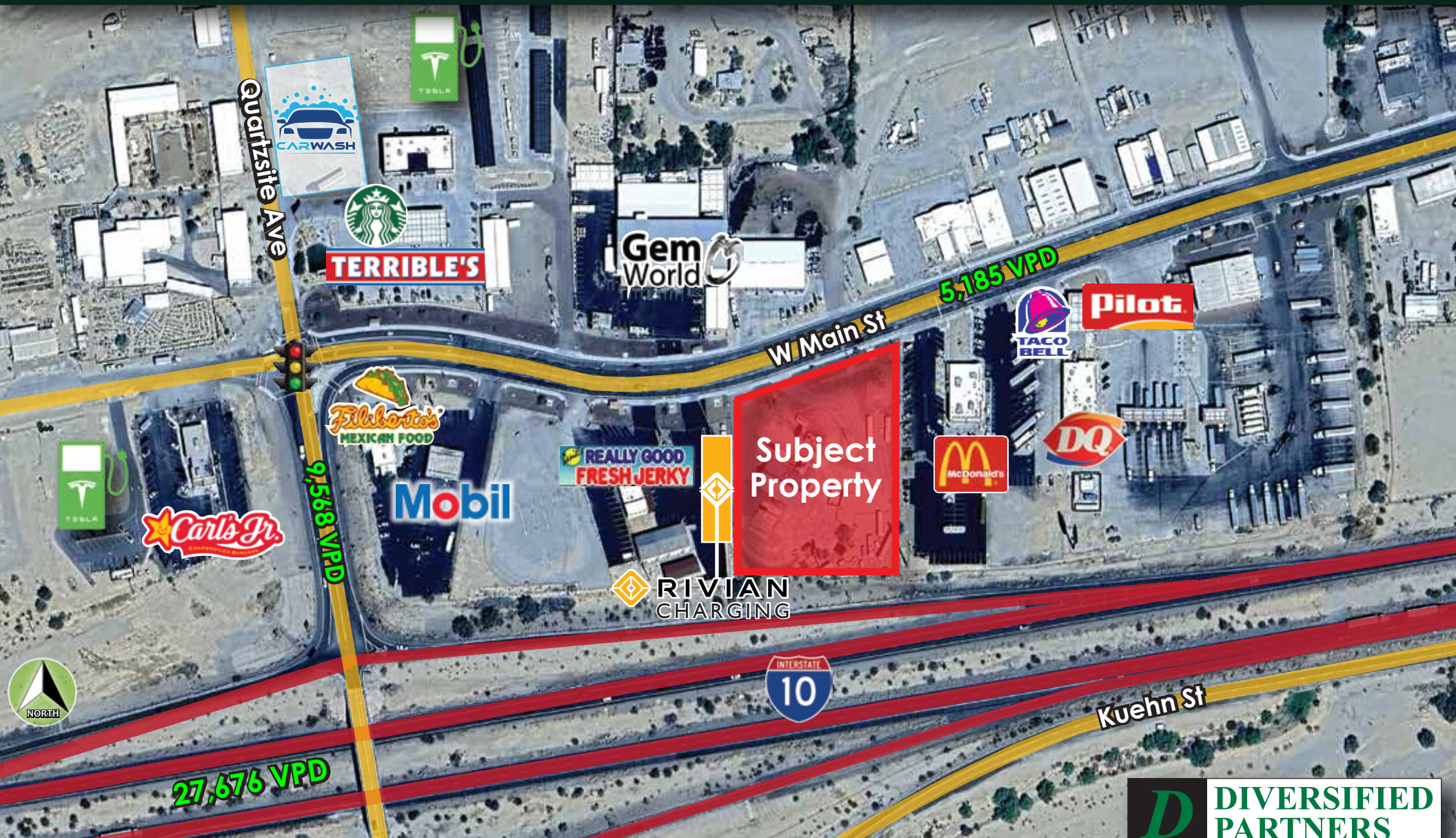


QUARTZSITE

2nd Gen Restaurant
Available for Lease or Sale!

