



±2,016 SF RETAIL SPACE AVAILABLE

200 S IRONWOOD DR, APACHE JUNCTION, AZ 85120

±780 SF SHED • ±4,000 SF YARD • SIGNAGE AVAILABLE

FOR SALE

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COMMERCIAL PROPERTIES INC.

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RETAIL SPACE AVAILABLE FOR SALE

PROPERTY INFORMATION

ADDRESS	200 S Ironwood Dr. Apache Junction, AZ 85120
PROPERTY TYPE	Retail
TENANCY	Single
BUILDING SIZE	±2,016 SF
YARD	±4,000 SF Paved & Gated Yard
LOT SIZE	±11,761 SF
YEAR BUILT	1982
APN	101-09-0970
ZONING	B-2
ASKING PRICE	\$595,000.00



PROPERTY OVERVIEW

200 S Ironwood Drive presents a premier retail setting tailored for discerning investors. The property offers a flexible layout capable of accommodating various retail concepts while delivering attractive frontage along a well-traveled thoroughfare. Interior improvements feature durable finishes throughout, complemented by efficient mechanical systems ready for immediate occupancy. Thoughtfully designed lighting and ceiling heights enhance merchandise displays, creating an engaging shopping environment. Ample parking and dedicated service access streamline employee and customer convenience. This well-maintained asset showcases the quality retail investors seek in a value-add investment opportunity.



Versatile retail space with adaptable floor plan for diverse tenant mix



Generous parking field accommodating customer demand

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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SITE PLAN OVERVIEW



