

**NEW PRICE!**

**6.56% CAP**

# ERNST RETAIL CENTER

— INCOME-PRODUCING MULTI-TENANT RETAIL INVESTMENT —

📍 13640 S SUNLAND GIN RD | ARIZONA CITY, AZ 85123



  
NOW OFFERED AT  
**\$1,625,000**  
NEW PRICE

  
**6.56%**  
CAP RATE

  
**10,300 SF**  
TOTAL BUILDING SIZE

  
**12**  
TENANT SUITES

  
**1.31**  
ACRES

## INVESTMENT HIGHLIGHTS

- ✓ 6.56% In-Place CAP Rate
- ✓ Immediate Cash Flow
- ✓ Value-Add Opportunity Through Rent Adjustments & Repositioning
- ✓ Dual Frontage with Excellent Visibility & Access
- ✓ Strategically Located in Phoenix-Tucson Growth Corridor
- ✓ Mining & Industrial Expansion Driving Regional Demand
- ✓ Strong Redevelopment & Repositioning Potential
- ✓ Approx. 7,000 Vehicles Per Day on Sunland Gin Road

## 📍 STRATEGIC LOCATION

Arizona City is a growing community located between Phoenix and Tucson with convenient access to Interstate 8 and Interstate 10.



  
APPROX.  
**7,000**  
VEHICLES  
PER DAY



## INVESTMENT OPPORTUNITY

**STRONG UPSIDE. FLEXIBLE FUTURE.**



### STABLE INCOME TODAY

Well-maintained multi-tenant center delivering strong in-place income from day one.



### UPSIDE THROUGH GROWTH

In-place income allows for upside through future rent growth and repositioning strategies.



### ARIZONA CITY ADVANTAGE

A growing market positioned between Phoenix and Tucson with increasing commercial activity, affordability, and infrastructure investment.



### FLEXIBLE FUTURE USE

1.31-acre site with dual frontage provides excellent visibility, multiple access points, and strong potential for future redevelopment.

## PROPERTY SNAPSHOT

💰 Sale Price:	\$1,625,000
📊 NOI:	\$106,593
📈 Cap Rate:	6.56%
🏠 Lot Size:	37,897 SF (1.31 Acres)
🏢 Building Size:	10,300 SF
👥 Number of Units:	12

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# Property Summary

FOR SALE

## PROPERTY DESCRIPTION

Ernst Retail Center consists of three contiguous commercially zoned parcels located at 13640 S Sunland Gin Rd in Arizona City, Arizona 85123. This listing represents one of 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 include:

- 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), also improved with a 5,150 square foot office/retail building

Together, the site benefits from 299.71 feet of frontage along Sunland Gin Road, with additional 190.02 feet 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 limited 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 experience growth, 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.



## OFFERING SUMMARY

Sale Price:	\$1,625,000
Number of Units:	12
Lot Size:	37,897 SF
Building Size:	10,300 SF
NOI:	\$106,593.00
Cap Rate:	6.56%

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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# Area Description

FOR SALE



## AREA DESCRIPTION

Regional Economic Drivers – Mining & Industrial Growth

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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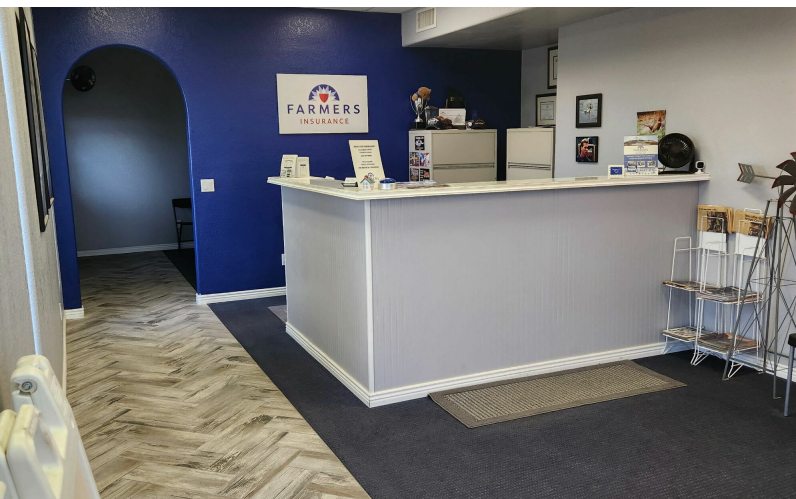
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# Property Highlights

