica Rd | 3,317 | 2020 | 1.12 mi |
| I-10 Exit 200 A-Ramp | W Arica Rd | 6,642 | 2024 | 1.13 mi |
| N Sunland Gin Rd | I-10 N | 14,089 | 2025 | 1.26 mi |
| Sunland Gin Rd | I-10 N | 13,644 | 2024 | 1.26 mi |
| S Sunland Gin Rd | I-10 N | 12,925 | 2022 | 1.26 mi |



POPULATION

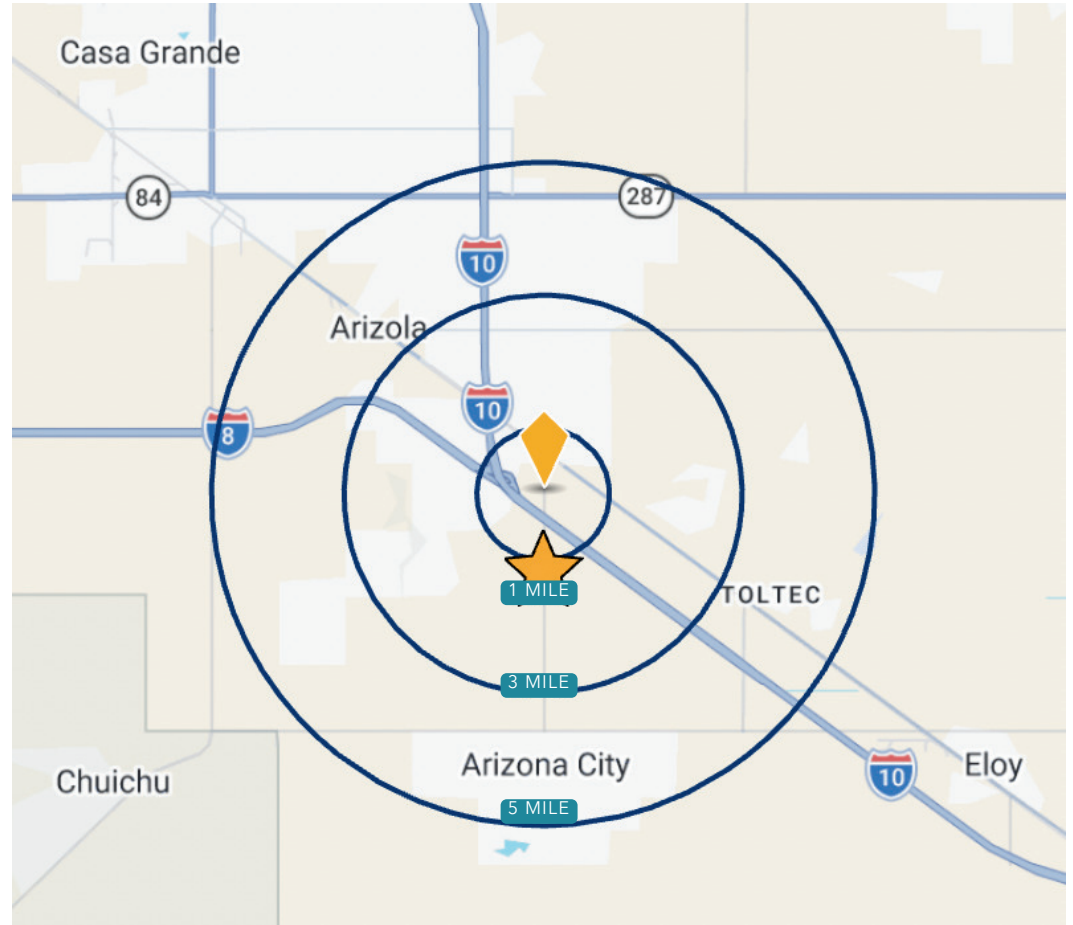
| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| 2024 POPULATION | ±66 | ±11,701 | ±26,286 |
| 2029 PROJECTED POPULATION | ±78 | ±14,139 | ±31,719 |
| ANNUAL GROWTH 2024-2029 | 3.6% | 4.2% | 4.1% |

EMPLOYMENT & SPENDING

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|----------|-----------|----------|
| DAYTIME EMPLOYMENT | ±10 | ± 819 \$5 | ±1,409 |
| TOTAL CONSUMER SPENDING | \$780,7K | \$126.5M | \$299.5M |

HOUSEHOLDS & INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|----------|----------|----------|
| 2024 HOUSEHOLDS | ±24 | ±4,668 | ±10,258 |
| 2029 PROJECTED HOUSEHOLDS | ±28 | ±5,623 | ±12,346 |
| ANNUAL GROWTH 2024-2029 | 3.3% | 4.1% | 4.1% |
| AVERAGE HOUSEHOLD INCOME | \$80,413 | \$66,087 | \$74,041 |



For more information, contact:

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