



FOR SALE  
301 N PICACHO ST. CASA GRANDE, AZ

2015 ARMLS

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**Michelle Pauley**

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PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate (“Affiliate”) of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, “eXp”). eXp and the reported owner(s) (“Owner(s)”) of the property referenced herein (“Property”) present this Confidential Offering Memorandum (“Memorandum”) to assist the recipient(s) (“You” or “Your”) in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder’s fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

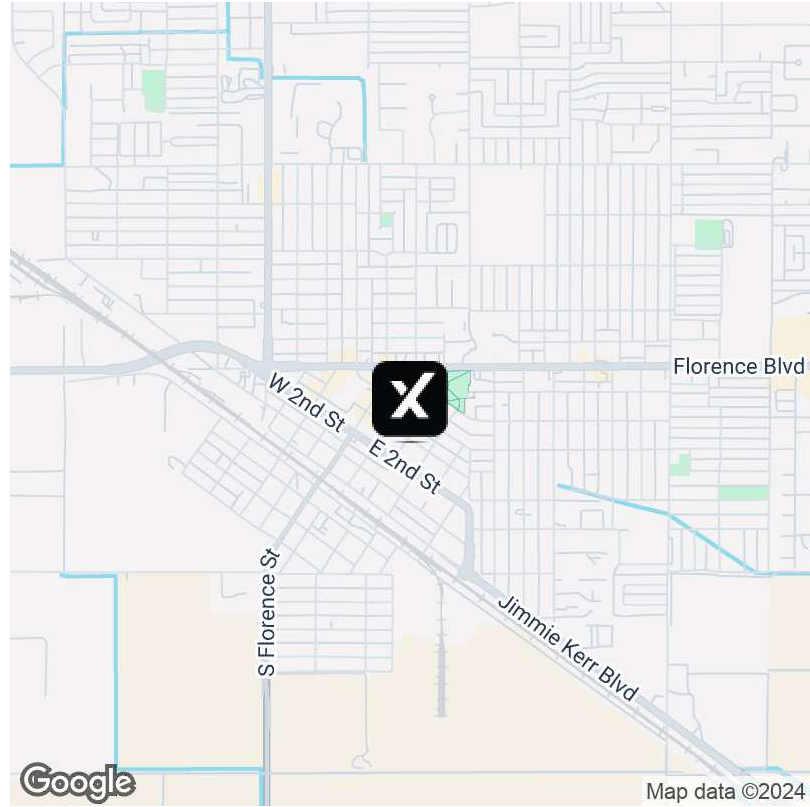
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# FOR SALE | Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	1,885 SF
Available SF:	
Lot Size:	14,489 SF
Number of Units:	1
Zoning:	52
Market:	Phoenix
Submarket:	Outlying Pinal County

## PROPERTY OVERVIEW

Nestled in a centrally located historical building in the heart of Casa Grande, this meticulously restored historical retail space offers the perfect blend of vintage charm and modern amenities. The 1,885 sq. ft. space sits on a 0.34-acre lot, featuring a beautifully upgraded hardscape exterior, ideal for outdoor functions/dining. Its prime location in a growing area of Pinal County makes it a standout investment/owner user opportunity.

## PROPERTY HIGHLIGHTS:

- \* HARD CORNER
- \* INDOOR/OUTDOOR SPACE
- \* KITCHEN
- \* INDOOR & OUTDOOR BAR
- \* RESTORED IN 2014
- \* PLENTY OF BATHROOMS

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# FOR SALE | Property Description



## PROPERTY DESCRIPTION

Nestled in a centrally located historical building in the heart of Casa Grande, this meticulously restored historical venue offers the perfect blend of vintage charm and modern amenities. The 1,885 sq. ft. event space sits on a 0.34-acre lot, featuring a beautifully upgraded hardscape exterior, ideal for outdoor functions/dining. Its prime location in a growing area of Pinal County makes it a standout investment/owner user opportunity.

