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# FOR SALE

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**MULTI-TENANT NNN LEASED  
MEDICAL OFFICE & RETAIL BUILDING**

**FOR SALE: \$3,419,000.00**  
**OCCUPANCY: 100% | CAP RATE: 6.34%**

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**2430 W APACHE TRAIL  
APACHE JUNCTION, AZ 85210**

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**MATT ZACCARDI**  
D: 480.966.7625  
M: 602.561.1339  
Mzaccardi@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

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INTERNATIONAL

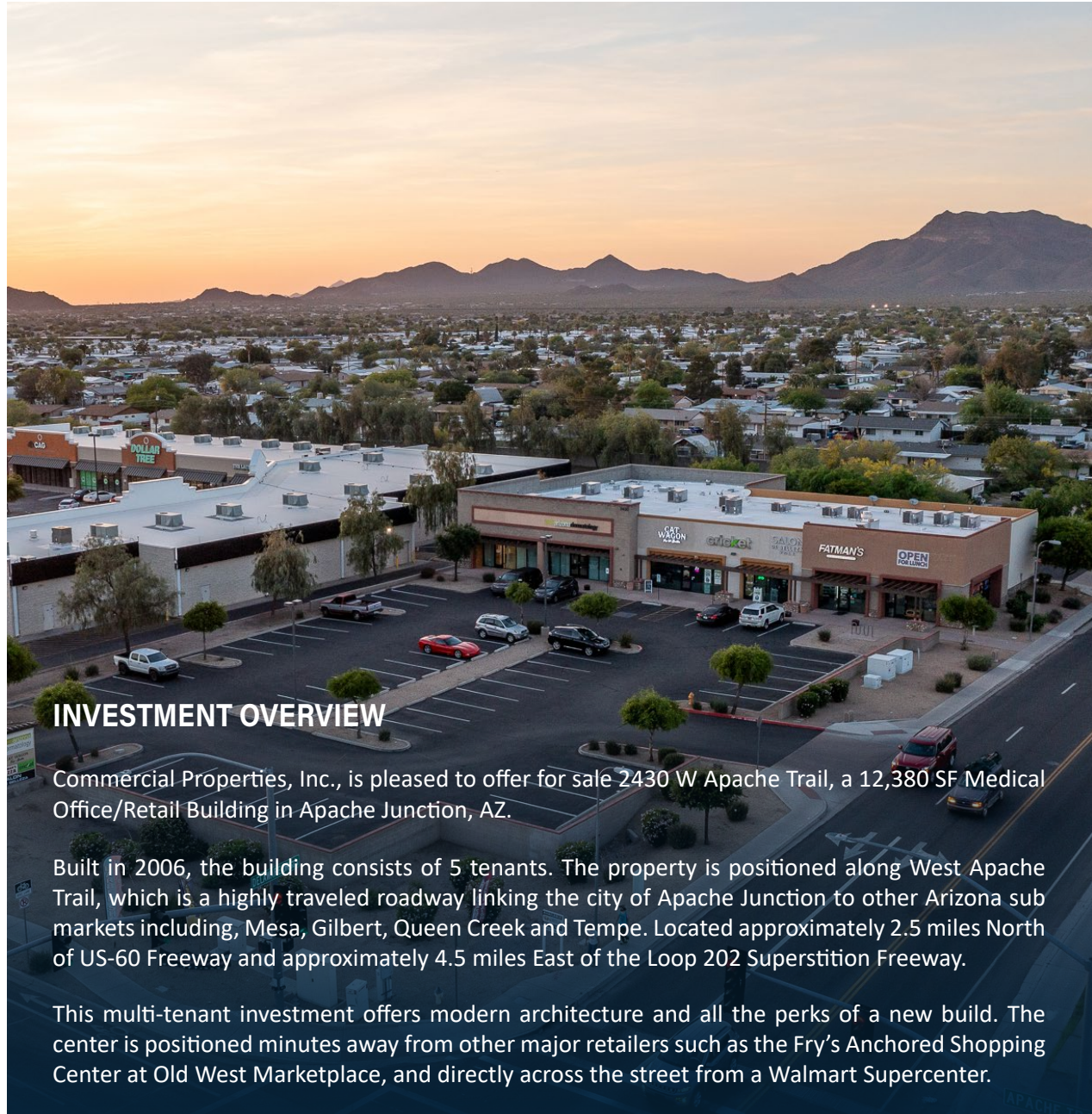
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com





