## 1300 N PINAL AVE

CASA GRANDE, AZ 85122

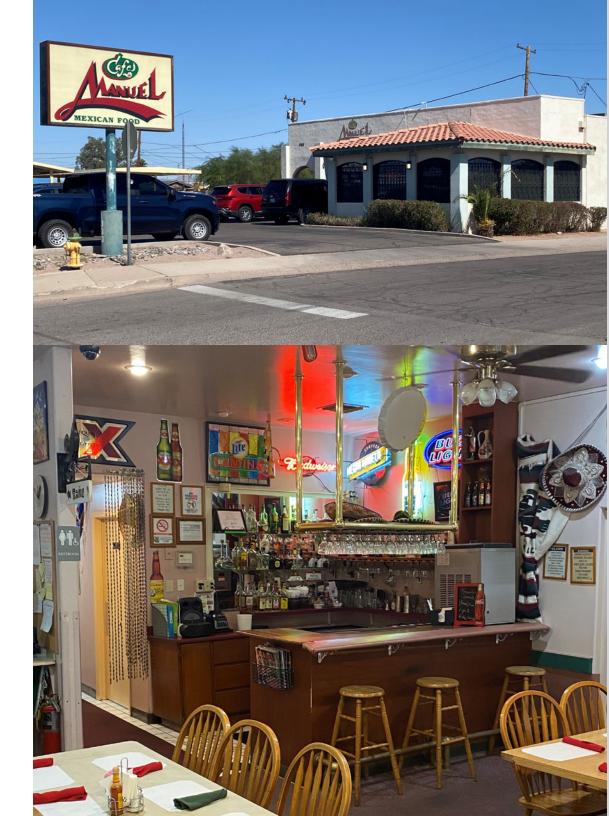
CURRENTLY OPERATING CAFE DE MANUEL MEXICAN RESTAURANT BUSINESS INLCUDED

**SARGE GLENN** D 480.214.1126 M 480.390.3515 sglenn@cpiaz.com



## PROPERTY HIGHLIGHTS

Address:	1300 N Pinal Ave. Casa Grande, AZ 85122
Building Size:	±3,584 SF
Signage:	Yes
Cooling:	Air Conditioned
Gas:	Yes
APN:	506-07-243A 506072420 506072410 506072450
Zoning:	B-2
Year Built:	1965
Sales Price:	\$975,000.00









