

665 NORTH PINAL AVENUE

CASA GRANDE, AZ 85225

EXISTING RESTAURANT AVAILABLE FOR SALE: \$1,500,000

OUTSIDE
PATIO
NOW COMPLETE!

**Seller Financing
Available**



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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



*DECORATIONS NOT INCLUDED

PROPERTY DETAILS

- ±5,876 SF Retail Building
 - Absolute Turn-Key - Existing Restaurant
 - Ample Parking (62 Parking Spaces)
 - Excellent Visibility
 - Located on Pinal Ave. & Florence Blvd.
 - **SALE PRICE: \$1,500,000 (FF&E Included)**
- *No Decorations**



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 10 16 24



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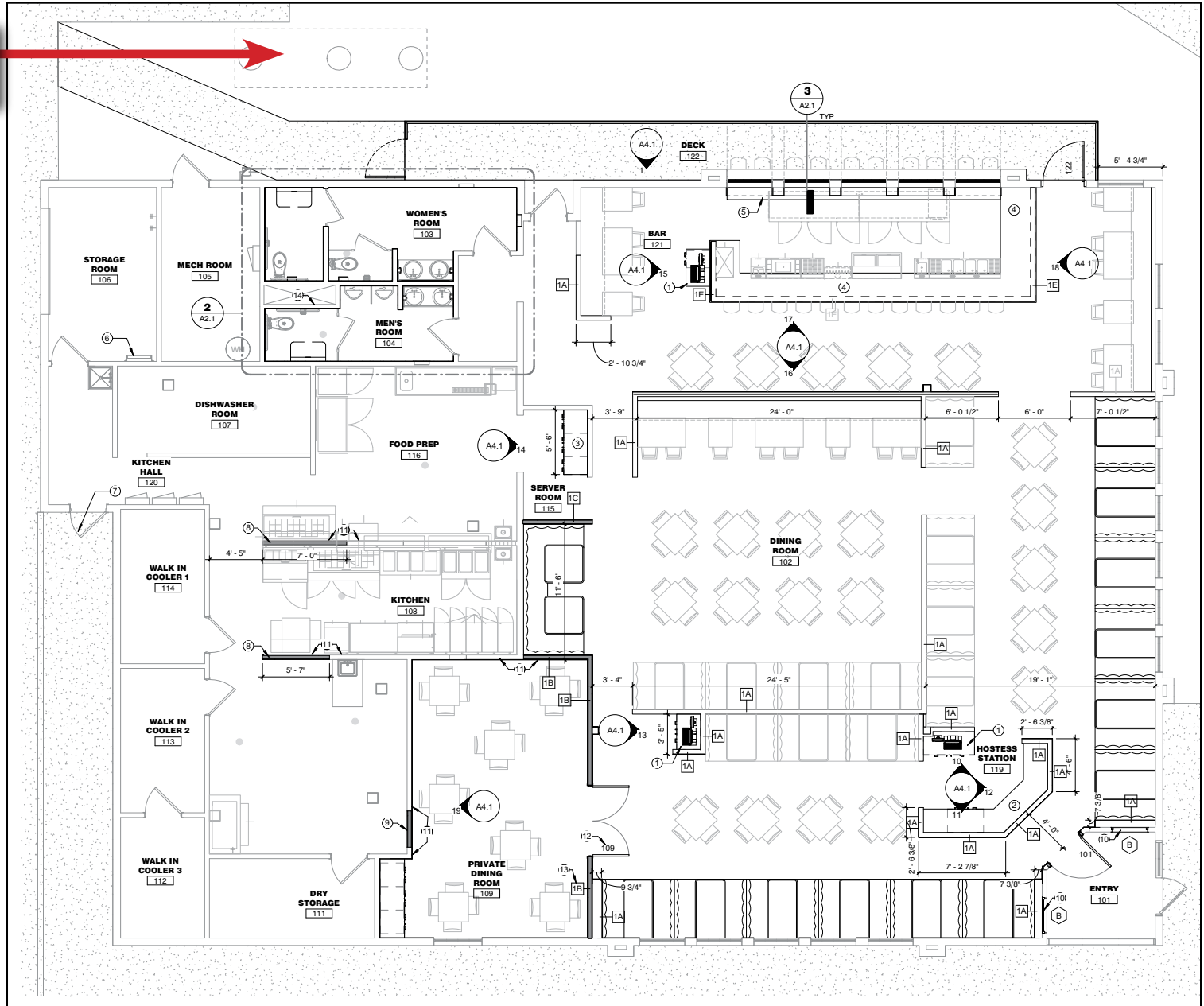
PROPERTY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 TOTAL POPULATION:	7,587	37,412	56,079
2028 POPULATION PROJECTION:	7,464	37,408	56,527
POP GROWTH 2023-2028:	0.3%	0%	0.2%
2023 HOUSEHOLDS	2,551	13,749	20,248
MEDIAN AGE	35.9	39.2	39.6
AVERAGE HH INCOME	\$70,322	\$74,568	\$76,423



