



FOR SALE OR LEASE (ABSOLUTE NNN)

DRIVE-THRU RESTAURANT

405 E Florence Blvd | Casa Grande, AZ 85122

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WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200

Phoenix, AZ 85016

602.778.3747 | w-retail.com

* Owner / Agent

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PROPERTY DESCRIPTION

Introducing a prime opportunity in Casa Grande - a 2,117 SF freestanding drive-thru restaurant available for sale or lease. Renovated in 2023, the property sits on ± 0.48 acres with pylon signage available. Located on the bustling Florence Blvd., a main thoroughfare offering high visibility. Its strategic proximity to I-10 provides excellent access between Phoenix and Tucson, key cities in Arizona. Casa Grande's burgeoning industrial landscape, featuring notable companies like Lucid Motors and Kohler Co., presents a promising economic backdrop for this property.

LOCATION DESCRIPTION

Located in the vibrant city of Casa Grande, AZ, this prime location offers a bustling environment for restaurant users. Nearby attractions such as the Outlets at Casa Grande attract a steady flow of shoppers, while the bustling Historic Downtown Casa Grande is a popular destination for dining and entertainment. The property's proximity to major roadways provides excellent visibility and accessibility for businesses seeking high customer traffic. With a growing population and an expanding economy, the restaurant sector in this thriving area presents an exciting opportunity for success and growth.

PROPERTY HIGHLIGHTS

- Freestanding Drive-Thru Restaurant Available for Sale or Lease (Absolute NNN)
- 2,117 SF on ± 0.48 Acres with a 335 SF Patio
- Prominent Pylon Signage
- Zoned B2 - General Business Zone
- Recently Renovated in 2023
- Ample Parking
- Located on Florence Blvd., the main thoroughfare which runs east-west through the city of Casa Grande.
- Minutes from access to I-10 which connects Phoenix with Tucson, the two largest cities in the state of Arizona.
- Casa Grande has become a new industrial haven attracting such companies as Lucid Motors, Kohler Co., Casa Grande Auto Park, Attesa Motorsports Complex and more.
- Do Not Disturb Operating Tenant

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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AVAILABLE SPACES

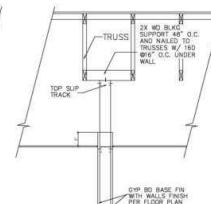
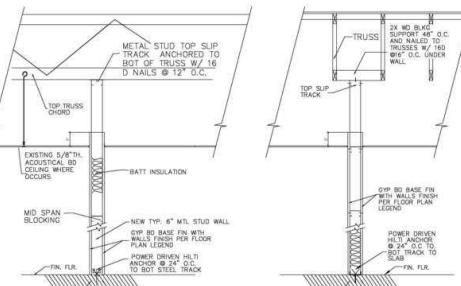
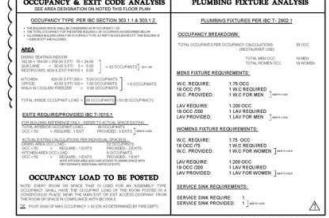
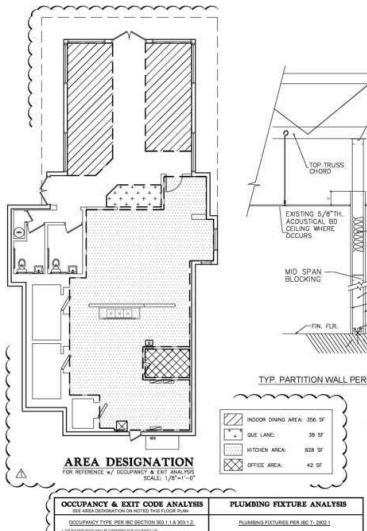
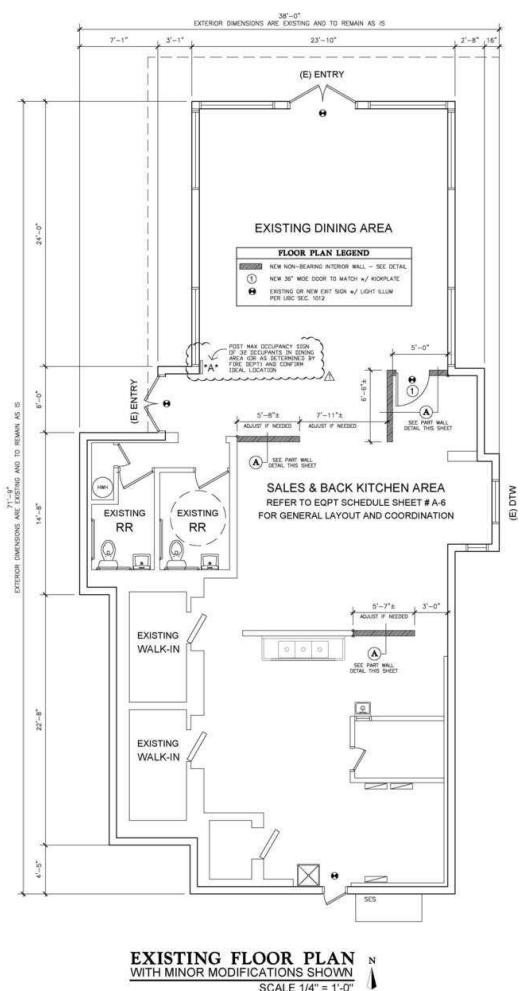
TENANT	SIZE	DESCRIPTION	PLANS
■ AVAILABLE	2,117 SF	DRIVE-THRU RESTAURANT	View Here

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**RALLY'S DRIVE-THRU
EXTERIOR FACILITY**
508 FLORENCE BLVD, CASA GRANDE, AZ 85122
1211 WEST CANARY WAY • GLENDALE • AZ 85301
ARCHITECTURE ALL & ASSOCIATES, INC.
1211 WEST CANARY WAY • GLENDALE • AZ 85301
MOBILE: (602) 630-1189 • F. MAIL: AAAC@GMAIL.COM
82526

RALLY'S DRIVE-THRU
EXTERIOR FACELIFT

DRAWN BY SAIS JOSE
CHECKED BY ABDUL DATE
1st CITY SUBMITTAL - 6.20.2023
2nd CITY SUBMITTAL - 7.26.2023

SHEET OF
A-5 A-6



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POPULATION

	1 MILE	3 MILES	5 MILES
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Area Total	10,430	40,737	61,972
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Median Age	35.2	40.6	40.9
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HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
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Median	\$57,016	\$63,472	\$68,003
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Average	\$92,963	\$88,333	\$89,806
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DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
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Total Businesses	443	1,284	1,519
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Employees	4,355	16,653	19,856
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Daytime Population	12,666	47,325	64,345
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EDUCATION

	1 MILE	3 MILES	5 MILES
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Percentage with Degrees	30%	31%	32%
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EMPLOYMENT

	1 MILE	3 MILES	5 MILES
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White Collar	42.18%	50.59%	51.90%
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Services	32.51%	26.52%	27.09%
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Blue Collar	25.35%	22.88%	21.01%
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HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
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Households	3,757	15,668	23,460
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Median Home Value	\$224,841	\$298,243	\$330,220
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*2025 Demographic data derived from ESRI