



COMING SOON

PADS & SHOPS AVAILABLE
NWC OF IDAHO ROAD & APACHE TRAIL
APACHE JUNCTION, AZ

PADS & SHOPS AVAILABLE

NWC OF IDAHO RD & APACHE TRAIL
APACHE JUNCTION, AZ



PROPERTY SUMMARY

- Available: $\pm 1,200$ - $\pm 12,000$ SF
- Zoning: B-3 (City Center), City of Apache Junction

PROPERTY HIGHLIGHTS

- Adjacent to one of the top performing Fry's with $\pm 177,000$ monthly visits (placer.ai)
- Positioned along Apache Junction's #1 thoroughfare, Old West Hwy / Idaho Road
- Located in the center of Apache Junction surrounded by future residential and commercial developments
- Situated at one of the highest trafficked intersections in Apache Junction

TRAFFIC COUNTS

W Apache Trail	$\pm 24,344$ VPD
Idaho Road	$\pm 11,452$ VPD
Phelps Drive	$\pm 10,952$ VPD

JOHN ESSLINGER

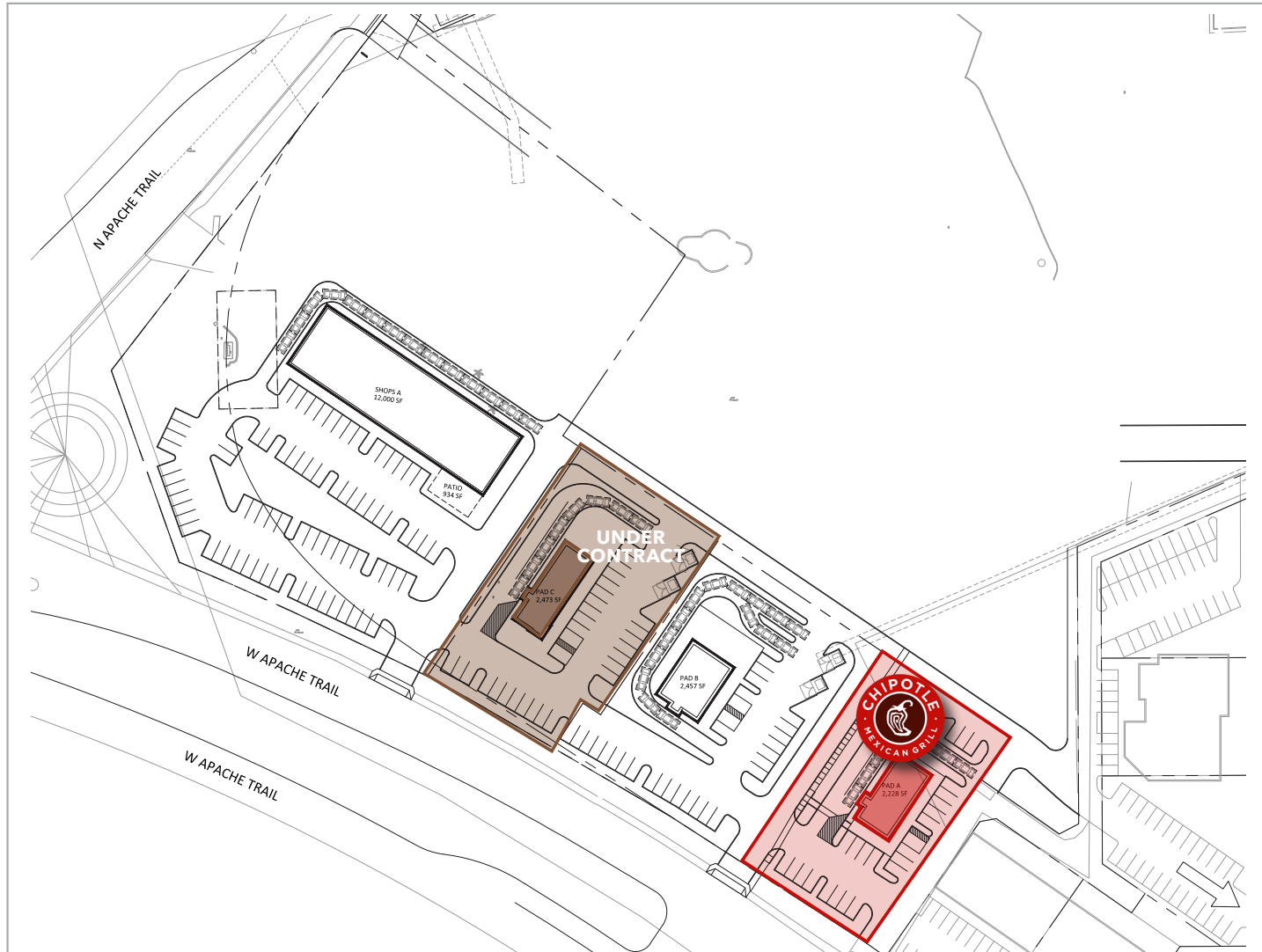
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SITE PLAN

