



**Ironheart
Commercial**
Closing Deals & Protecting
Trust
10265 W Camelback Rd., Ste. 104
Phoenix, AZ 85017
brokered by AIRE

Fully Leased Drive-thru Restaurant

\$1,250,000

1321 W MC 85, Buckeye, AZ 85326



The Crown Jewel of the West Valley. Secure a premier single-tenant net lease (STNL) asset in Buckeye, Arizona—the perennial leader in American population growth. This isn't just a 10-year lease; it's a foothold in a burgeoning trade area. Occupied by the highly successful **Ramiro's Mexican Food**, this location benefits from a brand-new decade of committed term, high-intensity drive-thru traffic, and a tenant with a proven track record of operational excellence and pride of ownership.



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PROPERTY HIGHLIGHTS

Lot Size 0.784acres/34,167SF
Building Size ±1818SF-
Year Built 1978
Zoning Lease CC
Type Lease Rate \$7,200/mo/NN

Leased through 2035

Parcel 400-75-028



AREA BENEFITS

- Located on the rapidly growing MC 85 corridor in Buckeye, AZ, with excellent access to Interstate 10 and the Phoenix metro area
- Buckeye is one of Arizona's fastest-growing cities
- Booming industrial sector with major employers establishing operations nearby
- Significant room for future commercial and residential development
- Strong infrastructure and economic growth make this a strategic, promising investment location



INVESTMENT FEATURES

This well-maintained fast food property in Buckeye, AZ offers a strong investment backed by a reliable long-term tenant. Leased to Ramiro's Mexican Food on a 10-year NN (double net) lease with 2% annual rent escalations, the property provides stable income and built-in growth. The tenant is described by ownership as highly responsible—paying rent on time, performing minor repairs, and keeping the property in excellent condition. Situated along a main road with two convenient driveways and ample parking, the site supports both dine-in and drive-thru traffic with ease. The layout and accessibility make it an ideal location for fast food operations, while the lease structure and tenant performance make it a low-maintenance, income-producing asset for investors.





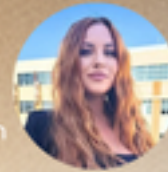
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Ironheart Commercial Real Estate is a Phoenix, Arizona-based commercial real estate team operating under AIRE, an Arizona-licensed real estate brokerage. Ironheart Commercial provides full-spectrum commercial real estate services, including investment sales, owner-user representation, leasing, and advisory services throughout Arizona.

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