## LOCATION DESCRIPTION

Located in the historic heart of Casa Grande, this property on N Picacho Street offers a blend of small-town charm and access to growing commercial and residential development in Pinal County. Situated just minutes from the vibrant downtown area, it's conveniently close to local amenities, schools, and parks. Casa Grande itself is strategically positioned between Phoenix and Tucson along I-10, making it a key area for future growth. Outlying Pinal County is known for its scenic desert landscapes, agricultural roots, and increasing development activity, providing both tranquility and opportunity.

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# FOR SALE | Complete Highlights



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# FOR SALE | Additional Photos



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# 2

## LOCATION INFORMATION

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

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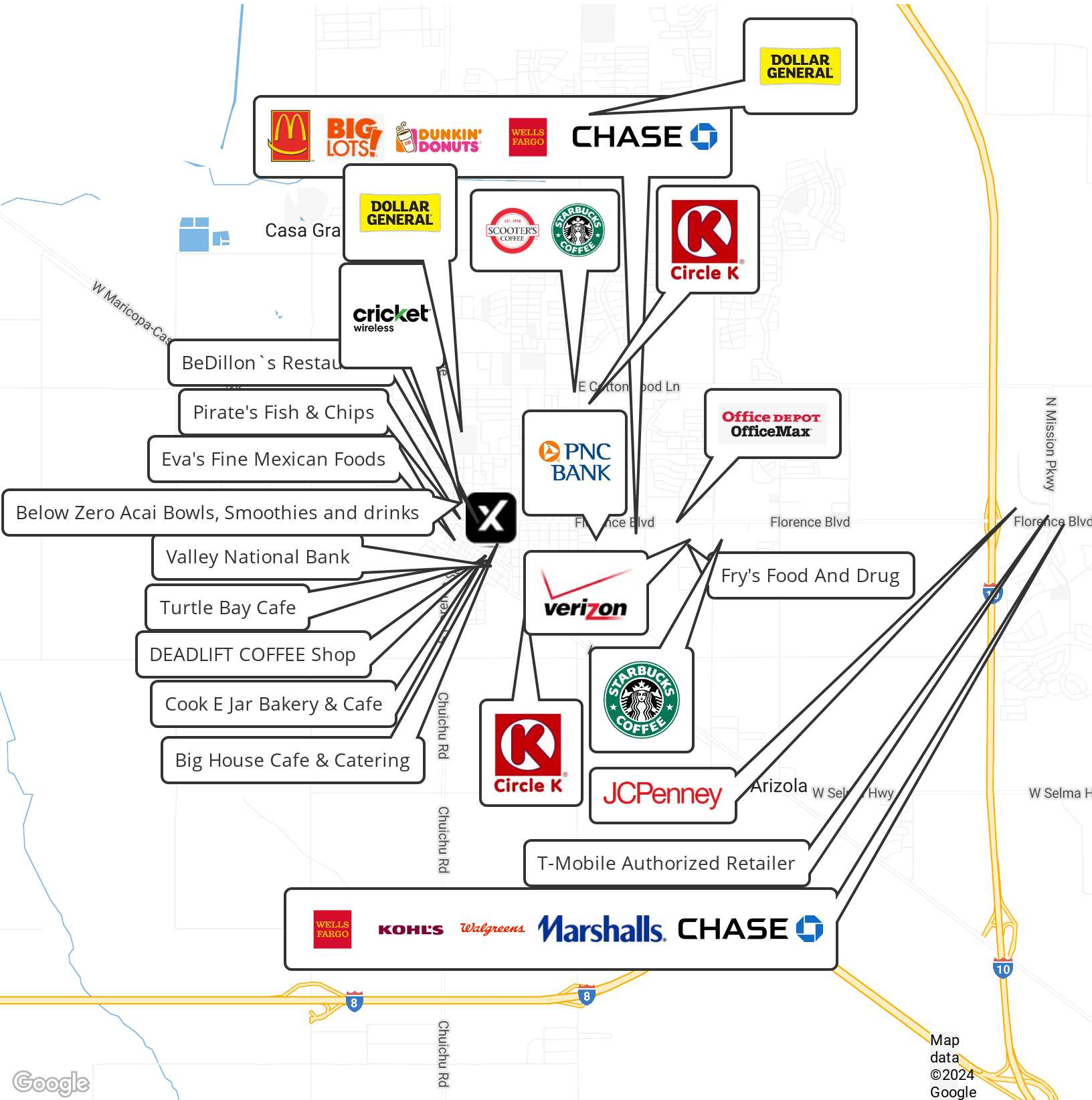
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# FOR SALE | Regional Map



