

RETAIL FOR LEASE

FULLY FIXTURIZED RESTAURANT - FOR LEASE

1677 E Florence Blvd, Ste 27, Casa Grande, AZ 85122



ANNUAL RENT \$/SF:	\$15.00/SF NNN
AVAILABLE SF:	6,500 SF
LEASE RATE:	\$6,500 Per Month (NNN)
LOT SIZE:	3.53 Acres
BUILDING SIZE:	25,250 SF
ZONING:	B-2
MARKET:	Casa Grande
SUB MARKET:	Southeast Valley
CROSS STREETS:	Florence Blvd & Arizola Rd

PROPERTY OVERVIEW

Fully fixturized buffet restaurant, formerly operated as Grace Buffet (Chinese), All restaurant equipment will stay with the property. Many uses. Space can be converted to retail if so desired. High traffic retail center on Casa Grande's busiest retail corridor. Center is anchored by 99 Cents Store, Bank of America. Other tenants include Rent-A-Center, NextCare, T-Mobile and many more. Prominent monument signage on Florence Blvd. NNN's are \$6.25/SF Annually (\$3,385.42/Mo)

PROPERTY FEATURES

- Fully fixturized. All equipment included in lease
- High traffic location - Busy shopping center
- Prominent Monument Signage
- Move-In Ready