# About the Property

ADDRESS	2430 W Apache Trail Apache Junction, AZ 85210
SALE PRICE	\$3,419,000.00 (\$277.96/SF)
CAP RATE	6.34%
YEAR FORWARD NOI (10/1/24 - 9/30/25)	\$216,642.99
OCCUPANCY	100%
BUILDING SIZE	±12,300 SF
LOT SIZE	± 66,647 SF (1.53 AC)
YEAR BUILT	2006
APN	101-05-138A
PARKING SPACES	40



## INVESTMENT OVERVIEW

Commercial Properties, Inc., is pleased to offer for sale 2430 W Apache Trail, a 12,380 SF Medical Office/Retail Building in Apache Junction, AZ.

Built in 2006, the building consists of 5 tenants. The property is positioned along West Apache Trail, which is a highly traveled roadway linking the city of Apache Junction to other Arizona sub markets including, Mesa, Gilbert, Queen Creek and Tempe. Located approximately 2.5 miles North of US-60 Freeway and approximately 4.5 miles East of the Loop 202 Superstition Freeway.

This multi-tenant investment offers modern architecture and all the perks of a new build. The center is positioned minutes away from other major retailers such as the Fry's Anchored Shopping Center at Old West Marketplace, and directly across the street from a Walmart Supercenter.



# Cost Segregation

## An analysis of the benefits of accelerated depreciation

### RETAIL STRIP MALL

Cost segregation is a tax planning strategy used by real estate investors to accelerate depreciation deductions and reduce their current income tax liabilities. The primary goal of cost segregation is to assign costs to specific building components and improvements that can be classified as personal property or land improvements, which have shorter depreciation periods than the overall building structure itself.

By doing this, property owners can depreciate these assets over 5, 7, or 15 years instead of the standard 39 years for commercial properties.

#### FIRST-YEAR DEPRECIATION EXPENSE:

**\$498,350**

#### INCREASE IN TAX DOLLARS SAVED:

**\$160,810**



**EMERSON LAYNE**  
COST SEGREGATION





# Property Photos





# Property Photos | Platinum/ Arizona Dermatology



**PLATINUM**  
DERMATOLOGY PARTNERS

arizonadermatology

LEADERSHIP. INTEGRITY. TRUSTED.





# Property Photos | Catwagon Tap + Bottle





# Property Photos | Cricket Wireless





# Property Photos | Salon de Belleza Yoli



*Salon*  
DE BELLEZA YOLI





# Property Photos | Fatman's Pizza



**FATMAN'S**





# Site Outline



APACHE TRAIL



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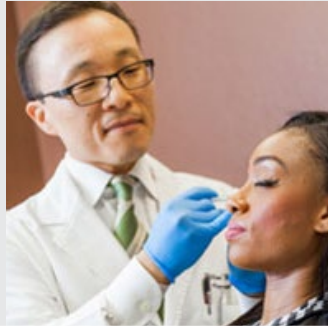


# Aerial View





# Tenant Overviews



Platinum Dermatology Partners operates 129 dermatology locations throughout the United States. They are strategically located along the sunbelt states and are a trusted leader in the Dermatology industry.

Arizona Dermatology is a full-service dermatology practice that has been providing state of the art medical, surgical and cosmetic skin care since 1969.

[www.platinumderm.com](http://www.platinumderm.com) & [www.arizonaderm.com](http://www.arizonaderm.com)

CATWAGON TAP & BOTTLE



Apache Junction's first tap and bottle house offering craft beer and wine in house and to go. We are located at the base of the Superstition Mountains.

[www.hecatwagon.com](http://www.hecatwagon.com)



Cricket Wireless is an American prepaid wireless service provider, owned by AT&T. It provides wireless services to ten million subscribers in the United States. Cricket Wireless was founded in March 1999 by Leap Wireless International.