FOR SALE



## PROPERTY HIGHLIGHTS

- Strategic Commercial Location – Positioned along Sunland Gin Road with approximately 7,000 vehicles per day providing strong visibility and consistent exposure.
- Rare Dual Frontage – The property offers approximately 299.71 feet of frontage on Sunland Gin Road and 190.02 feet on Santa Cruz Boulevard that enhances access, circulation, and signage opportunities.
- Fully Leased with Flexibility – Currently 100% occupied by multiple tenants, providing in-place income on a 6.56% CAP rate.
- 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 for a total of 10,300 RSF.
- Revitalizing Trade Area – Surrounding properties are experiencing redevelopment and repurposing, signaling 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.
- Value-Add Through Rent Growth or property repositioning

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# Additional Photos

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# Aerial Map

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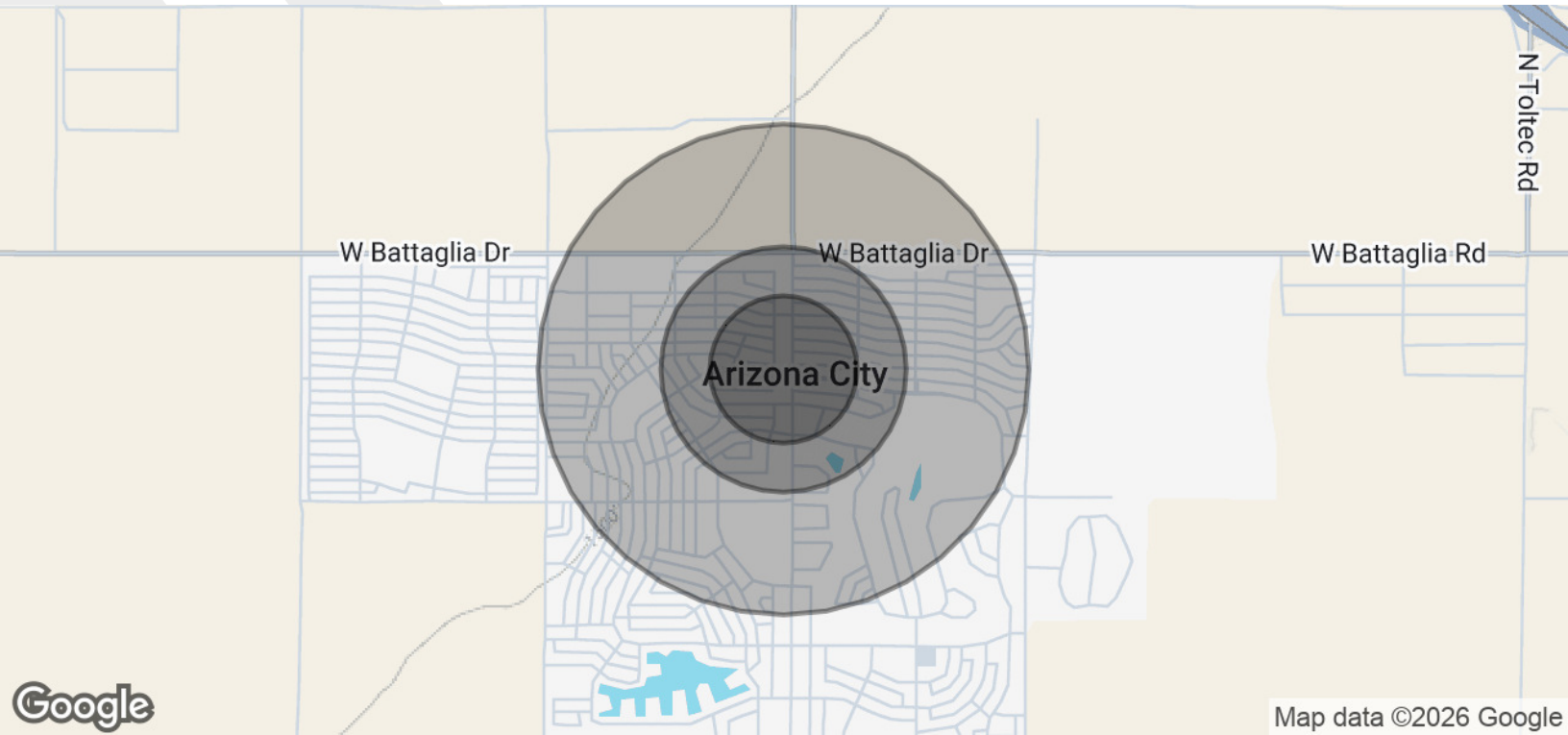
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# Demographics Map & Report

FOR SALE



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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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

2020 American Community Survey (ACS)

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