



FOR LEASE

QSR / DRIVE THRU

1395 W Main St, Quartzsite, AZ 85346

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

Nikki Bagnato

602.820.4634

nicole.bagnato@expcommercial.com

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OFFERING SUMMARY

Lease Rate:	Call For Pricing
Building Size:	1,995 SF
Available SF:	1,000 SF
Lot Size:	62,698 SF
Year Built:	1996
Zoning:	c-2
Market:	Other Market Areas
Submarket:	Yuma & El Centro

PROPERTY OVERVIEW

Strategically located just off Interstate 10, maximizing exposure to highway travelers and local traffic alike. The restaurant is directly connected to a Mobil gas station, drawing additional customers from those fueling up on their journey. With high visibility and accessibility, this location is an ideal opportunity for a tenant seeking a well-positioned restaurant site that benefits from consistent foot traffic and a prime spot on a major route through Arizona.

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Google

Map
data
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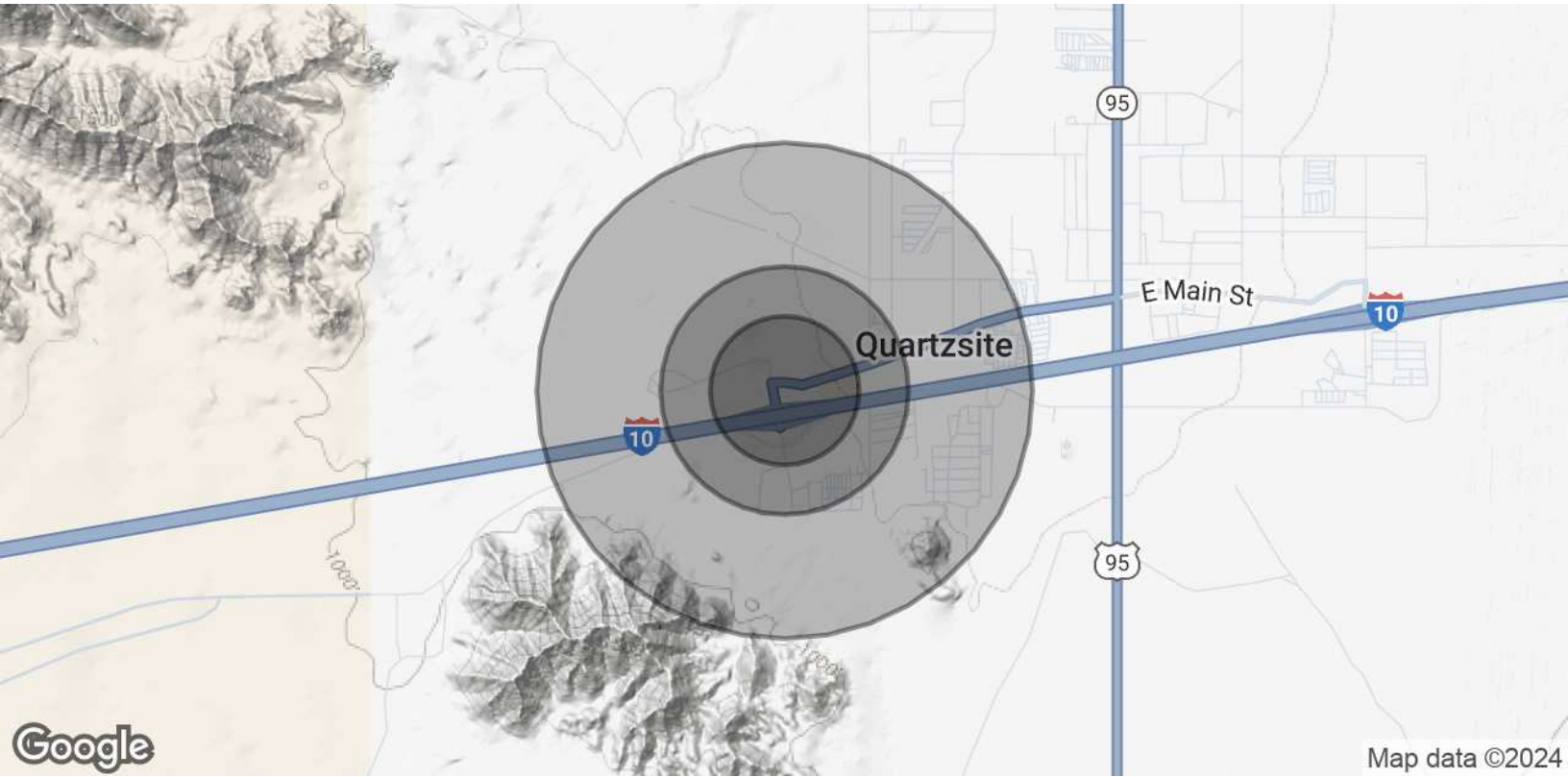
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	16	64	655
Average Age	66	65	65
Average Age (Male)	68	66	66
Average Age (Female)	65	65	65
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	36	348
# of Persons per HH	1.5	1.8	1.9
Average HH Income	\$75,442	\$66,825	\$57,113
Average House Value	\$145,541	\$191,972	\$186,225

