

1300 N PINAL AVE

CASA GRANDE, AZ
85122

*CURRENTLY OPERATING
CAFE DE MANUEL
MEXICAN RESTAURANT
BUSINESS INLCUED*

SARGE GLENN
D 480.214.1126
M 480.390.3515
sglenn@cpiaz.com



FOR SALE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC

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
 $\pm 3,584$ SF



ZONING
B-2, CASA GRANDE



SALES PRICE
\$975,000.00



House

Restaurant
Storage

APN 506072450

Additional
Restaurant
Parking

APN 506072410

APN 506072420

APN 50607243A

PROPERTY HIGHLIGHTS

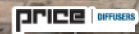
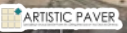
Welcome to 1300 N. Pinal Ave in Casa Grande, AZ, a place where culinary excellence and a rich tradition of family-run hospitality meet. Here, you'll discover Cafe de Manuel, an authentic Mexican food restaurant that has been delighting patrons with its delectable cuisine since 1995. Nestled within the 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



PINAL COUNTY
SHERIFF'S OFFICE

SAFEWAY
SHOPPING
CENTER

SAFEWAY
LESLIE'S
Great Clips
IT'S GONNA BE GREAT
SCOOTERS

DESERT WILLOW
ELEMENTARY SCHOOL

BIG LOTS
SHOPPING
CENTER

OfficeMax
DUNKIN'
SAJAD
SONIC
BIG LOTS

THE HOME DEPOT
SHOPPING CENTER

Walgreens
chilis
jiffy lube
99¢
CVS
Auto Zone

VISTA GRANDE
HIGH SCHOOL



TRI-VALLEY PLAZA

fray's COX
JO-ANN
SUBWAY
peter piper
Filiberto's
MEXICAN FOOD
9
goodwill

FAMILY DOLLAR
SHOPPING CENTER

McDonald's
FAMILY DOLLAR
at&t
Arby's
CHASE
Wendy's
Jack in the Box
TITLEMAX

WALMART
SHOPPING CENTER

Walmart
Denny's
Wendy's
CVS

PEART PARK

CARR MCNATT PARK

CITY OF
CASA GRANDE

DOWNTOWN
CASA GRANDE

JIMMIE KERR BLVD

N TREKELL RD

N PEART AVE

N ARIZONA RD

S HENNESSY RD

E KORSTEN RD

E COTTONWOOD LN

FLORENCE BLVD

E DOAN ST

W EARLY RD

SAGUARO
ELEMENTARY
SCHOOL

CASA GRANDE
MIDDLE SCHOOL

MCMURRAY BLVD

CASA GRANDE
HEAD START

PPEP TEC
HIGH SCHOOL



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 Attessa 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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