SALES PRICE **\$925,000.00** 

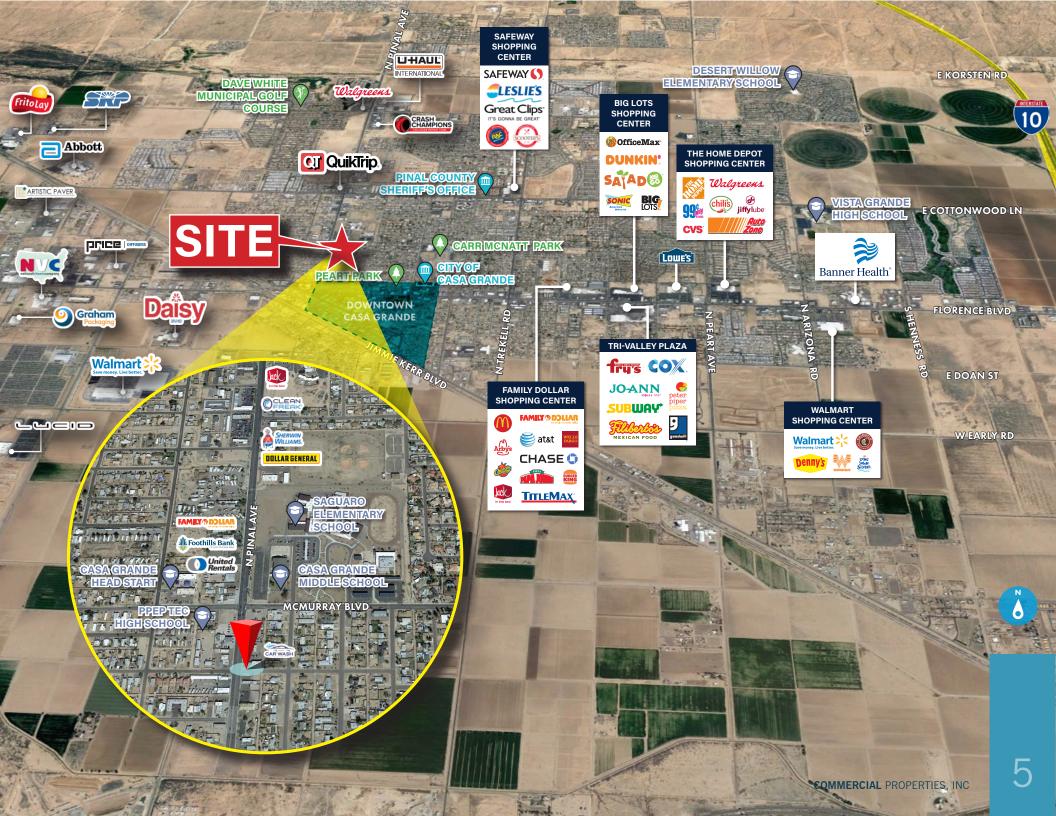


### PROPERTY HIGHLIGHTS

Welcome to 1300 N. Pinal Ave in Casa Grande, AZ, a place where culinary excellence and a rich tradition of family-run hospitality meet. Here, you'll discover Cafe de Manuel, an authentic Mexican food restaurant that has been delighting patrons with its delectable cuisine since 1995. Nestled within the heart of Casa Grande, this well-established eatery offers not just a dining experience but a taste of Mexican heritage. With a longstanding reputation for

exceptional flavors and warm, family-friendly service, Cafe de Manuel stands as a cherished local institution. This property presents a rare opportunity to continue the legacy of this beloved restaurant or to embark on a new culinary venture in a location steeped in culinary tradition. Whether you're seeking an investment with a taste of history or a canvas for your culinary vision, Cafe de Manuel and its prime location await your consideration.

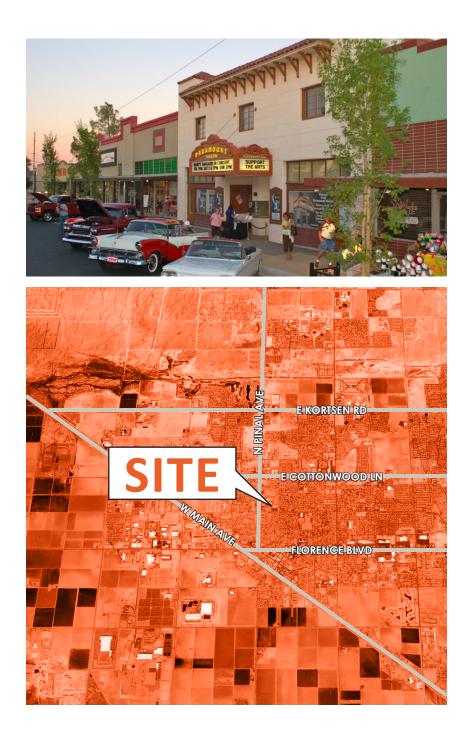




## ABOUT CASA GRANDE

Casa Grande is strategically located at the intersection of two interstate highways (I-8 and I-10), in an area known as Arizona's Golden Corridor. The city is served by the main line of the Union Pacific Railroad and the Casa Grande Municipal Airport. Once dependent on agriculture and mining, the community has evolved into a diversified full-service area with manufacturing, health care, agriculture, logistics, retail trade, government and tourist-related employment. The Promenade at Casa Grande, featuring many upscale fashion stores, is located along I-10 in Casa Grande. Casa Grande's proximity to the Phoenix and Tucson metropolitan areas, direct access to two major interstates and the Union Pacific railroad and robust infrastructure have helped attracted innovative companies and projects such as PhoenixMart, a 1.75 million square foot international business-to-business sourcing center. Other companies attracted to the area include Lucid Motors, the next generation of electric vehicles, and Attesa Motorsports, a 2,500-acre masterplanned project featuring two professional racetracks. Research and development, industrial, retail, commercial and residential elements are flooding into the city and Pinal County.

- www.azcommerce.com



#### Total Population

57,318

2.99% 1-YEAR GROWTH

#### Average Household Income

\$55,236

4.53% 1-YEAR GROWTH

Average Property Value

# \$162,000

7.71% 1-YEAR GROWTH





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