1265 W. Main Street
Quartzsite, AZ 85346



D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcrc.com

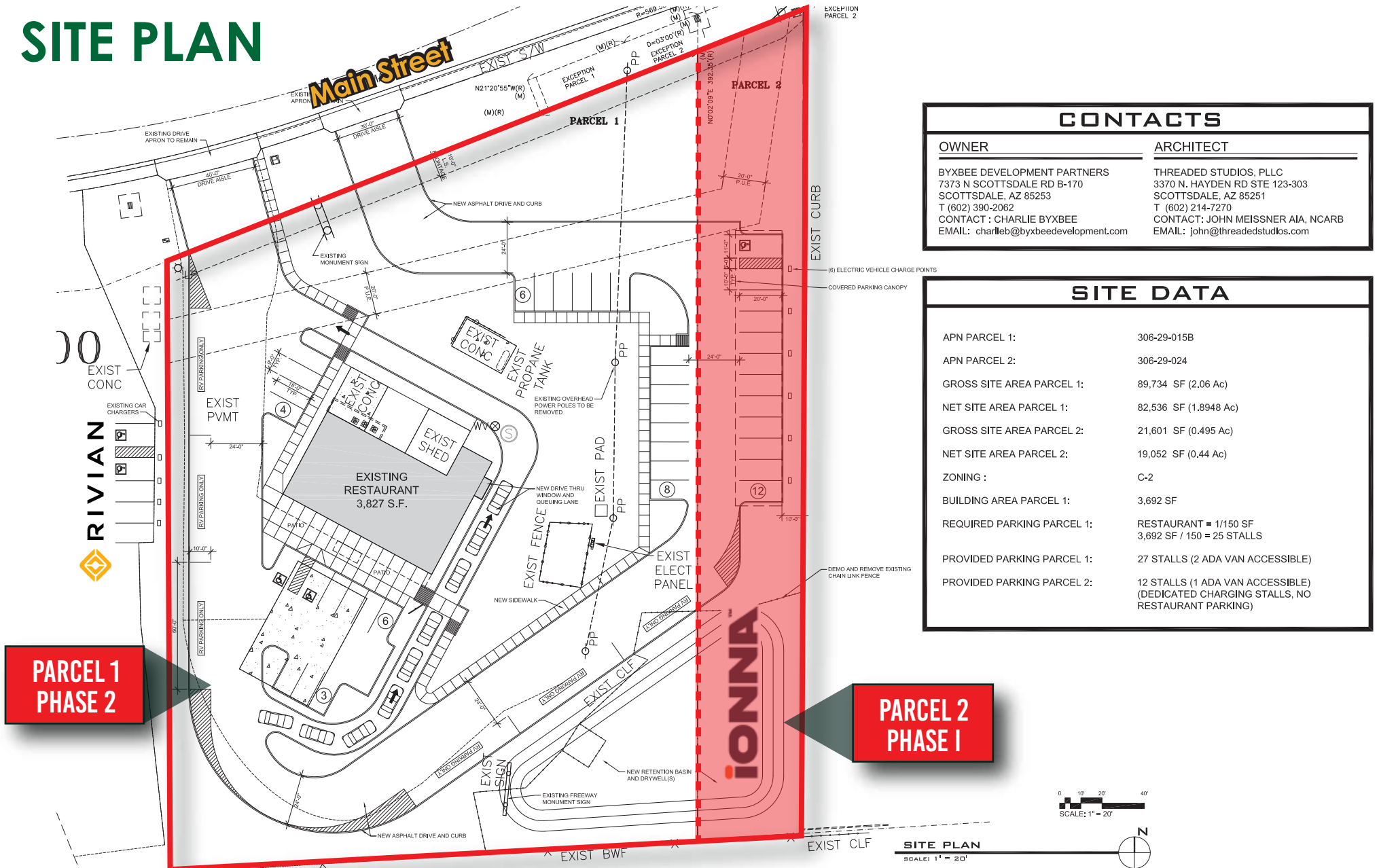
MARTI WEINSTEIN | 224.612.2332 | marti@dpcrc.com

