



Menlo Group

COMMERCIAL REAL ESTATE



**Investment and Owner/User Opportunity  
Freestanding Building Available For Sale or For Lease**

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1295 E Florence Blvd Casa Grande, AZ  
85122

*Exclusively listed by:*

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## PROPERTY SUMMARY

PURCHASE PRICE	\$1,990,000
LEASE RATE	\$25.00 NNN
ESTIMATED NNN'S	\$4.50 PSF
PROPERTY TYPE	Multi- Tenant Freestanding
PROPERTY SUBTYPE	Medical/Retail/Healthcare
APN	505-30-003F
BUILDING SIZE	4,627 SF
DENTAL SUITE SIZE	2,753 SF
LEASED SUITE SIZE	1,874 SF
LOT SIZE:	23,958 SF
ZONING	B-2

## PROPERTY HIGHLIGHTS

- For Sale | \$1,990,000
- For Lease | \$25.00 NNN
- Investment and Owner/User Opportunity
- Perfect for Dentist/Medical relocation or expansion
- Newly Constructed 8 Operatory Dental Practice
- All FF&E and Dental Equipment may be negotiated
- NNN Lease expiring November 2028 with 2,5 year renewal options
- Current NOI: \$33,624.00
- Zoned B-2
- Versatile layout
- Strategic location in Casa Grande
- Located at Busy Intersection
- Potential for business expansion
- Parking 6.5 : 1000

## Investment Details & Highlights

This prime 4,627 SF property at 1295 E Florence Blvd, Casa Grande, AZ presents an exceptional investment and owner/user opportunity, with a versatile layout that makes it ideal for office or medical use. Boasting a strategic location at a busy intersection, it offers potential for business expansion. This property is perfectly suited for a dentist's relocation or expansion plans. With a NNN lease expiring in November 2028, and its leased suite size of 1,874 SF generates a net operating income of \$33,624. Offered at an attractive \$1,990,000, this property represents a compelling opportunity for a unique investment and owner/user opportunity



- Newly Constructed Bagel Shop
- Use: Bagel and Coffee Shop
- Lease Commencement: August 1, 2023
- Lease Expiration: November 30, 2028
- Lease Type: NNN
- Estimated NNN's: \$4.25
- Annual Escalations: 5%
- Current Lease Rate: \$18.00 PSF
- Personally Guaranteed
- Two, Five Year Renewal Options
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## Additional Photos





Matterport Link

Click to view virtual tour



# Retailer Map

N Pinal Ave

E Cottonwood Ln

E Cottonwood Ln

E Cottonwood Ln

10



S Florence St

Jimmie Kerr Blvd

W Jimmie Kerr Blvd

W Jimmie Kerr Blvd

10

10

10

10

Arizola

W Selma Hwy

W Selma Hwy

Chulichu Rd

Chulichu Rd

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