



FOR LEASE | RETAIL

MUSTANG SHOPPING CENTER SUITE

2450 West Apache Trail Ste 102, Apache Junction, AZ 85120

Preston Beck Advisor | 480.610.2400 | preston@coberealestate.com



coberealestate.com

FOR LEASE | RETAIL

Mustang Shopping Center suite

2450 West Apache Trail Ste 102, Apache Junction, AZ 85120



PROPERTY SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$19/SF/YR + NNN (\$3.69)
Building Size:	1250
Cross Streets:	W Apache Trl & N Delaware Dr

PROPERTY OVERVIEW

Located in the Mustang Shopping Center at 2540 W. Apache Trail, this space benefits from a prime Apache Junction location with 44,000 vehicles per day at a signalized intersection. This retail space is 1,250 SF and is surrounded by strong demographics, including a substantial snowbird population, which contribute to consistent traffic. The shopping center is professionally managed with typically zero vacancy, creating a high-visibility and established retail environment.

PROPERTY HIGHLIGHTS

- 1,250 SF retail space
- Building and Monument Signs Available
- Anchored by big names like Dollar Tree and Starbucks
- Excellent visibility with 44,000 VPD

Preston Beck | Advisor

O: 480.610.2400
C: 480.650.2029
preston@coberealestate.com
www.coberealestate.com



