725 W APACHE TRAIL, APACHE JUNCTION, AZ 85120

FOR LEASE

JOIN OTHER NATIONAL TENANTS BEALLS, ACE HARDWARE, DOLLAR GENERAL, LITTLE CAESARS AND MORE



Patriot Commercial Properties | 2833 North 48th Street, Phoenix, AZ 85008 | www.patriotcommercialproperties.com

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HIGHLIGHTS

- ±1,200 ±6,800 SF of restaurant, retail and office space
- · Built-out school and retail/office spaces available
- Shopping center tenants include Bealls Outlet, Ace Hardware, Dollar General, Little Caesers and more
- Traffic counts on Apache Trail of ±20,832 VPD
- Abundant parking
- Highly visible shopping center with building and marquee signage opportunities available

| 1 Mile | 3 Miles | 5 Miles | |
|-------------------------------------|--------------------------------------------|----------------------------------------------------------------------------|--|
| 9,593 | 62,280 | 125,559 | |
| \$53,462 | \$60,276 | \$70,079 | |
| 4,132 | 25,848 | 49,881 | |
| 509 | 1,100 | 2,012 | |
| 3,935 | 10,199 | 18,010 | |
| 20,328 cars per day on Apache Trail | | | |
| | 9,593 \$53,462 4,132 509 3,935 | 9,593 62,280 \$53,462 \$60,276 4,132 25,848 509 1,100 3,935 10,199 | |

Source: CoStar 2021

LEASE RATES: Please Inquire



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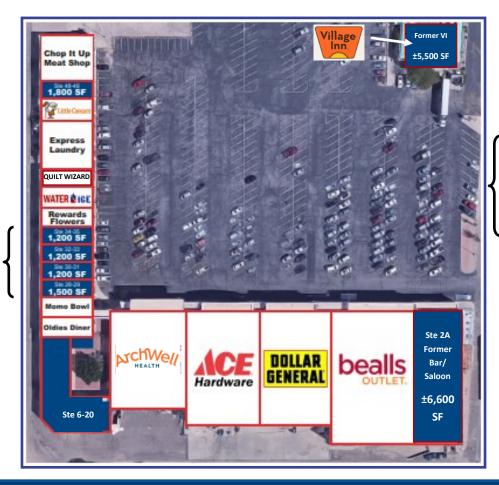
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TENANTS & VACANCY

| 4 | # | TENANT | SIZE (SF) | NOTES |
|---|----------|-------------------|-----------|--------------------|
| (| 6-20 | VACANT | ±6,800 | BUILT-OUT SCHOOL |
| 2 | 23-24 | OLDIES DINER | | RESTAURANT |
| 2 | 25-27 | MOMO BOWL | | RESTAURANT |
| | 28-29 | VACANT | ±1,500 | RETAIL/OFFICE |
| 3 | 30-31 | VACANT | ±1,200 | RETAIL/OFFICE |
| 3 | 32-33 | VACANT | ±1,200 | RETAIL/OFFICE |
| 3 | 34-35 | VACANT | ±1,200 | RETAIL/OFFICE |
| | 36-37 | STEWARD'S FLOWERS | | RETAIL |
| 3 | 38-39 | WATER N ICE | | RETAIL |
| 4 | 40-41 | QUILT WIZARD | | RETAIL |
| 4 | 42-45 | EXPRESS LAUNDRY | | RETAIL |
| 4 | 46-47 | LITTLE CAESARS | | RESTAURANT |
| 4 | 48-49 | VACANT | ±1,800 | RETAIL/OFFICE |
| ļ | 50-53 | CHOP IT UP | | MEAT SHOP |
| ļ | 575 BLDG | VACANT | ±5,500 | FORMER VILLAGE INN |
| | 2A | VACANT | ±6,600 | 2ND GEN BAR/SALOON |

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