

FOR SALE OR LEASE (ABSOLUTE NNN)

DRIVE-THRU RESTAURANT

405 E Florence Blvd | Casa Grande, AZ 85122

BRYAN LEDBETTER

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WESTERN RETAIL ADVISORS

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Phoenix, AZ 85016

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*** Owner / Agent**

DRIVE-THRU RESTAURANT

405 E Florence Blvd | Casa Grande, AZ



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, Attessa Motorsports Complex and more.
- Do Not Disturb Operating Tenant

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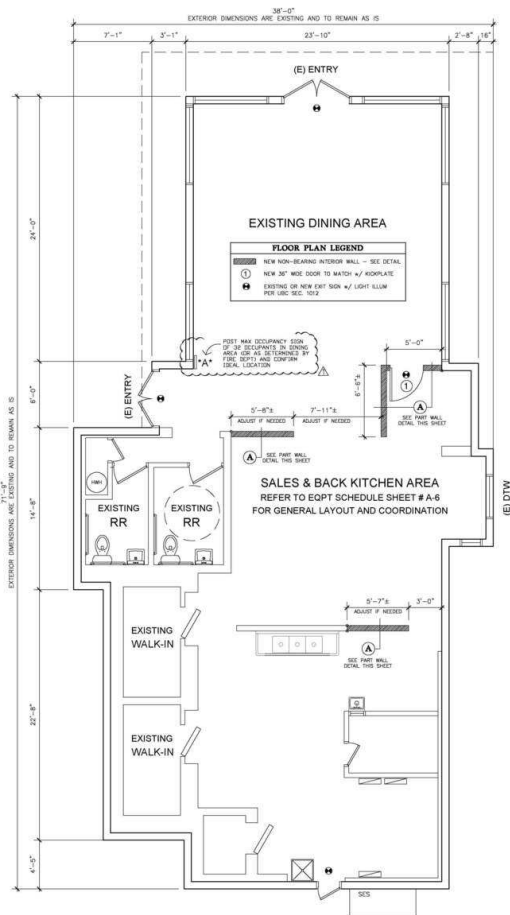
AVAILABLE SPACES

TENANT	SIZE	DESCRIPTION	PLANS
<div><div></div>AVAILABLE</div>	2,117 SF	DRIVE-THRU RESTAURANT	View Here

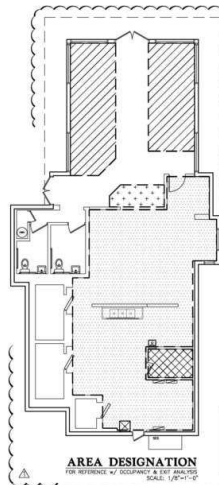
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EXISTING FLOOR PLAN WITH MINOR MODIFICATIONS SHOWN
SCALE 1/4" = 1'-0"



AREA DESIGNATION

OCCUPANCY & EXIT CODE ANALYSIS

SEE OCCUPANCY & EXIT CODE ANALYSIS SHEET FOR DETAILS

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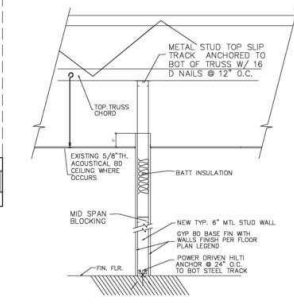
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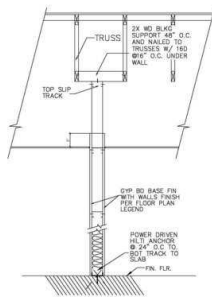
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TYP. PARTITION WALL PARRALLAL TO TRUSSES

A PARTITION WALL DETAIL

SCALE 1/2" = 1'-0"

NOTE: THIS BUILDING'S RESTAURANT USE DOES NOT CHANGE WITH THIS SUBMITTAL. HOWEVER, THE FOLLOWING LIST OF AREA FINISHES ARE TO BE USED BY CONTRACTOR AS A GUIDELINE FOR ANY MINOR REMODELING OR FINISH CHANGES THAT MAY OCCUR DURING CONSTRUCTION ALONG WITH COUNTY HEALTH DEPARTMENT NOTES AND STANDARDS.

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RALLY'S DRIVE-THRU
EXTERIOR FACELIFT

405 E FLORENCE BLVD, CASA GRANDE, AZ 85828

ARCHITECTURE ALL & ASSOCIATES, INC.
1211 WEST CANARY WAY - CHANDLER, AZ - 85286

MOBILE: (602) 850-1189 | MAIL: LUSADON@AOL.COM

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MOBILE: (602) 850-1189 | MAIL: LUSADON@AOL.COM

DATE: 08/11/2023

BY: [Signature]

CHECKED BY: [Signature]

1st CITY SUBMITTAL - 8/10/2023

2nd CITY SUBMITTAL - 7/28/2023

SHEET

OF







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<div> POPULATION</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Area Total</td><td>10,430</td><td>40,737</td><td>61,972</td></tr><tr><td>Median Age</td><td>35.2</td><td>40.6</td><td>40.9</td></tr></table>					1 MILE	3 MILES	5 MILES	Area Total	10,430	40,737	61,972	Median Age	35.2	40.6	40.9	<div><div></div> HOUSEHOLD INCOME</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Median</td><td>\$57,016</td><td>\$63,472</td><td>\$68,003</td></tr><tr><td>Average</td><td>\$92,963</td><td>\$88,333</td><td>\$89,806</td></tr></table>					1 MILE	3 MILES	5 MILES	Median	\$57,016	\$63,472	\$68,003	Average	\$92,963	\$88,333	\$89,806	<div><div></div> DAYTIME WORKFORCE</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Total Businesses</td><td>443</td><td>1,284</td><td>1,519</td></tr><tr><td>Employees</td><td>4,355</td><td>16,653</td><td>19,856</td></tr><tr><td>Daytime Population</td><td>12,666</td><td>47,325</td><td>64,345</td></tr></table>					1 MILE	3 MILES	5 MILES	Total Businesses	443	1,284	1,519	Employees	4,355	16,653	19,856	Daytime Population	12,666	47,325	64,345
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