

FREE STANDING OFFICE BUILDING

1053 E Racine Place,
Casa Grande, AZ 85122

\$136,500
(\$250.00 PSF)

Owner/User Opportunity



EXECUTIVE SUMMARY

Freestanding Building

Just minutes from the Trekeil Road, .88 acre with 400 sf ft building. Take advantage of this rare opportunity to own a unique property.



Melody Bramer

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1053 E RACINE PLACE CASA GRANDE AZ 85122

PROPERTY DETAILS:

Building Size: ±400 SF

APN:504-39-025B

Year Built: 1981

Zoning: GR

Sub Type: T

Investment Sub Type:

Sale

Investment Type: Owner/User

Unit: 1

Building: 1

Stories: 1

Property Type: Office

Total Square Footage: 38,332

Lot Size(acre): 0.88



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IDEAL USERS

Perfect for:

- Automobile parking lot
- Vocational School
- Retail
- Office
- Animal hospital, clinic or kennel

LOCATION ADVANTAGES

- Minutes to Downtown CasaGrande dining, retail, and events
- Near major employers: Lucid,
- Surrounded by dense, established residential communities
- Strong growth submarket with ongoing redevelopment
- Rare freestanding building opportunity in a supply-constrained area



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Demographics

15866 W Cambridge St	1 Mile	5 Miles	10 Miles
2020 Population	153	26,648	74,922
2025 Population	190	33,313	101,706
2030 Population (Projection)	224	39,311	121,103
Annual Growth 2020-2025	4.8%	5.0%	7.2%
Annual Growth 2025-2030	3.6%	3.6%	3.8%
2025 Households	56	9,990	27,961
2030 Households (Projection)	69	12,350	38,174
Average Household Income	76,853	77,089	78,788
Median House Value	\$281,578	\$304,361	\$309,965
Median age	45.2	39.3	41.8
Employees	21	13,597	20,362
Businesses	5	1,567	2,412
Total Specified Consumer Spending	\$2,252,785.00	\$357,679,741.00	\$1,147,128,583.00
Traffic Counts Distance from Property			
South Trekell Rd & W Banning St	2025	.13 mi	1,315
South Trekell Rd & i-8 South	2025	.30 mi	2,970

DISCLAIMER.

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PROPERTY HIGHLIGHTS

- Office
- Restrooms
- Spacious Reception area
- Professional office
- .88 acre



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