Map data ©2024 Google

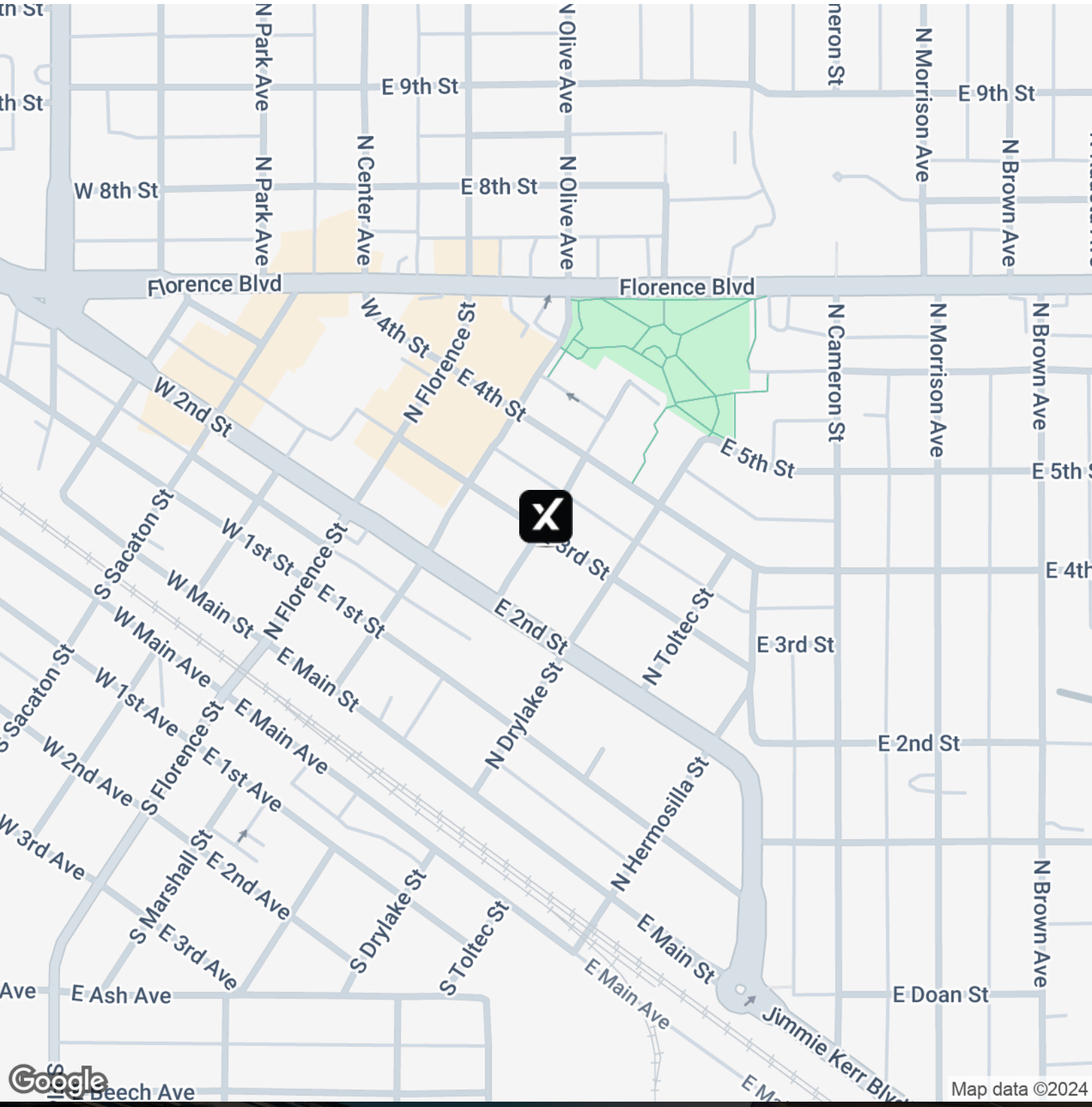
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# FOR SALE | Location Map



