



FOR SALE | RETAIL, OFFICE, LAND

# CASA GRANDE MIXED-USE

2150 N Pinal Ave, Casa Grande, AZ 85122

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## PROPERTY SUMMARY

Sale Price:	\$2,995,000
Lot Size:	8.77 Acres
Building Size:	3,200 SF
Year Built:	1992
Zoning:	B-4
Cross Streets:	N Pinal Ave/W Bisnaga St

## PROPERTY OVERVIEW

This flexible, partially fenced commercial opportunity in Casa Grande available for sale has a **3,200-SF retail/office building and seven ±1-acre lots**. The building features modern finishes and a clean, professional appearance ideal for a variety of office, retail, or service-oriented uses. Located just **minutes from Interstate 10**, the property provides excellent access along the growing Pinal Avenue area. **Surrounded by expanding residential and commercial development**, the site is well-positioned within one of Arizona's fastest-growing markets.

## PROPERTY HIGHLIGHTS

- **Claim this opportunity to purchase the entire property, consisting of a remodeled 3,200 SF retail/office building sitting on 8.77 AC**
- Recently updated building featuring modern finishes and a clean, professional appearance
- Partially fenced land ideal for a variety of commercial or outdoor uses
- **Excellent access and visibility near Interstate 10 along the growing N Pinal Avenue corridor**
- Located in rapidly expanding Casa Grande near new residential, retail, and industrial development