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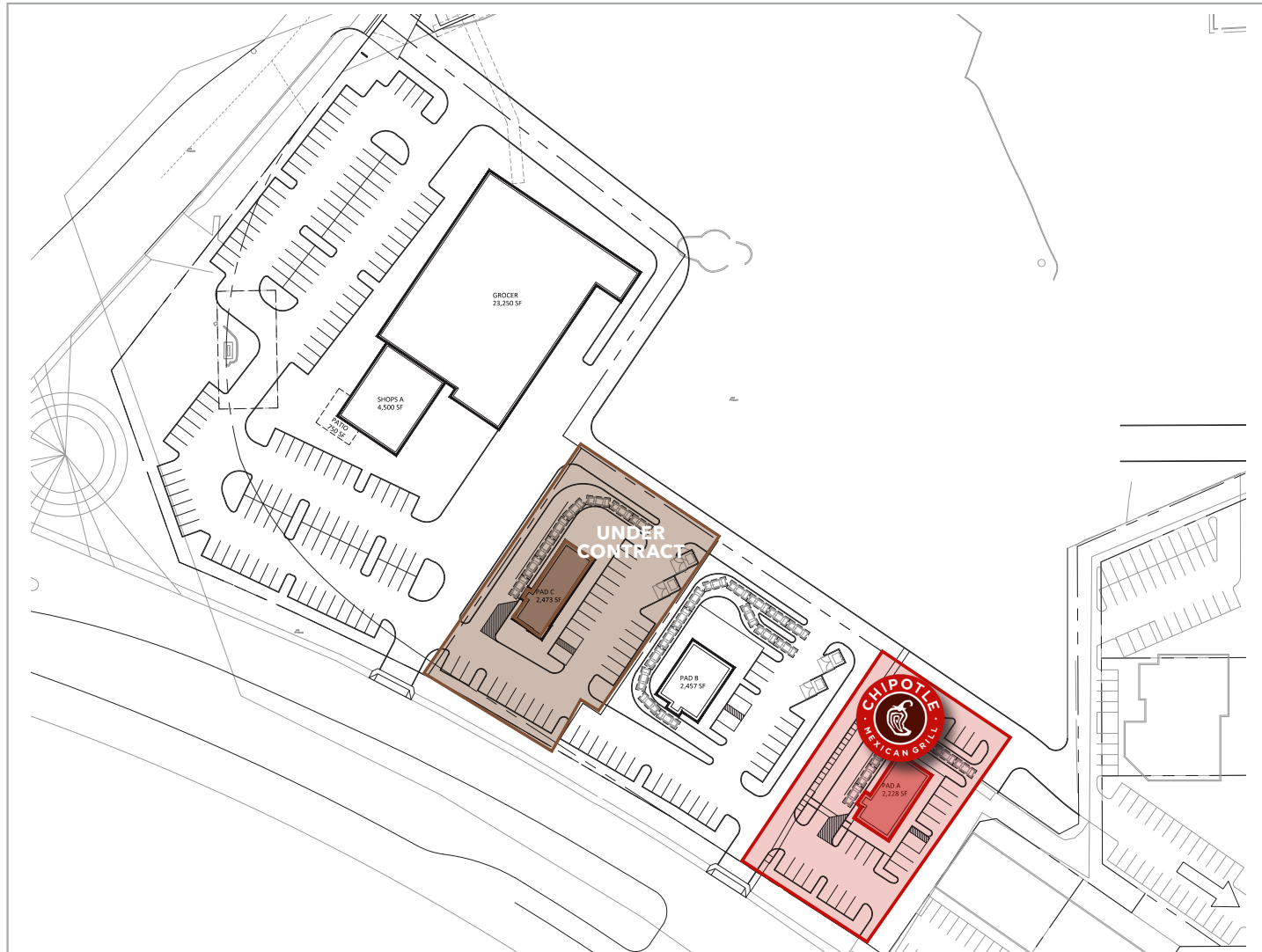