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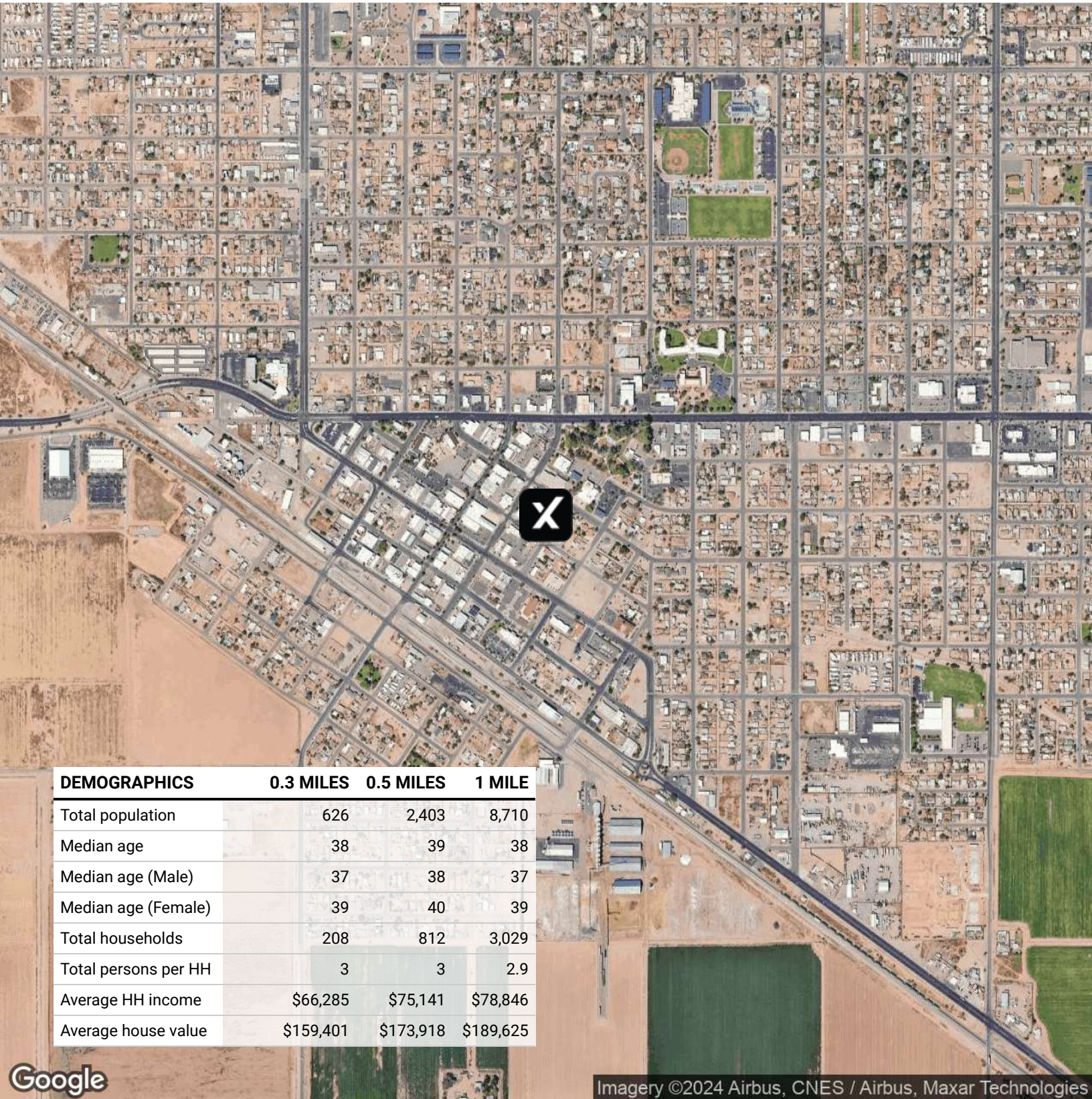
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# FOR SALE | Aerial Map