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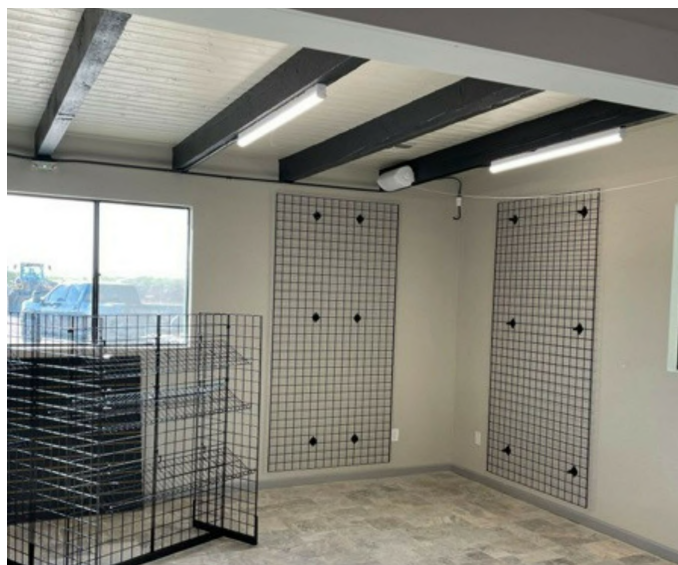
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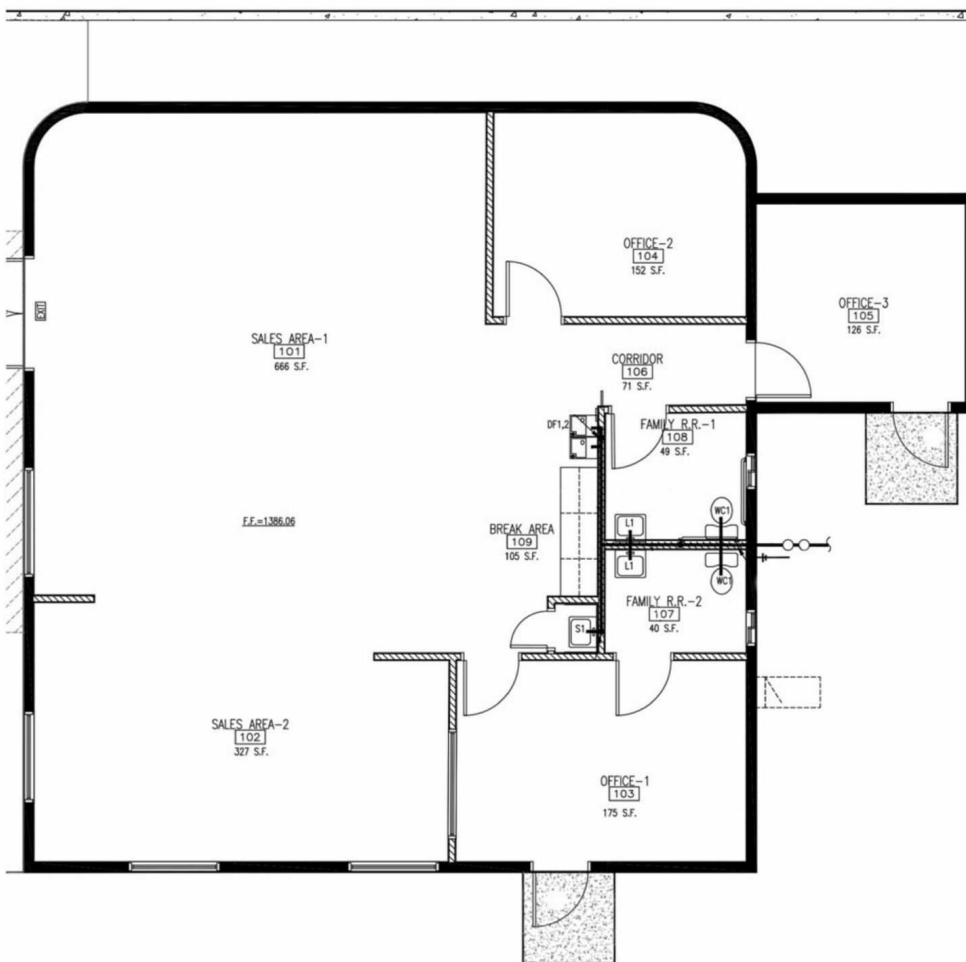
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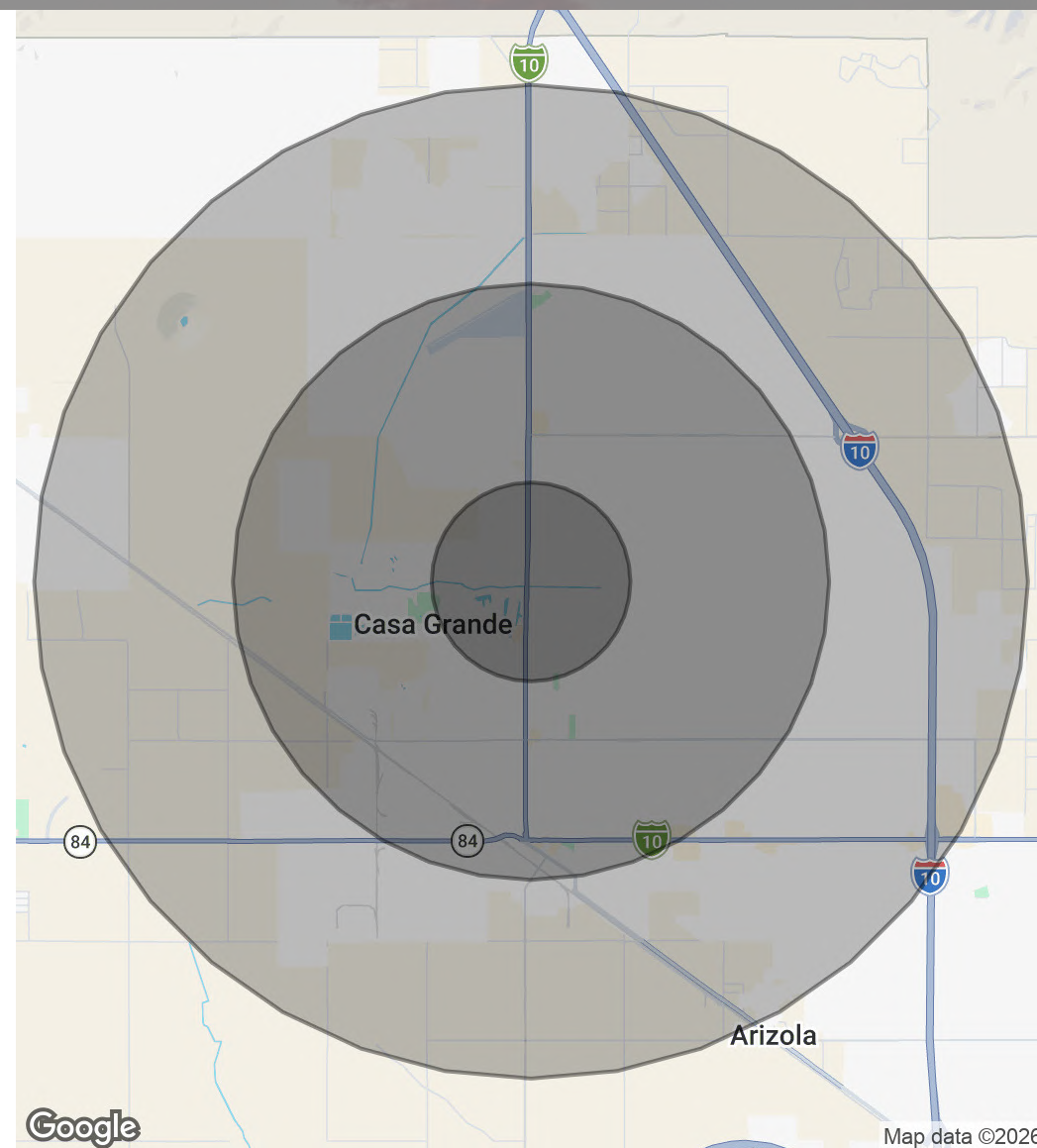
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,091	38,722	58,185
Average Age	43.2	35.4	37.4
Average Age (Male)	42.8	34.4	35.8
Average Age (Female)	43.1	37.5	40.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,707	13,843	20,890
# of Persons per HH	2.4	2.8	2.8
Average HH Income	\$71,099	\$80,286	\$91,703
Average House Value	\$215,046	\$239,658	\$244,417

2023 American Community Survey (ACS)



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