



6TH STREET APARTMENTS

515 EAST 6TH STREET - CASA GRANDE, AZ 85233



EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW



SALE PRICE:
\$950,000



PRICE PER UNIT:
\$158,333



UNIT COUNT:
6 UNITS

Address: **515 East 6th Street
Casa Grande, AZ 85233**

Unit Mix: **All 2 Bed/1 Bath**

Size (GBA): **5,700 SF**

Lot Size: **37,462 SF**

Year Built: **2001**

Year Renovated: **2023**

Fully renovated in 2023, this turnkey 6-unit multifamily property presents a strong investment opportunity in a high-growth corridor. Each 2-bedroom, 1-bath unit are approximately 950 SF and feature updated flooring, cabinetry, appliances, bathrooms, and in-unit washer/dryer hookups.

Situated on a 0.86-acre lot with 8 covered and 6 open parking spaces, the property offers durable wood-frame construction and a prime location near I-10 and I-8, with convenient access to Phoenix, Tucson, and major employers like Lucid Motors and LG Energy Solution.

This property is available for sale individually or as a portfolio with 601 North Cameron.

FLORENCE BOULEVARD

PARCEL NUMBERS

507-03-142A

507-03-142B

INTERIOR PHOTOS



EXTERIOR PHOTOS





Walgreens

Cottonwood Elementary School
Aspen Court Apartments
Quail Gardens

CITY OF CASA GRANDE
STRONGER UNITED

LEGACY
TRADITIONAL SCHOOLS

SAFEWAY
SUPER STAR CAR WASH
LES LIES
Great Clips

Mission Heights Phantoms - Prepare to S...
Mission Heights Preparatory High School
A Tuition-Free Public Charter School

CASA GRANDE PUBLIC LIBRARY

SHERWIN WILLIAMS
Heritage MOTORS
DOLLAR GENERAL

G Casa Grande Middle School

FOOD CITY
AT&T
Arby's
Jack in the box
HOBBY LOBBY

five BELOW
FedEx
DOLLAR TREE
Office DEPOT
OfficeMax
SAJAD AND GO
DUNKIN' DONUTS

O'Reilly AUTO PARTS
LOWE'S
HARBOR FREIGHT
egee's
SONIC

TEXAS ROADHOUSE
TSC
TRACTOR SUPPLY CO.

IHOP
Freddy's
STEAKBURGERS

CASA GRANDE
UNION HIGH SCHOOL DISTRICT

CITY OF CASA GRANDE
STRONGER UNITED
DQ
Domino's

BURGER KING
Pizza Hut
KFC

FLORENCE BOULEVARD

RADISSON

SUBJECT PROPERTY

McDonald's
CHASE

Wendy's

fray's
Filiberto's
MEXICAN FOOD
SUBWAY
planet fitness

Papa Murphy's
TAKE 'N BAKE PIZZA

Walmart
Jonny Mike's
Starbuck's
Denny's
Bank of America
CHIPOTLE
MEXICAN GRILL
Wendy's
TACO BELL
PRADA EXPRESS
CHARTER SCHOOL

RENT ROLL

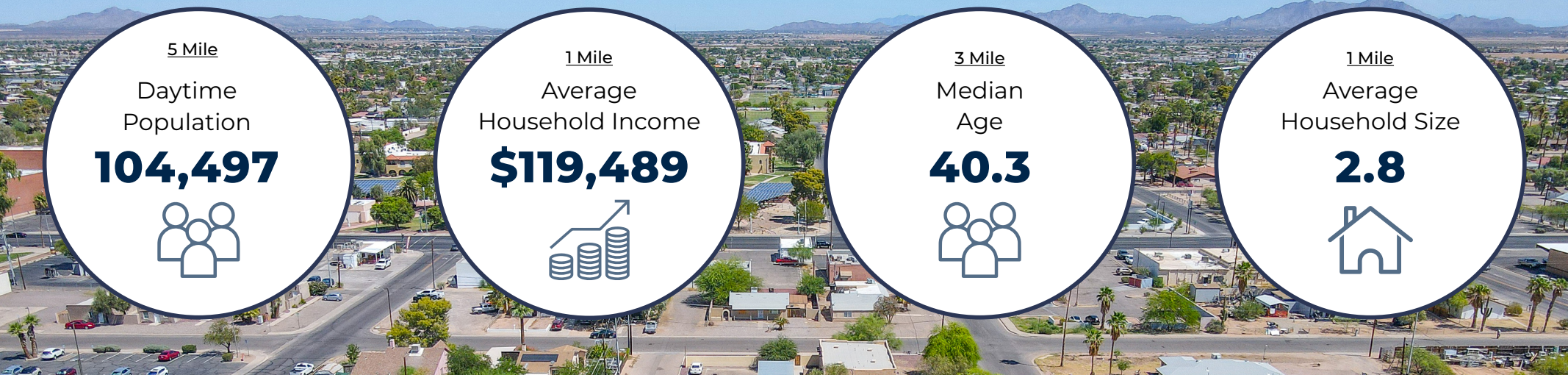
UNIT	BED/BATH	SF	STATUS	RENT	RENT/SF
1	2/1	950	Current	\$1,195.00	\$1.26
2	2/1	950	Vacant - Unrented	-	-
3	2/1	950	Current	\$1,195.00	\$1.26
4	2/1	950	Current	\$1,195.00	\$1.26
5	2/1	950	Current	\$1,195.00	\$1.26
6	2/1	950	Current	\$1,195.00	\$1.26