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total population	626	2,403	8,710
Median age	38	39	38
Median age (Male)	37	38	37
Median age (Female)	39	40	39
Total households	208	812	3,029
Total persons per HH	3	3	2.9
Average HH income	\$66,285	\$75,141	\$78,846
Average house value	\$159,401	\$173,918	\$189,625

Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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# 3

## DEMOGRAPHICS

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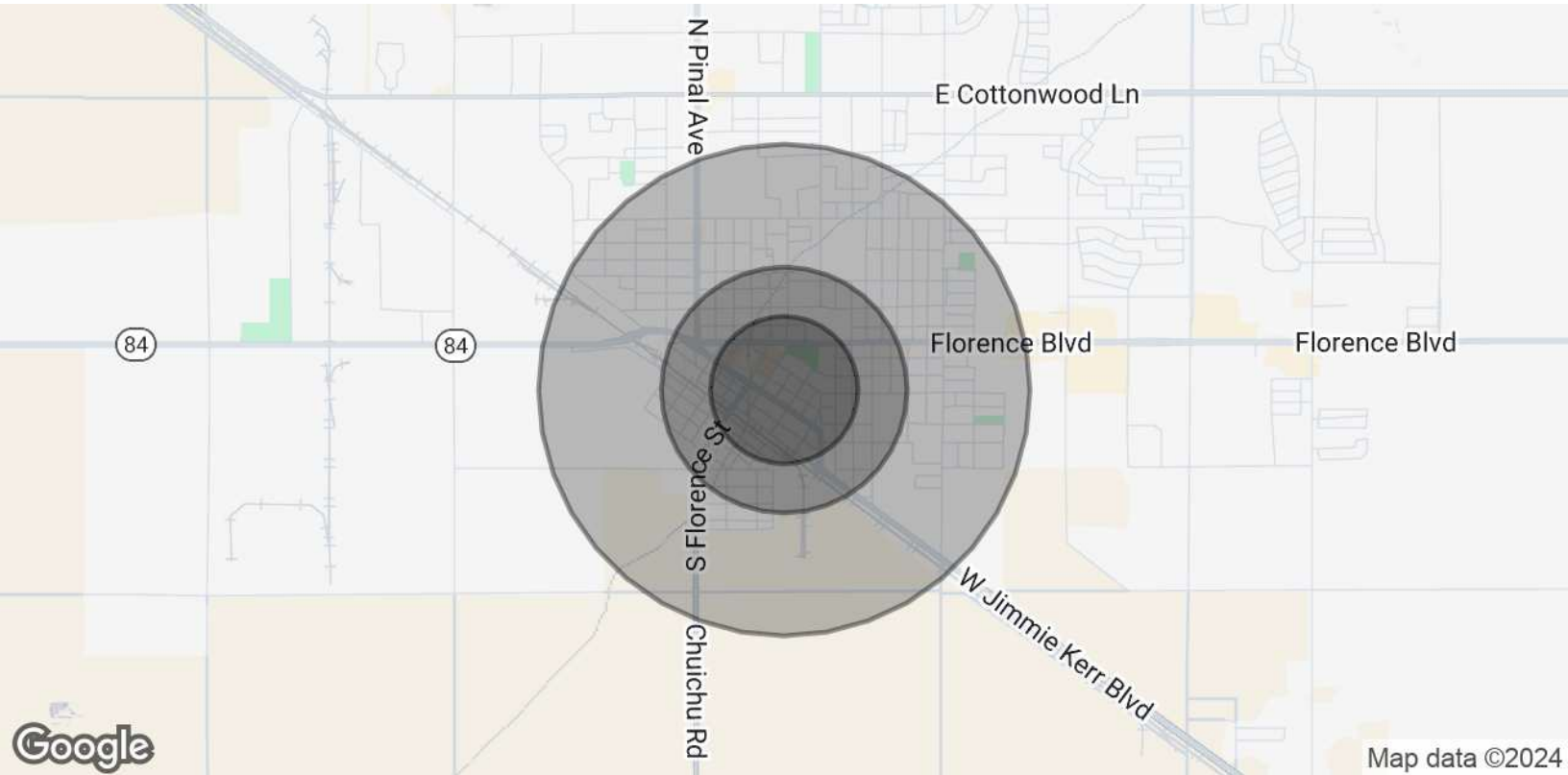
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# FOR SALE | Demographics Map & Report