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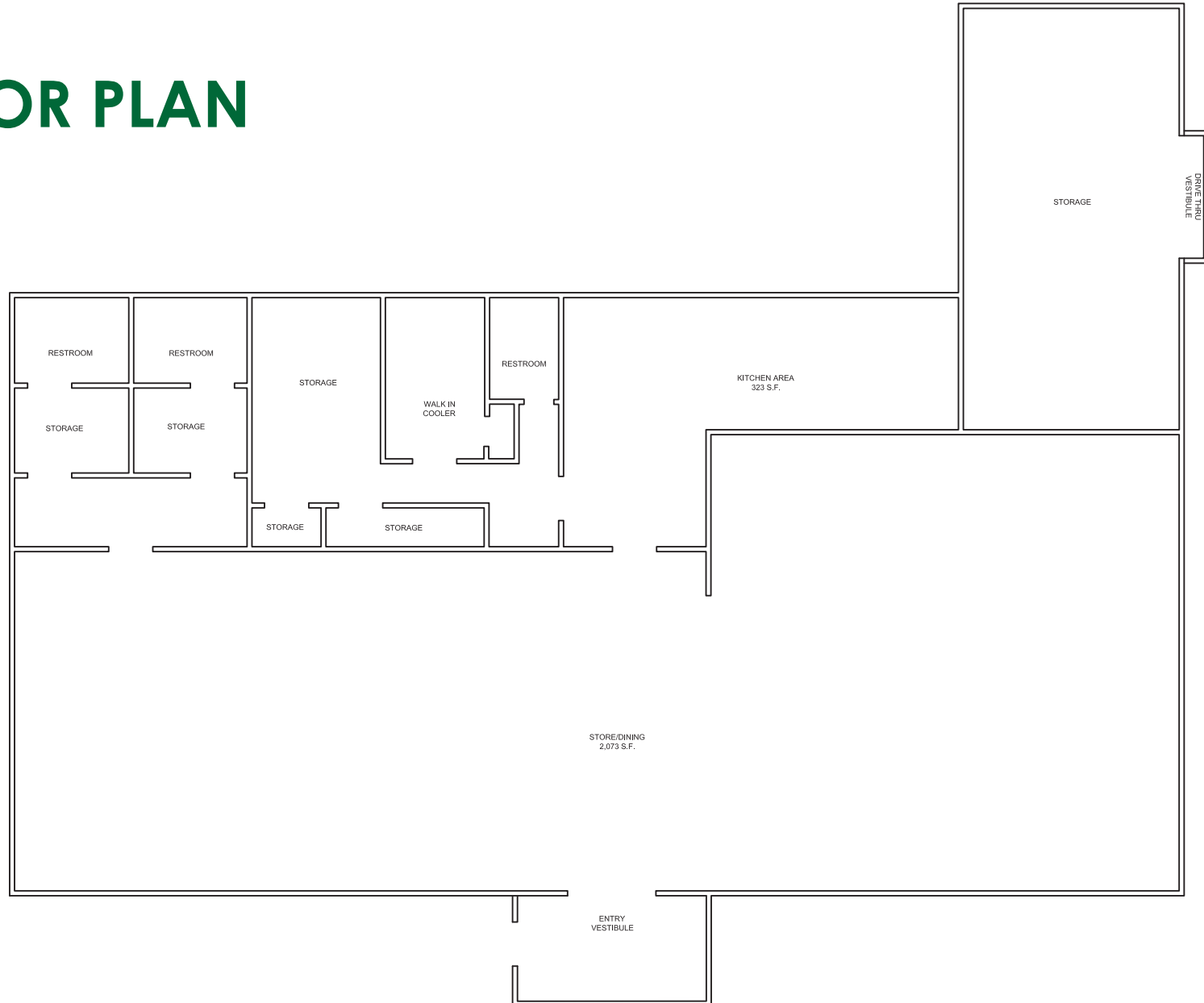
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SITE PLAN



FLOOR PLAN



QUARTZSITE

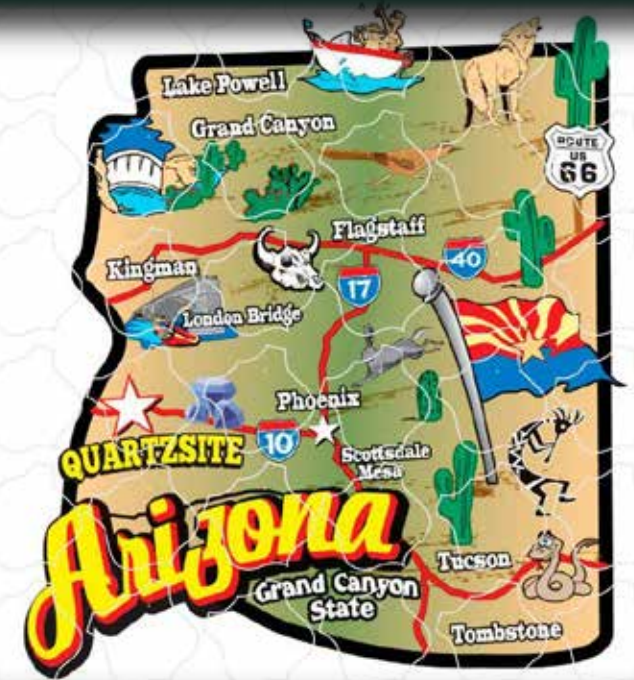
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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	990	2,689	3,074
PROJECTED POPULATION (2030)	996	2,679	3,050
AVERAGE HOUSEHOLD INCOME	\$72,374	\$49,952	\$55,386
DAYTIME POPULATION	848	2,307	2,657
MEDIAN AGE	69.2	67.7	68.3
TOTAL BUSINESSES	Nearly 400 business licenses in Quartzsite		



traffic counts: I-10 | 27,676 VPD ● W. Main Street | 5,185 VPD

Contact:

MARTI WEINSTEIN

224.612.2332

marti@dpcr.com



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property highlights

- ±3,827 SF 2nd Generation Restaurant Available for Lease or Sale!
- Highly visible pylon signage visible to Interstate I-10
- Full diamond interchange at Quartzsite Blvd
- Well-established stopping point for truckers, roadtrippers and EV drivers traveling between Phoenix and Los Angeles
- Quartzsite is a strategic refueling stop for motorists as it is the last chance before entering California with a gas tax of 68.1 cents per gallon (due to boutique fuel regulations)
- Nearby Tesla & Rivian charging stations make Quartzsite the 4th largest EV charging hub in the world!
- Neighboring McDonald's is a top-performing location