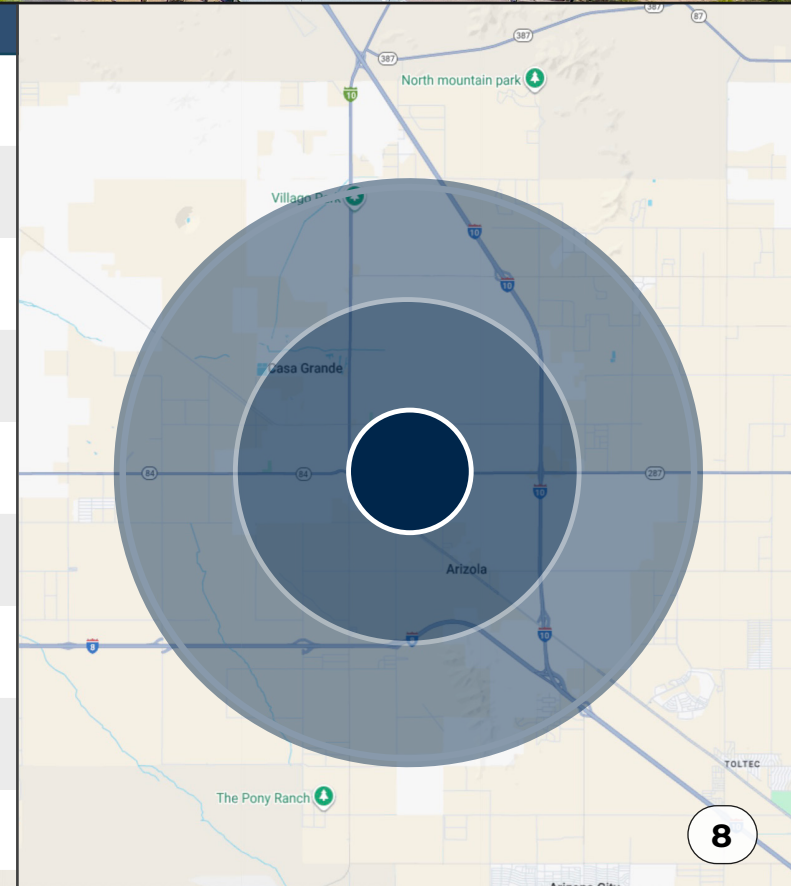
PROFORMA

INCOME	T1	T12
	\$7,170.00	\$86,040.00
Vacancy Rate (7%)	-\$501.90	-\$6,022.80
OTHER INCOME		
RUBS	\$300.00	\$3,600.00
Misc	\$120.00	\$1,440.00
TOTAL INCOME	\$7,088.10	\$85,057.20
EXPENSES		
Contract Services	-\$125.00	-\$1,500.00
Repairs and Maintenance	-\$250.00	-\$3,000.00
Misc	-\$100.00	-\$1,200.00
Utilities	-\$375.00	-\$4,500.00
Marketing/Promotion	-\$125.00	-\$1,500.00
Turnover	-\$250.00	-\$3,000.00
Administration	-\$100.00	-\$1,200.00
Management Fee	-\$496.17	-\$5,954.00
Property Taxes	-\$351.17	-\$4,214.00
Insurance	-\$375.00	-\$4,500.00
TOTAL EXPENSES	-\$2,547.33	-\$30,568.00
NET OPERATING INCOME	\$4,540.77	\$54,489.20

DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	13,777	60,592	104,497
Estimated Population:	9,924	46,832	88,506
Total Households:	3,471	17,995	25,896
Average Household Income:	\$119,489	\$98,781	\$98,130
Median Age:	34.7	40.3	39.9
Average Household Size:	2.8	2.6	2.6
Housing Units:	3,610	19,344	27,738
Total Businesses:	480	1,376	1,657
Total Employees:	3,853	13,760	15,991





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Scottsdale, Arizona 85251

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.