

1300 N PINAL AVE

CASA GRANDE, AZ
85122


*CURRENTLY OPERATING
CAFE DE MANUEL
MEXICAN RESTAURANT
BUSINESS INLCUDED*



FOR SALE

SARGE GLENN
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 **COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.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





BUILDING SIZE
±3,584 SF



ZONING
B-2, CASA GRANDE



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.



SITE



DAVE WHITE MUNICIPAL GOLF COURSE



SAFeway SHOPPING CENTER
SAFeway
LESLIE'S
Great Clips
IT'S GONNA BE GREAT
ABC
SCOOTERS

DESERT WILLOW ELEMENTARY SCHOOL

E KORSTEN RD



PINAL COUNTY SHERIFF'S OFFICE

BIG LOTS SHOPPING CENTER
OfficeMax
DUNKIN'
SAJAD
SONIC
BIG LOTS

THE HOME DEPOT SHOPPING CENTER
Walgreens
chilis
jiffylube
CVS
Auto Zone

VISTA GRANDE HIGH SCHOOL

E COTTONWOOD LN

ARTISTIC PAVER



price DIFFUSERS



CARR MCNATT PARK

PEART PARK

CITY OF CASA GRANDE

DOWNTOWN CASA GRANDE

JIMMIE KERR BLVD

N TREKELL RD

TRI-VALLEY PLAZA
fray's COX
JO-ANN
SUBWAY
peter piper PIZZA
Filiberto MEXICAN FOOD
9 goodwill



N PEART AVE



FLORENCE BLVD

S HENNESSY RD

E DOAN ST



Jack in the Box
CLEAN BREAK
SHERWIN WILLIAMS
DOLLAR GENERAL

FAMILY DOLLAR SHOPPING CENTER
McDonald's
FAMILY DOLLAR
at&t
Abby Cadabby
CHASE
WELLS FARGO
TITLEMAX
WELLS FARGO
SUPER KING
Jack in the Box

WALMART SHOPPING CENTER
Walmart
Denny's
WELLS FARGO
CREDIT UNION

W EARLY RD

N PINAL AVE

SAGUARO ELEMENTARY SCHOOL

CASA GRANDE HEAD START

FAMILY DOLLAR
Foothills Bank
United Rentals

CASA GRANDE MIDDLE SCHOOL

PREP TECH HIGH SCHOOL

MCMURRAY BLVD



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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