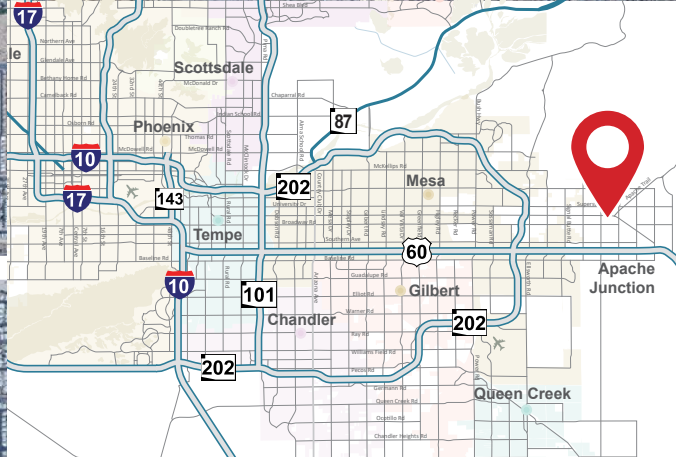
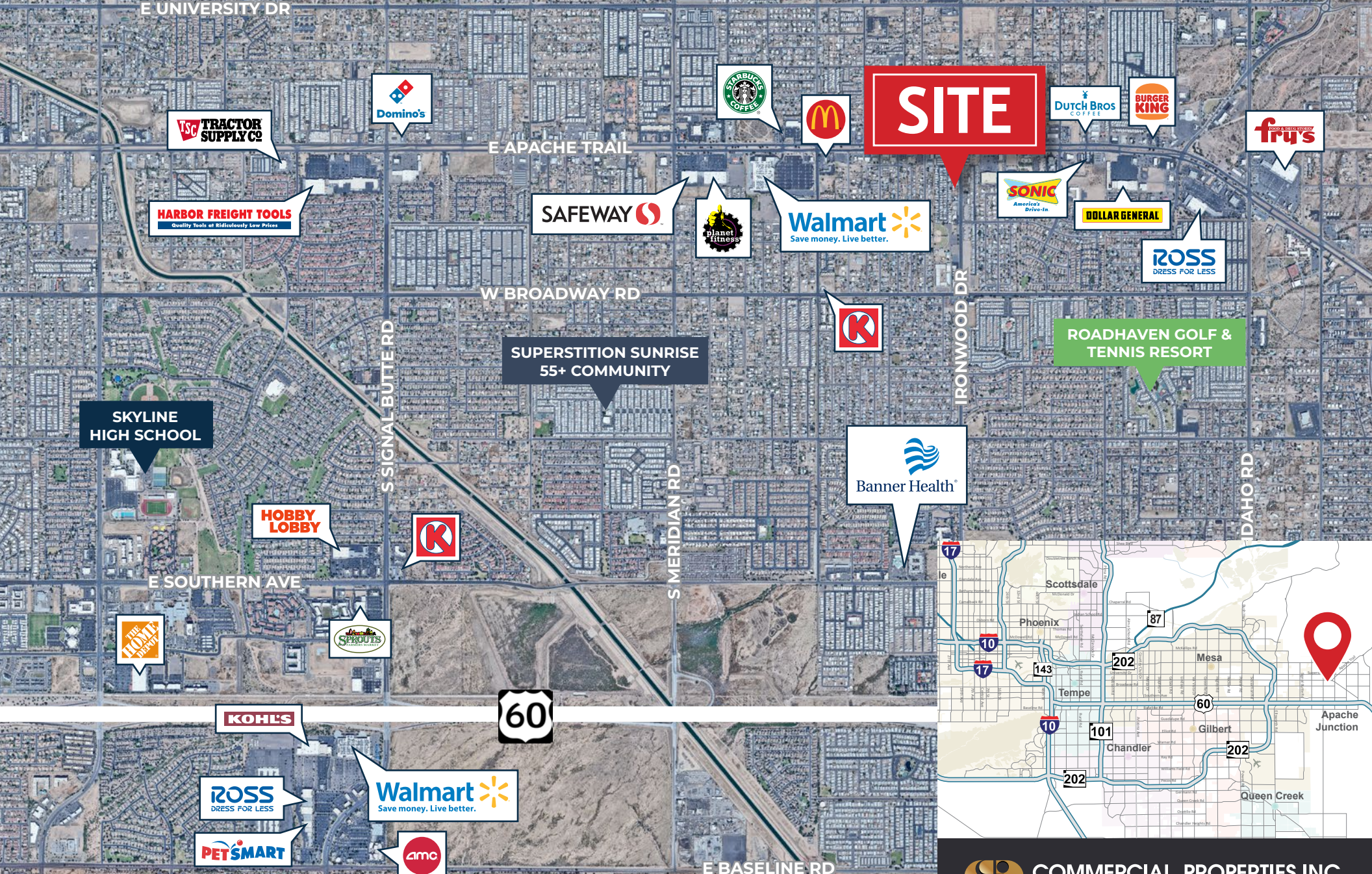
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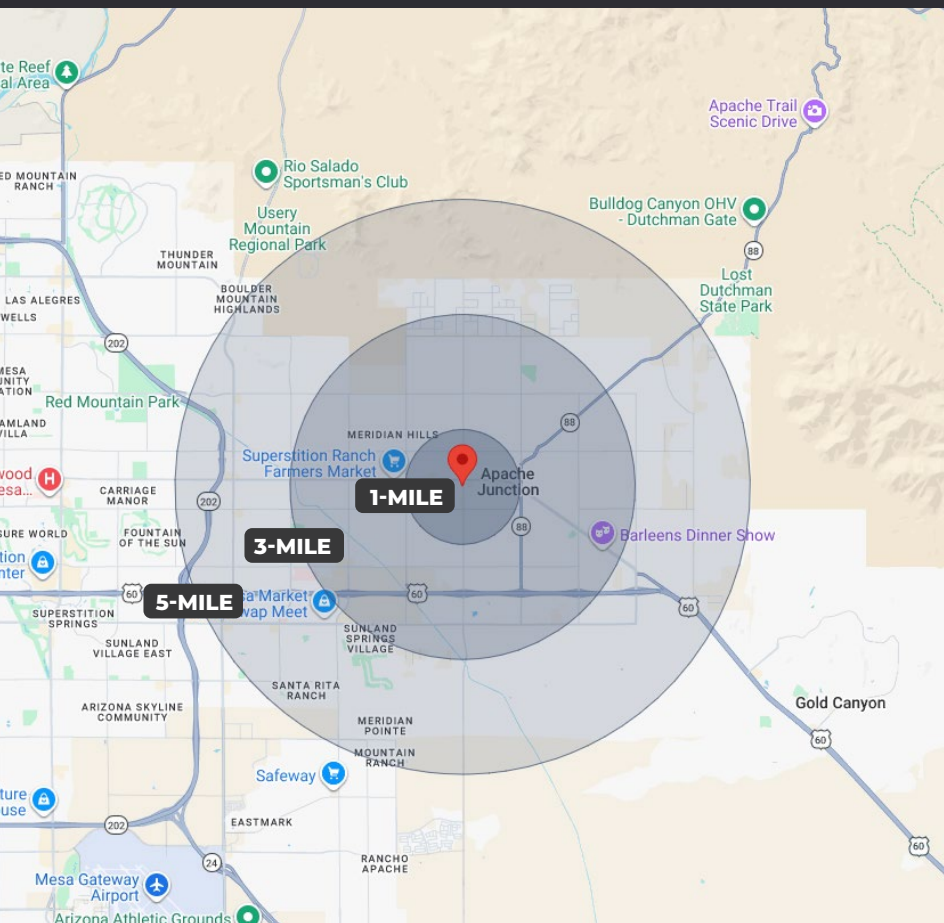


AERIAL MAP OVERVIEW



DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
 Population	13,144	68,959	144,683
 Households	5,976	29,195	59,083
 Average Household Income	\$66,411	\$81,049	\$91,648
 Median Home Value	\$268,950	\$322,325	\$360,114



5 Mile Highlights

46.4

Median
Age

22.1K

Daytime
Employees

23%

Bachelor's Degree
or Higher

A Thriving Retail Environment

Located in the growing community of Apache Junction, Arizona, this property offers exceptional access to a strong and steadily expanding customer base. Positioned along a well-traveled corridor with excellent visibility and accessibility, the site benefits from consistent daily traffic generated by local residents, commuters, and nearby businesses. The area's continued residential growth, attractive household demographics, and increasing consumer activity create an ideal setting for retail, restaurant, medical, and service-oriented businesses seeking long-term success in one of the East Valley's rapidly developing markets.