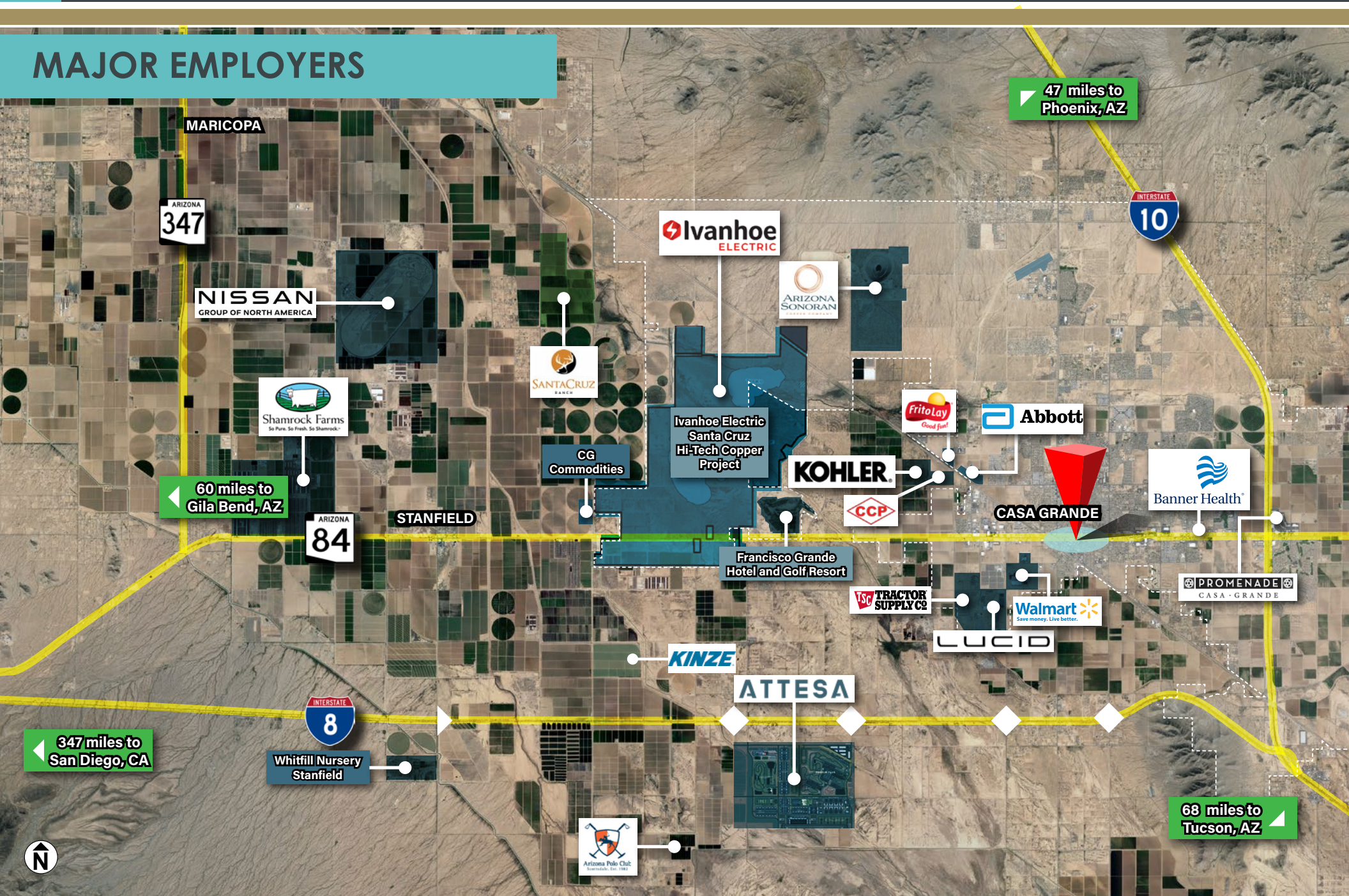
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Drawings for outside patio available



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MAJOR EMPLOYERS



665 NORTH PINAL AVENUE



SITE

DOWNTOWN CASA GRANDE

SAFEWAY SHOPPING CENTER

- SAFEWAY
- LESLIE'S
- Great Clips
- POPS
- SCOOTERS

BIG LOTS SHOPPING CENTER

- OfficeMax
- DUNKIN'
- SAJAD
- SONIC
- BIG LOTS

THE HOME DEPOT SHOPPING CENTER

- Walgreens
- chill's
- jiffylube
- CVS
- Auto Zone

FAMILY DOLLAR SHOPPING CENTER

- McDonald's
- FAMILY DOLLAR
- at&t
- Arby's
- CHASE
- Jack
- WELLS FARGO
- WALMART
- WELLS FARGO
- CHURCH & DWIGHT
- TITLEMAX

TRI-VALLEY PLAZA

- frus
- COX
- JO-ANN
- SUBWAY
- Filiberto's MEXICAN FOOD
- peter piper pizza
- goodwill

WALMART SHOPPING CENTER

- Walmart
- Dennys
- Walmart
- Walmart

DOING BUSINESS IN CASA GRANDE

LUCID



LUCID MOTORS

A \$700 million, 600,000 square foot planned manufacturing plant on an 80-acre site. The plant will employ approximately 2,000 employees and produce the model Air. Lucid projects it will manufacture up to 20,000 vehicles annually.



ATTESA

A full-size race and test track site for automobiles and motorcycles. The site includes tracks for motocross, supercross and off-road racing, and includes luxury homes and a private airport.

KOHLER



KOHLER

Kohler Co., a global leader in kitchen and bath products, is proceeding with constructing a greenfield plumbing ware manufacturing facility, ancillary warehouse, and office space on 216 acres in Casa Grande. The multi-million capital investment comprises a total of approximately 1 million square feet, with room onsite for future expansion, and will bring more than 400 new full-time jobs to the local market.

DOING BUSINESS IN CASA GRANDE



ACTIVELY SERVED BY UNION PACIFIC RAILROAD

- The park offers active rail and non-rail served fully improved lots with build-to-suit options.
- CAZCP also offers an "Industrial Track Agreement" from Union Pacific Railroad through a third-party short-line operator.
- The Union Pacific Railroad links 23 states in the western two-thirds of the United States, connects with Canada's rail systems, and is the only railroad serving all six major gateways to Mexico.
- The rail line through Casa Grande connects major ports and freight transfer points in Los Angeles