	<div>6564937 Comm/Industry Lease Active</div> <div> Mntly Lse Prc P/SqFt: 1.33 Monthly Lease Price: 4,333 Ttl Apx Net Rnt Spc: 3,250 Type of Property: Commercial/Office/Retail # of Buildings: Ttl Apx SqFt Bldg: 26,587 Ttl Apx SqFt Land: 196,285 Lot Size Dimensions: Total Parking Spcs: 100 Uncvrd Parking Spcs: 100 Covered Parking Spcs: 0 Year Built: 2004 Volts/Amps: Zoning: CB-1 </div> <div> Subdivision: S28 T1N R8E Tax Municipality: Pinal - COUNTY Marketing Name: Idaho Plaza Planned Cmty Name: Type of Property: Commercial/Office/Retail Hun Block: Map Code/Grid: R44 City/Town Code: Apache Junction County Code: Pinal Legal: COM @ NW COR SEC 28 T1N R8E TH E 330.11 TH S 287.95 TO POB TH S 7 01.32 TH W 280.18 TH N 709.21 TH N Census Tract: 315 </div>
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Cross Streets: Broadway Rd / Idaho Rd **Directions:** US 60 East to Idaho Rd. Idaho Plaza is on Idaho Rd about 1/2 mile past Southern Ave on the east side of Idaho Rd, before Broadway Rd.

Public Remarks: Idaho Plaza is a busy and well-maintained office/retail location with lush landscaping, walking paths, and ample parking in front+back. Monument & suite signage is highly visible from Idaho Rd. Suite #108 was formerly occupied by New2U, a consignment store. The space as configured currently is 3,250+/- SqFt and is 2 combined units at the south end of the south building. The space can be configured smaller into a 1,250 SqFt suite or a 2,000 SqFt suite which is a double suite. Each unit has its own bathroom and HVAC unit for a total of 3 of each. The space is ideal for retail, office, or a service business. NNN rent is \$16/SqFt/annually. Common Area Maintenance (CAM) is \$5.52/SqFt/annually. Total NNN rent+CAM = \$5,828.33/month. City of Apache Junction rental tax is 2.7%.

Features	Lease Information	Construction & Utilities	County, Tax and Financing
Building Type: Commercial; Office Stories: 1 Story Floor Location: Interior: Finished; Smoke Detector(s); Security Light(s); Private Restrooms Exterior: Sprinkler Sys-Ground; Landscaping; Roof Sign; Building Sign; Monument Sign; Security Light(s) Parking: Free; Public Parking; Paved Parking Loading Facilities: None Ceiling Height: 8.1 Feet to 10 Feet Fencing: Block Freeway/Highway: 1.1 - 2 Miles Current Use: Retail	Type of Lease: NNN Lease Conditions: Other (See Remarks) Lease Includes: Building Only Annual Lease Price: \$52,000 Annual Lse Prc P/SF: \$16 Annual CAM/SqFt: \$5.52 Annual Exp Stop/SqFt: \$6 Base Rent Escalation: Yes Lease Year (Min-Max): 1-10 Space Divisible: Yes Suite Size Avail Max: 3250 Move in Costs: 1st Months Rent; Last Months Rent; Deposit(s) Landlord Pays: Water; Sewer; Trash; Fire Insurance-Bldg; Common Area Maint; Exterior Maint; Property Taxes Tenant Pays: Electric; Common Area Maint	Construction: Block; Stucco Roofing: Foam Floors: Ceramic Tile; Carpet Water: City Franchise Sewer: Sewer - Public Gas: None Electric: SRP Heating: Electric; Heat Pump Cooling: Central A/C Roads/Streets: Asphalt; Dedicated Street Environmental: None	County Code: Pinal Legal Description (Abbrev): COM @ NW COR SEC 28 T1N R8E TH E 330.11 TH S 287.95 TO POB TH S 7 01.32 TH W 280.18 TH N 709.21 TH N AN: 102-04-006-F Town-Range-Section: 01N-08E-28 Taxes/Yr: \$52,012/2022

Listing Dates	Price Info	Listing Contract Info
CDOM/ADOM: 247 / 247 List Date: 06/05/2023 Expire Date: 12/31/2024 Status Change Date: 06/05/2023	Original List Price: \$4,333 List Price: \$4,333	SA: N / BB: Y / \$ 3 \$ Var: N Type: ER Renewal Comp: 0 Comp For Sale: 0

Private Remarks: Tenants pays NNN rent (\$16/sqft/year) + CAM (\$5.52/sqft/year) + City of Apache Junction rental tax of 2.7%. Tenant pays electric service. Water, sewer and trash included in the CAM. Commercial Lease Application available under the documents tab.

Semi-Private Remarks: Commission is 3% of one-year total lease amount (not including CAM and city rental tax). For example, \$16/SqFt NNN annual lease X 3,250 SqFt = \$52,000 one-year total lease amount X 3% = \$1,560 tenant agent co-broke commission. Please contact listing agent, John Payne, at 480-422-6800 to schedule a showing.

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: Aligned Showings Showing Notification Methods: Showing Service; Aligned Showings	Vacant: Yes Occupant - DND2: Vacant	Lockbox Type: None Lockbox Location: Front door Sign on Property: Yes Mech-box Code - DND2: 6800

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	john@UnitedCountryAZ.com	480-422-6800	480-422-6800

Ste #108 (formerly New 2 U)



1075 S Idaho Rd, #108, Apache Junction, AZ 85119

Back of building (east side)



Back of building (east side)



Ste #108 (front)



Ste #108 (front)



Ste #108 (front)



Ste #108 (front)



Ste #108 (front)



Ste #108 (front)



Ste #108 (front)



Ste #108 (front)



Ste #108 (front)



Ste #108 (front)



Ste #108 interior



Ste #108 interior



Ste #108 interior



Ste #108 interior



Ste #108 interior



Ste #108 interior



Ste #108 interior



Ste #108 interior



Ste #108 interior



Ste #108 interior



Ste #108 interior



Ste #108 interior



Ste #108 interior



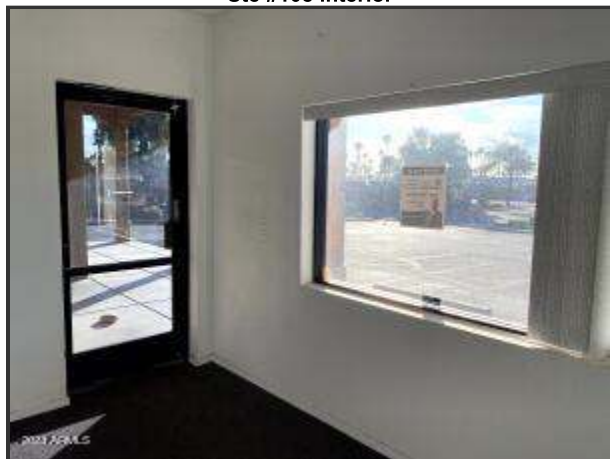
Ste #108 interior



Ste #108 interior



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