

FREE STANDING OFFICE BUILDING

15866 W Cambridge Street,
Casa Grande, AZ 85193

\$384,000
(\$120 PSF)

Owner/User Opportunity



EXECUTIVE SUMMARY

This is a 3,200 sq ft freestanding building located near Trekell Road, formerly a Church. Large parking area. Take advantage of this rare opportunity to be a part of the growing community.



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15866 W CAMBRIDGE ST CASA GRANDE AZ 85193

PROPERTY DETAILS:

Building Size: ±3,200 SF

APN: 511-29-003M

Year Built: 2000

Zoning: CB-2

Sub Type: Traditional Office

Investment Sub Type:

Sale

Investment Type: Owner/User

Unit: 1

Building: 1

Stories: 1

Property Type: Office

Total Square Footage: 30,056

Lot Size(acre): 0.69



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IDEAL USERS

Perfect for:

- Church
- Office
- Retail
- Light Storage

LOCATION ADVANTAGES

- Minutes to Downtown Casa Grande dining, retail, and events
- Near major employers: Lucid
- 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



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