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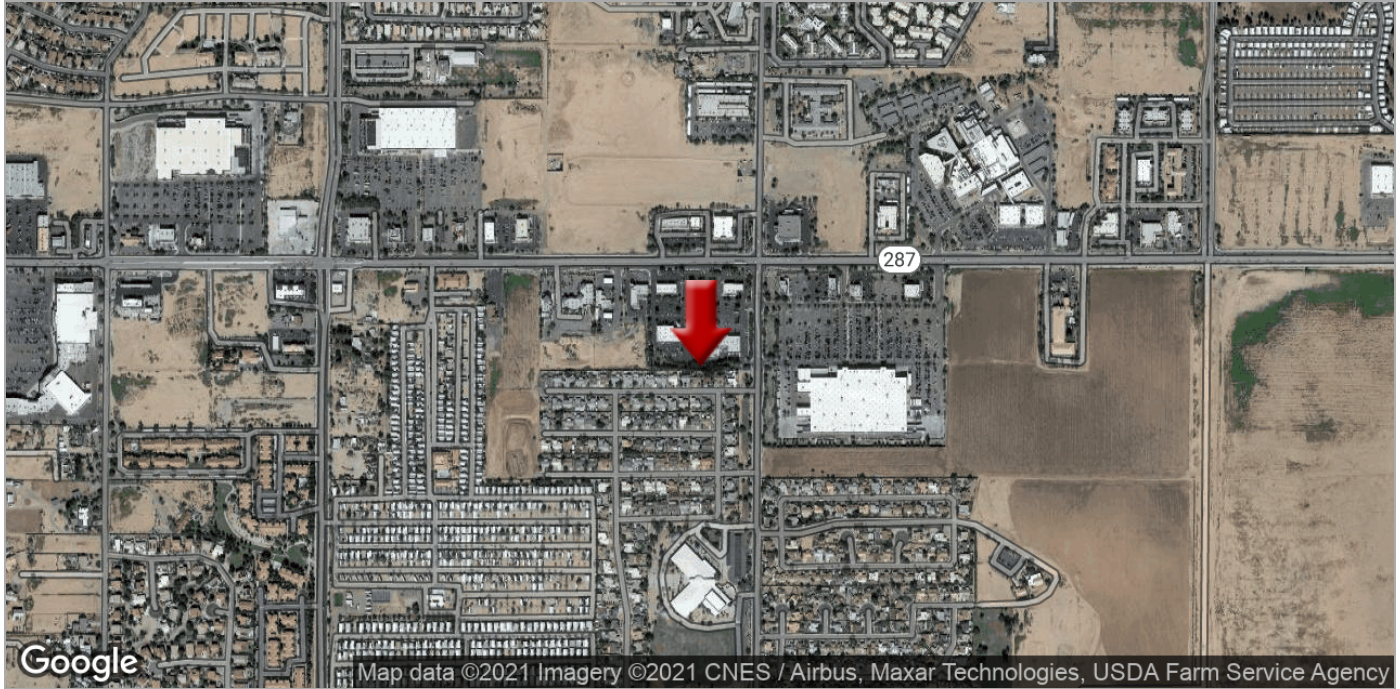
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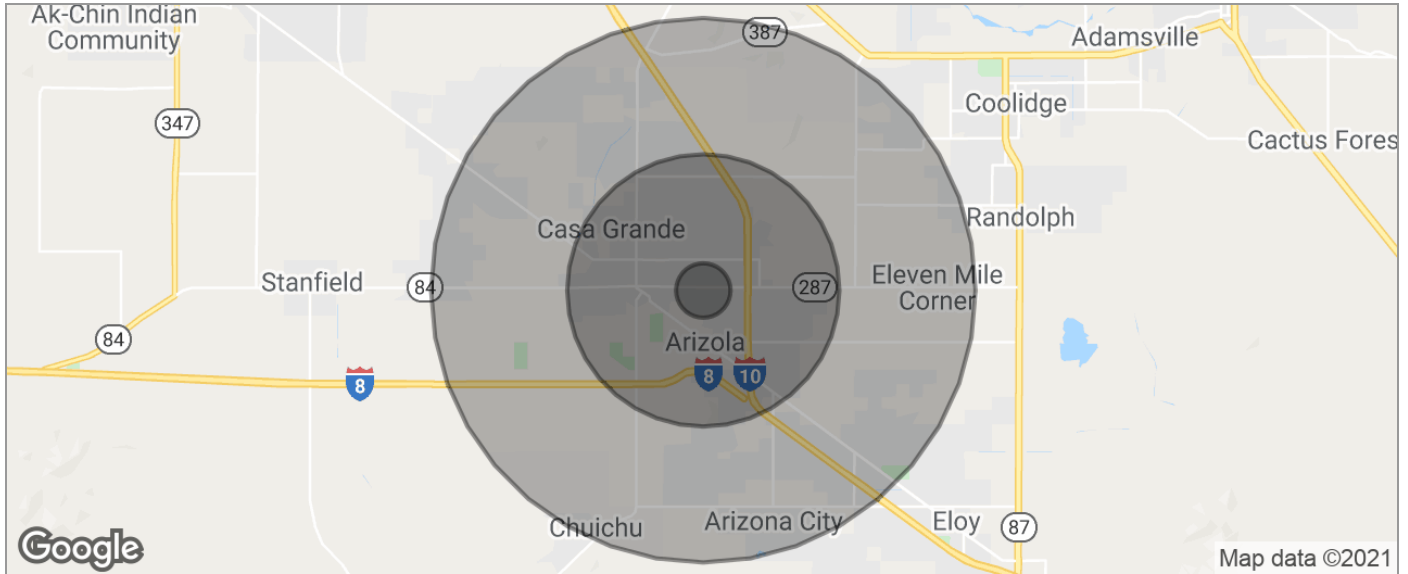
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,261	45,152	72,078
MEDIAN AGE	43.2	34.7	35.8
MEDIAN AGE (MALE)	43.5	35.6	35.6
MEDIAN AGE (FEMALE)	43.9	34.6	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,289	17,216	27,583
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$59,114	\$55,728	\$54,734
AVERAGE HOUSE VALUE	\$112,838	\$189,080	\$184,804
RACE	1 MILE	5 MILES	10 MILES
% WHITE	79.5%	70.6%	71.0%
% BLACK	2.3%	4.1%	3.9%
% ASIAN	4.5%	2.1%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.9%	4.5%	5.0%
% OTHER	9.7%	16.3%	15.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	33.0%	39.8%	39.3%

* Demographic data derived from 2010 US Census

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