FOR LEASE | RETAIL

Mustang Shopping Center suite

2450 West Apache Trail Ste 102, Apache Junction, AZ 85120



Preston Beck | Advisor

O: 480.610.2400

C: 480.650.2029

preston@coberealestate.com

www.coberealestate.com



FOR LEASE | RETAIL

Mustang Shopping Center suite

2450 West Apache Trail Ste 102, Apache Junction, AZ 85120



Preston Beck | Advisor

O: 480.610.2400

C: 480.650.2029

preston@coberealestate.com

www.coberealestate.com



FOR LEASE | RETAIL

Mustang Shopping Center suite

2450 West Apache Trail Ste 102, Apache Junction, AZ 85120

SITE PLAN



Preston Beck | Advisor

O: 480.610.2400

C: 480.650.2029

preston@coberealestate.com

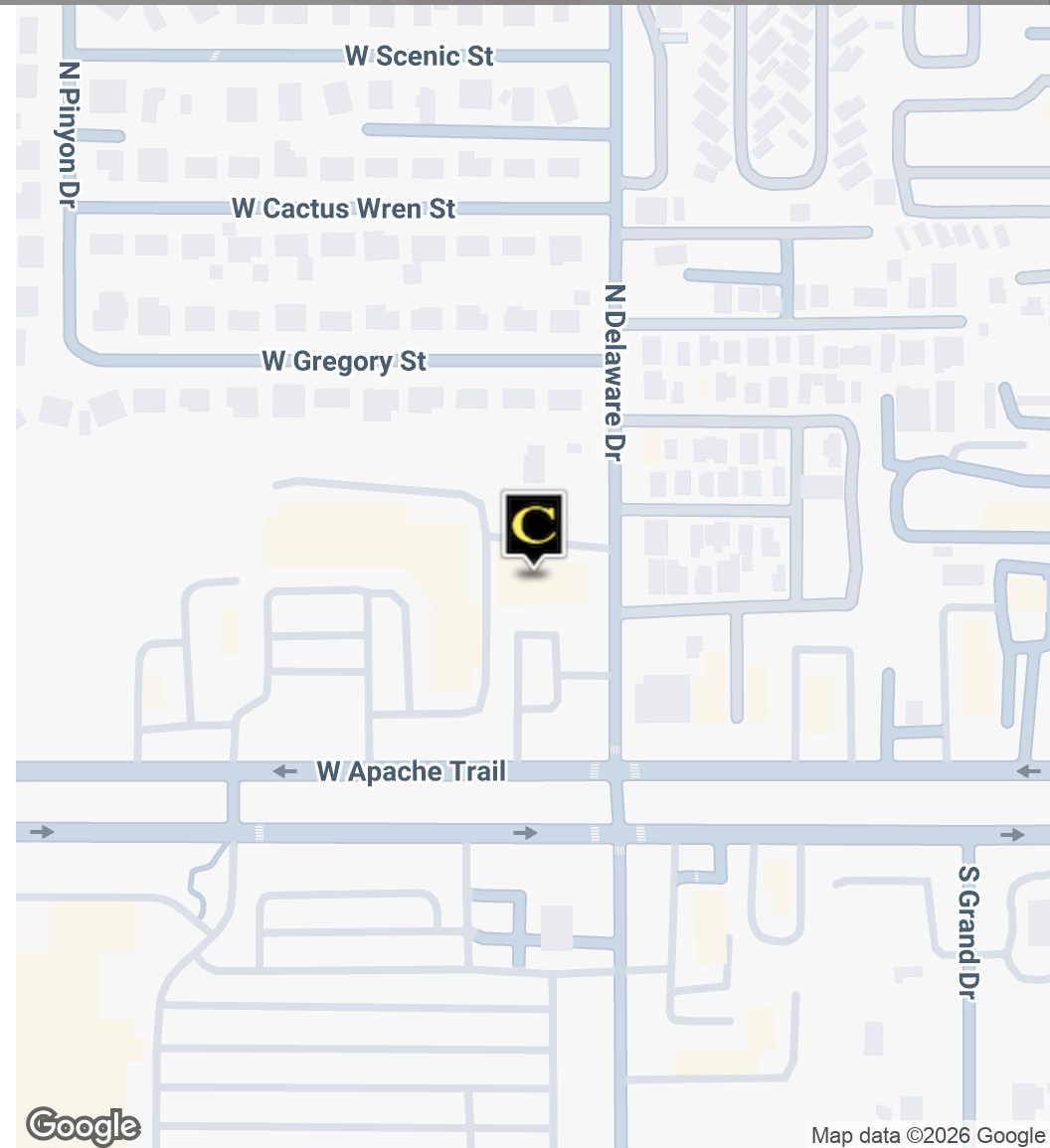
www.coberealestate.com



FOR LEASE | RETAIL

Mustang Shopping Center suite

2450 West Apache Trail Ste 102, Apache Junction, AZ 85120



Preston Beck | Advisor

O: 480.610.2400

C: 480.650.2029

preston@coberealestate.com

www.coberealestate.com



FOR LEASE | RETAIL

Mustang Shopping Center suite

2450 West Apache Trail Ste 102, Apache Junction, AZ 85120

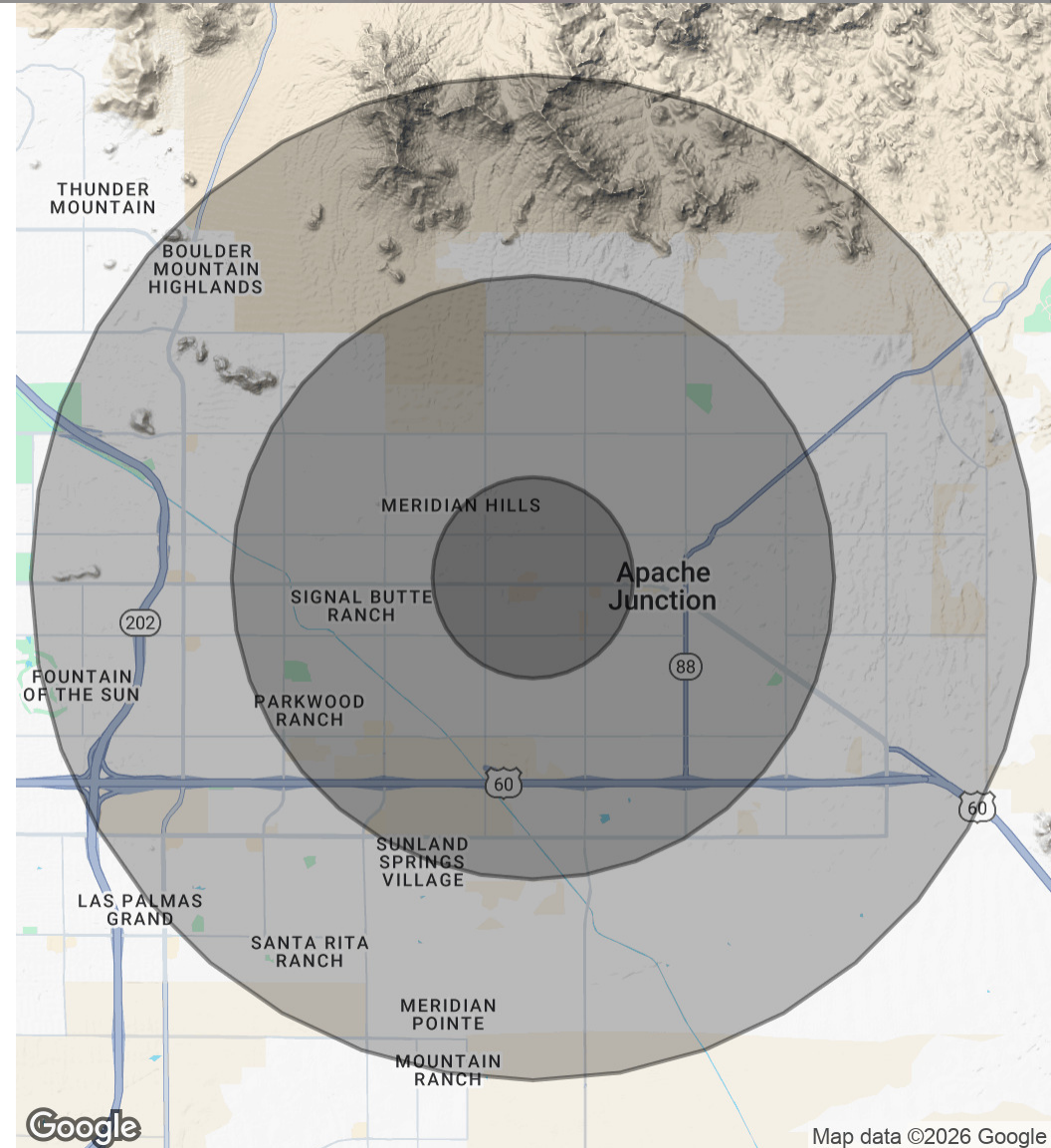
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,094	69,552	136,360
Average Age	48	46	46
Average Age (Male)	47	45	45
Average Age (Female)	49	47	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,002	29,026	56,020
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$67,661	\$85,012	\$94,574
Average House Value	\$218,720	\$316,786	\$369,069

Demographics data derived from AlphaMap



Map data ©2026 Google

Preston Beck | Advisor

O: 480.610.2400

C: 480.650.2029

preston@coberealestate.com

www.coberealestate.com