[www.cricketwireless.com](http://www.cricketwireless.com)



Welcome to SALON DE BELLEZA YOLI! Established in 2023, our salon is a haven of beauty nestled in the heart of Apache Junction, Arizona. With a commitment to excellence, we offer a wide range of services tailored to enhance your natural beauty and pamper your senses.



Chicago Deep Dish Pizza, Pasta, Burgers, and Wings! Fatman's is more than a pizza, pasta, sandwich, and wings restaurant; we are the destination place for family and friends that serves the body, mind, and soul.

[www.fatmanspizza.com](http://www.fatmanspizza.com)



# Why the East Valley?

## PHOENIX EAST VALLEY

Not so long ago, the PHX East Valley was a farming community. Much has changed since then. Today, the region is a major business and employment center, with well-known global brands, plus homegrown firms and some of the most creative startup ventures imaginable.

Our healthy economy, friendly regulatory environment and highly skilled workforce are just a few reasons why a growing number of companies and individuals choose to call the region home. But there's something else. Here in the PHX East Valley, our political, civic and community leaders work together to move the region forward.

If you haven't been here, make plans for a visit. You'll see why our businesses and residents are living the American Dream and why they have chosen to do so in the PHX East Valley.

## DOING BUSINESS HERE

There are so many reasons why the PHX East Valley is the place to do business. The region boasts a talented and growing workforce. The environment is right for businesses, too, with economic development incentives, friendly regulations and no corporate franchise taxes. And Arizona is a right-to-work state.

## KEY BUSINESS SECTORS

A premier location with top talent makes the PHX East Valley a prime place to do business. But that's not all. The region's leaders also have been strategic about building an economy that is insulated from the effects of a downturn. Rather than rely on one or two major industries, the PHX East Valley is comprised of a collection of long-standing and emerging business sectors – from aerospace, aviation and autonomous vehicles to tourism and technology.

## PHX EAST VALLEY BUSINESS SECTORS





# Demographics

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	12,862	65,358	140,863
2028 Population Projection	12,890	65,413	142,206
Annual Growth 2023-28	0.8%	0.6%	1.0%
Median Age	50.7	45.8	44.8
Bachelor's Degree or Higher	11%	17%	22%
2023 Households	5,691	26,834	56,046
2028 Household Projection	5,699	26,877	56,543
Avg Household Income	\$58,909	\$71,117	\$79,514
Median Household Income	\$44,776	\$54,043	\$61,947
Median Home Value	\$113,340	\$175,179	\$220,087
Median Year Built	1985	1990	1993
Owner Occupied HHs	4,183	20,696	45,251
Renter Occupied HHs	1,516	6,182	11,292
Avg Household Size	2.2	2.4	2.5
Total Consumer Spending	\$148M	\$787M	\$1.8B
Daytime Employees	3,059	12,377	20,822
Businesses	367	1,648	2,725

## Apache Junction Retail Submarket

**The Apache Junction retail submarket has a vacancy rate of 8.4%. This vacancy rate is 3.2% higher than it was this time last year. There has been 9,500 SF of negative absorption and 72,000 SF of net deliveries. Rents have increased 8.0% in the past 12 months and are currently around \$20.00/SF.**