Demographics data derived from AlphaMap

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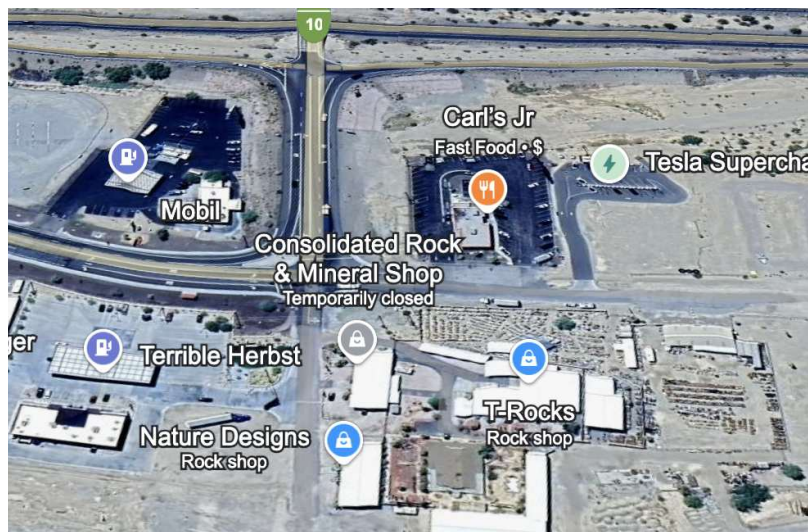
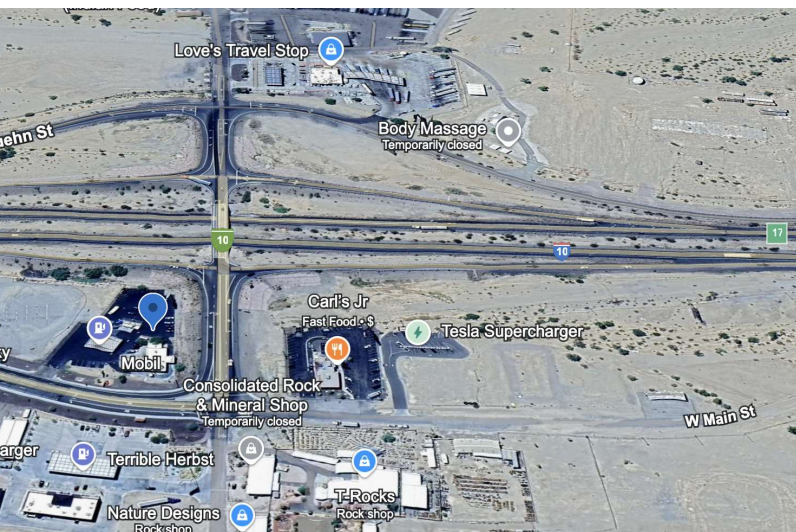
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NIKKI BAGNATO

Commercial Broker

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Direct: **602.820.4634** | Cell: **623.233.0411**

AZ #Sa668263000

PROFESSIONAL BACKGROUND

- + Commercial Real Estate Strategist with Broad Market Insights
- + Connector of Opportunities, People, and Growth
- + Licensed in Arizona with the Ability to Represent Clients Nationwide
- + Driven by Client-Centered Solutions and High-Impact Results
- + Innovative Problem Solver for Complex Transactions
- + Resourceful Networker and Market Expert
- + High-Energy Deal Facilitator
- + Data-Driven and Analytical with a Client-Centric Mindset
- + Collaborative Team Player, Bringing Together the Best
- + Self-Starter with a Results-Oriented Focus
- + Investor-Focused, Creating Long-Term Value
- + Empowering Leader in Every Transaction
- + Dedicated to Building Sustainable and Long-Lasting Real Estate Practices
- + Real Estate Investor and Business Leader
- + Advocate for Strategic Community and Business Growth

EDUCATION

Arizona School Real Estate & Business (2016)

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PROPERTY DESCRIPTION

Rare Drive-Thru Opportunity at 1395 W Main St, Quartzsite, AZ—a high-traffic, high-visibility location right off Interstate 10, capturing the steady flow of travelers to and from California. Perfectly positioned as a popular stop for food, drinks, and gas, this drive-thru space is connected to a Mobile gas station, adding to its traffic potential and customer convenience.

Highlights:

*Prime Location off I-10 with excellent visibility*20K+ Daily Traffic from locals and travelers alike*Drive-Thru Ready—ideal for quick-service or take-out concepts*Popular Stopping Point for California-bound travelers seeking food, drinks, and fuel

*Connected to a Mobile Gas station to gain customers

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