

505-517 EAST FLORENCE AVENUE
CASA GRANDE AZ 85122

MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY

±10,820 SF
FOR SALE



VALUE ADD PROPERTY

\$925,000 SALE PRICE

**GREAT OWNER/USER/INVESTMENT
OPPORTUNITY WITH INCOME**



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 081825



PROPERTY DETAILS

ADDRESS	505-517 E Florence Ave. Casa Grande, AZ, 85122
PROJECT TYPE	Multi-Tenant Retail / Office
BUILDING SIZE	+/- 10,820 SF
LAND SIZE	+/- 30,992 SF
MULTI-TENANT	8 Spaces
FRONTAGE	Florence Blvd
ADJACENT	Casa Grande City Hall
SIGNAGE	Bldg Mounted & Monument
PARKING RATIO	4/1,000

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RENT ROLL

505-517 EAST FLORENCE, CASA GRANDE AZ 85122

Suite	Tenant	PSF	Rent PSF	Rent Per Month	Expiration Date
505	Mexican Product Store	1,770	\$8.15	\$1,202.13	N/A
507	Antiques Shop *Ownership*	1,770	\$ -	-	-
509	Vacant	1,875	\$ -	-	-
511	Massage	1,875	\$8.80	\$1,374.92	10/31/2029
513	Money Mart	1,400	\$16.45	\$1,918.94	2/25/2027
515	Vacant	1,776	\$ -	-	-
517A	Hair Salon	750	\$10.95	\$684.26	N/A
517B	Smoke Shop	720	\$15.04	\$902.15	9/30/2026
Average Rent Excluding Vacancies		6,515	\$11.20		
Adjusted Avg Rent Excluding Vacancies			\$11.74		
Building Size as per Pinal County*		10,820	TOTAL:	\$6,082.40	

ANNUAL TOTAL (GROSS REVENUE)

\$72,988.80



ESTIMATED EXPENSES

2024 Property Tax		\$11,834
Insurance		\$9,000
Maintenance		\$10,000
Utilities		\$1,400
Total Estimated Expenses		\$32,234
Estimated Net Operating Income		\$ 40,754
Cap Rate with Existing Rents	4.41%	\$925,000
Price Per Square Foot		\$85.49
Pro-Forma with Vacancies Rented at \$12 PSF	\$57,852	\$98,606
Pro-Forma Cap Rate	10.66%	\$925,000

* Improved buildings total 10,820 SF per Pinal County



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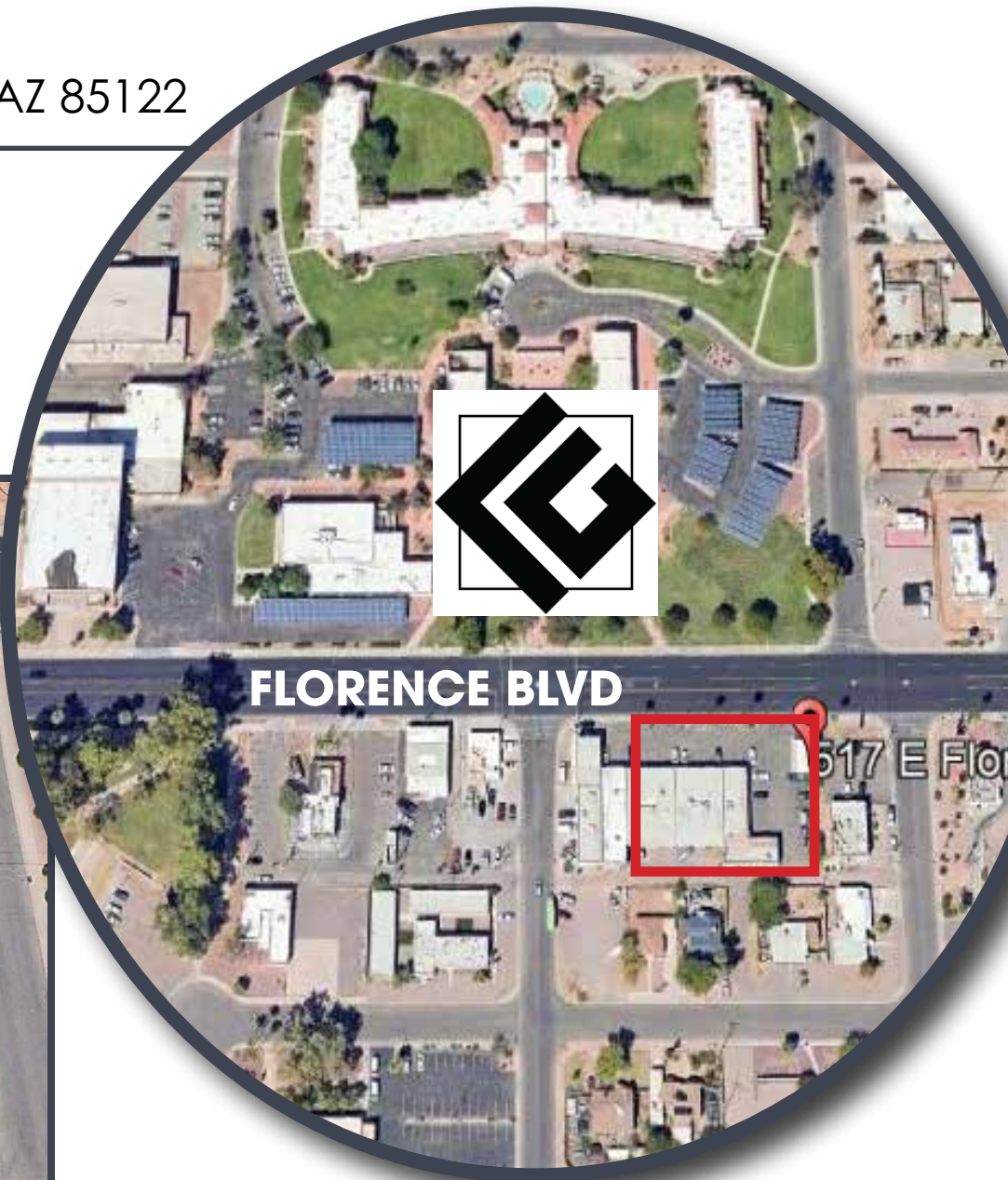
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LOCATION

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This highly visible commercial property spans multiple parcels along Casa Grande's primary business corridor, offering an exceptional investment or owner-user opportunity. With frontage on E Florence Boulevard, one of the city's busiest thoroughfares, the site delivers outstanding visibility, steady vehicle traffic, and convenient access.



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