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	626	2,403	8,710
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	208	812	3,029
# of Persons per HH	3	3	2.9
Average HH Income	\$66,285	\$75,141	\$78,846
Average House Value	\$159,401	\$173,918	\$189,625

Demographics data derived from AlphaMap

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## ADVISOR BIOS

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# FOR SALE | Advisor Bio 1



## NIKKI BAGNATO

Commercial Broker

nicole.bagnato@expcommercial.com

Direct: 602.820.4634 | Cell: 623.233.0411

AZ #Sa668263000

## PROFESSIONAL BACKGROUND

- + Commercial Real Estate Strategist with Broad Market Insights
- + Connector of Opportunities, People, and Growth
- + Licensed in Arizona with the Ability to Represent Clients Nationwide
- + Driven by Client-Centered Solutions and High-Impact Results
- + Innovative Problem Solver for Complex Transactions
- + Resourceful Networker and Market Expert
- + High-Energy Deal Facilitator
- + Data-Driven and Analytical with a Client-Centric Mindset
- + Collaborative Team Player, Bringing Together the Best
- + Self-Starter with a Results-Oriented Focus
- + Investor-Focused, Creating Long-Term Value
- + Empowering Leader in Every Transaction
- + Dedicated to Building Sustainable and Long-Lasting Real Estate Practices
- + Real Estate Investor and Business Leader
- + Advocate for Strategic Community and Business Growth

## EDUCATION

Arizona School Real Estate & Business (2016)

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# FOR SALE | Advisor Bio 2



## MICHELLE PAULEY

CRE Broker, AZ & UT

michelle.pauley@expcommercial.com

Direct: 480.442.2447

AZ #SA689046000 // UT #12976221-SA00

## PROFESSIONAL BACKGROUND

- +CRE Generalist with Expansive Knowledge, Education, and Creativity
- +Connector of People and Potential
- +Licensed in AZ and UT
- +Outcome Focused Professional Representation
- +Creative Solution Oriented
- +Resource Leveraging
- +Trusted Investor Advisor
- +Value Added Approach to Sales
- +Efficiency Fanatic
- +Data Driven
- +Team Player
- +Self-Starter
- +Legacy Minded
- +Accomplished Producer
- +Empowering Leader and Facilitator
- +Focused on Maintaining Sustainable Marketplace Practices
- +Experienced Retail Manager
- +Philanthropic Motivator and Coordinator

## EDUCATION

- 2008- Masters in Business Administration, The University of Phoenix
- 2003- B.S. in Health Sciences (Community Public Health Education), The University of Arizona
- 1998- High School Diploma, Dysart High School

## MEMBERSHIPS

IBBA, NCREA

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