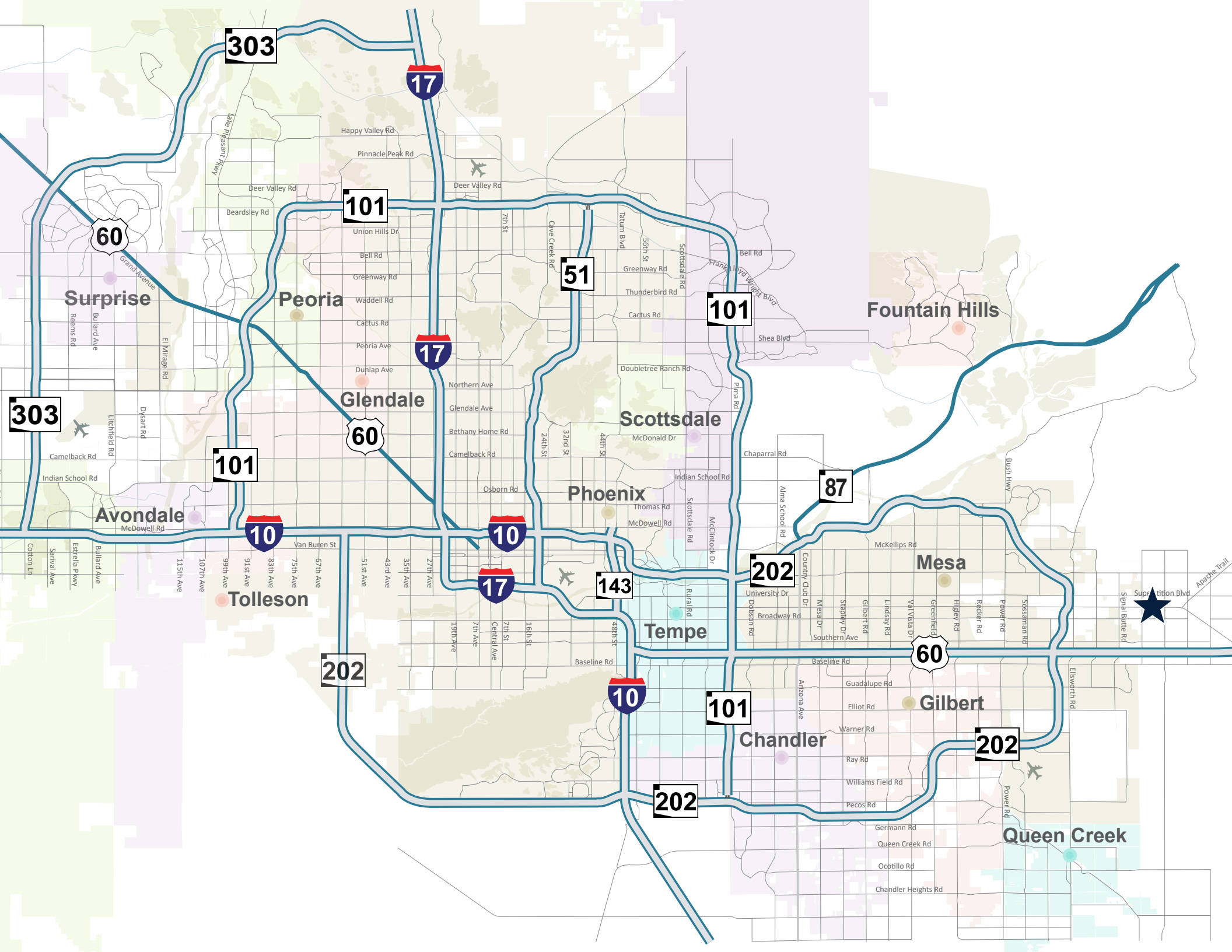
Roughly 48,000 SF is under construction in the Apache Junction retail submarket. In the past year, there have been 14 sales, which traded for approximately \$19.6 million in volume.

Vacancy is 4.0% in general retail buildings, and 23,000 SF has been absorbed in this asset class over the past year. Vacancy is 13.2% in neighborhood centers, and there has been 38,000 SF of negative absorption in this asset class over the past year.

Current vacancy is higher than its trailing three-year average of 5.8%, which in turn, is higher than the trailing three-year average for the Phoenix market as a whole, which is 5.5%. Rents have increased 26.1% over the past three years, higher than the Phoenix market average of 22.7%. There have been 48 sales over the past three years, amounting to \$77.3 million in volume and 390,000 SF of inventory

-COSTAR 2024





303

17

60

Surprise

Peoria

101

51

101

Fountain Hills

17

Glendale

60

Scottsdale

Phoenix

87

303

101

Avondale

10

10

17

143

202

60

Mesa

Tolleson

202

17

Tempe

10

143

101

Chandler

Gilbert

202

202

Queen Creek

202



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## 2430 W APACHE TRAIL APACHE JUNCTION, AZ 85210

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This Offering is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

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