

NORTH
MOUNTAIN PARK



PAUL MASON
SPORTS COMPLEX



8.77 AC + 3,200 SF
AVAILABLE

FOR SALE | MIXED USE

LAND, RETAIL, & OFFICE

2150 N Pinal Ave, Casa Grande, AZ 85122

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

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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

VIRTUAL TOUR

PROPERTY OVERVIEW

This flexible, partially fenced commercial opportunity in Casa Grande available for sale has a **3,200-SF retail/office building with an onsite warehouse 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 **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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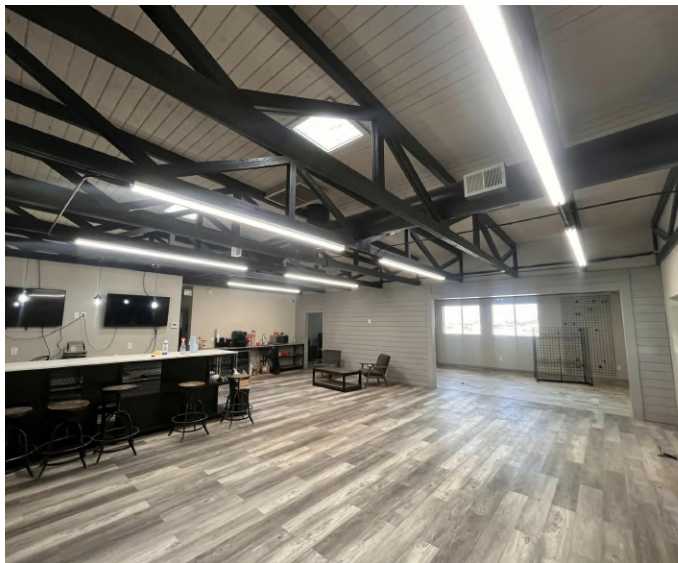
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Floor plan of the first floor of a building. The plan shows a large central area labeled *FF=1386.06*. The rooms and their areas are as follows:

- SALES AREA-1 (101) 666 S.F.
- SALES AREA-2 (102) 327 S.F.
- OFFICE-1 (103) 175 S.F.
- OFFICE-2 (104) 152 S.F.
- OFFICE-3 (105) 126 S.F.
- CORRIDOR (106) 71 S.F.
- BREAK AREA (109) 105 S.F.
- FAMILY R.R.-1 (108) 49 S.F.
- FAMILY R.R.-2 (107) 40 S.F.

The plan also includes a staircase (ST), restrooms (WC), and a linen closet (LI). The building has a total area of 1386.06 S.F.



CoBE
REAL ESTATE

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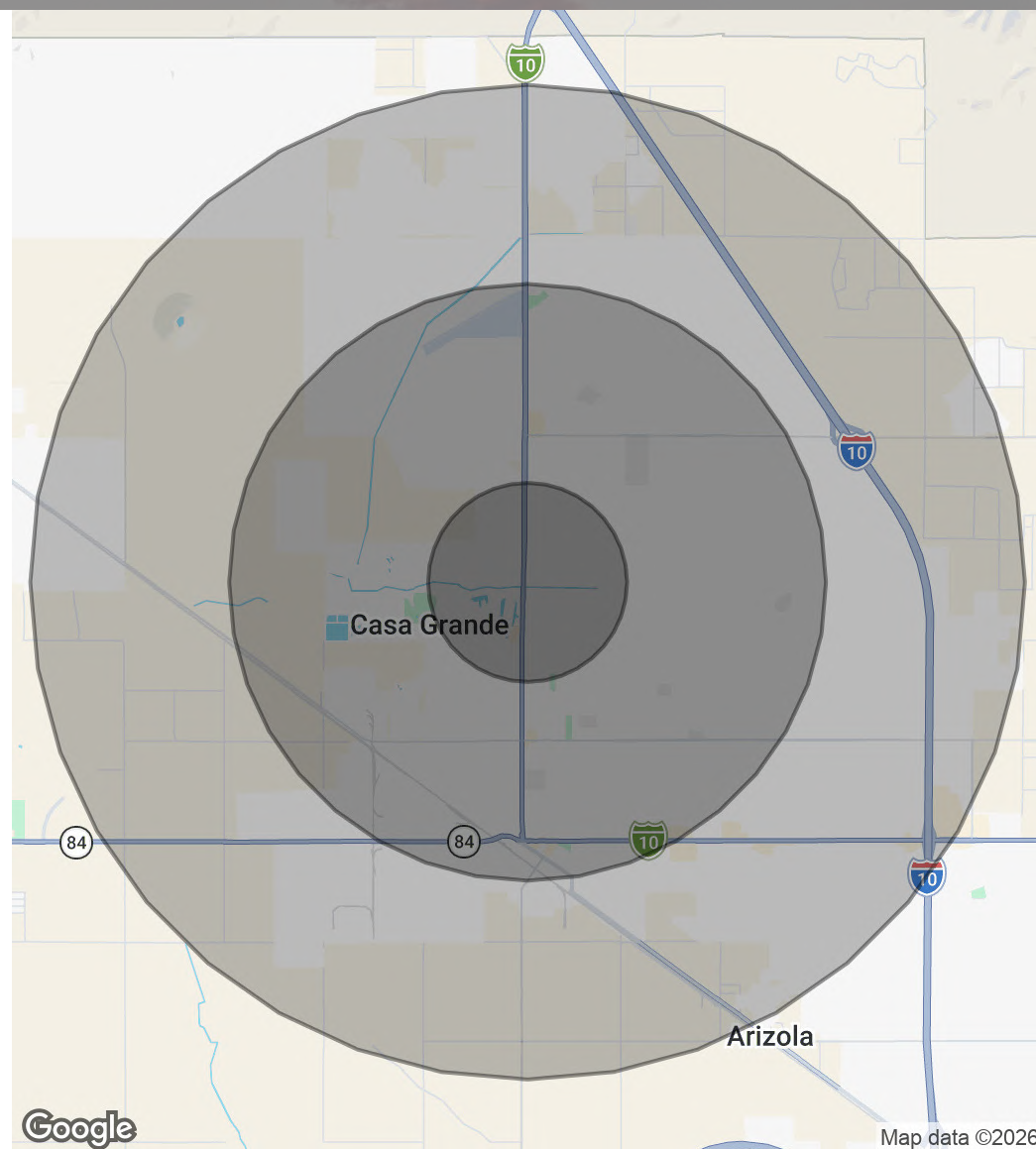
POPULATION

	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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