PAD	LOT	BLDG SF	TENANT
PAD A	27,469	2,228	Chipotle
PAD B	37,605	2,457	AVAILABLE
PAD C	31,233	2,473	Under Contract

PAD	ACRES	BLDG SF	TENANT
SHOPS A	3.49	12,000	AVAILABLE

CONCEPTUAL SITE PLAN (GROCER OPTION)

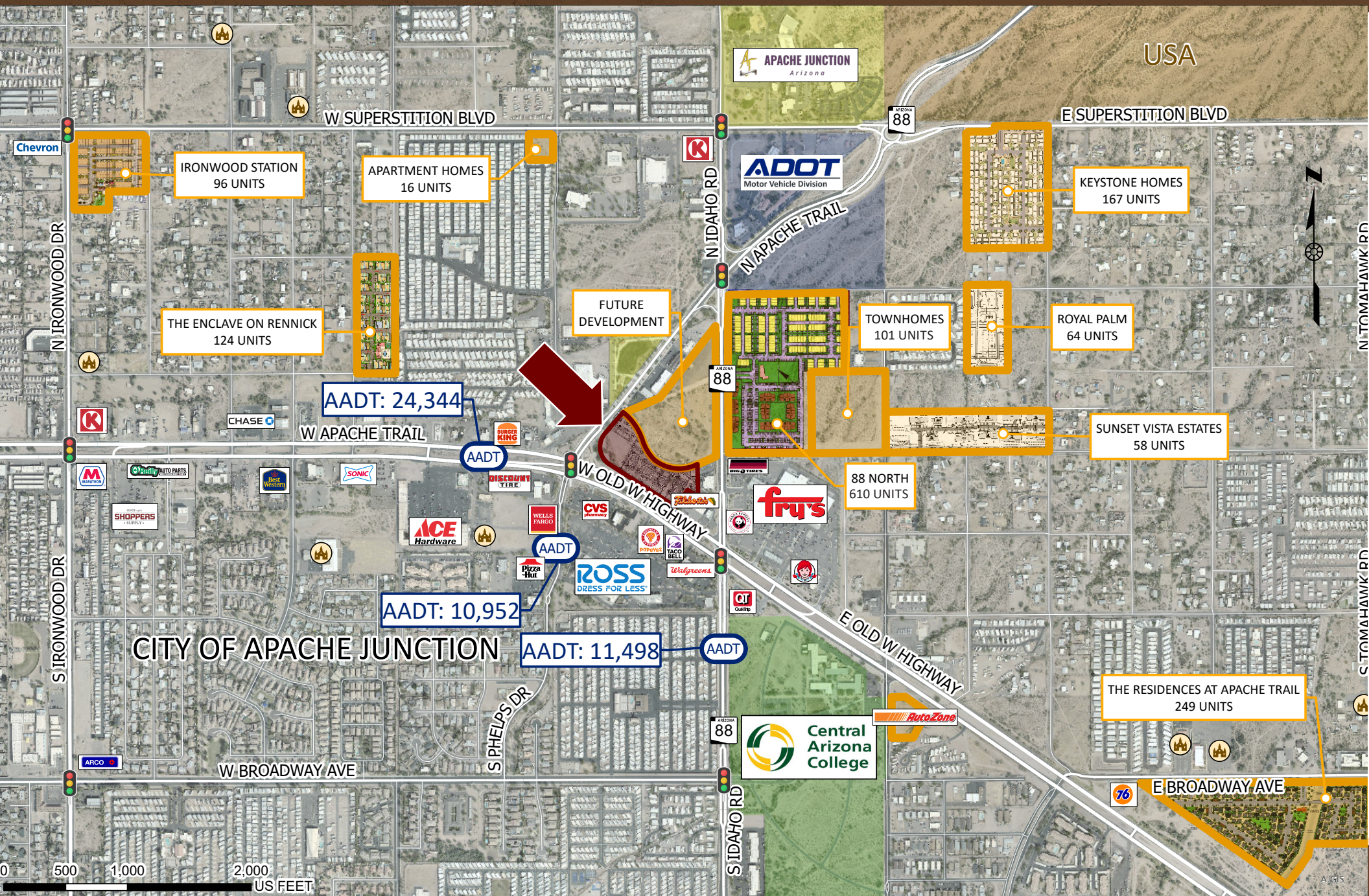
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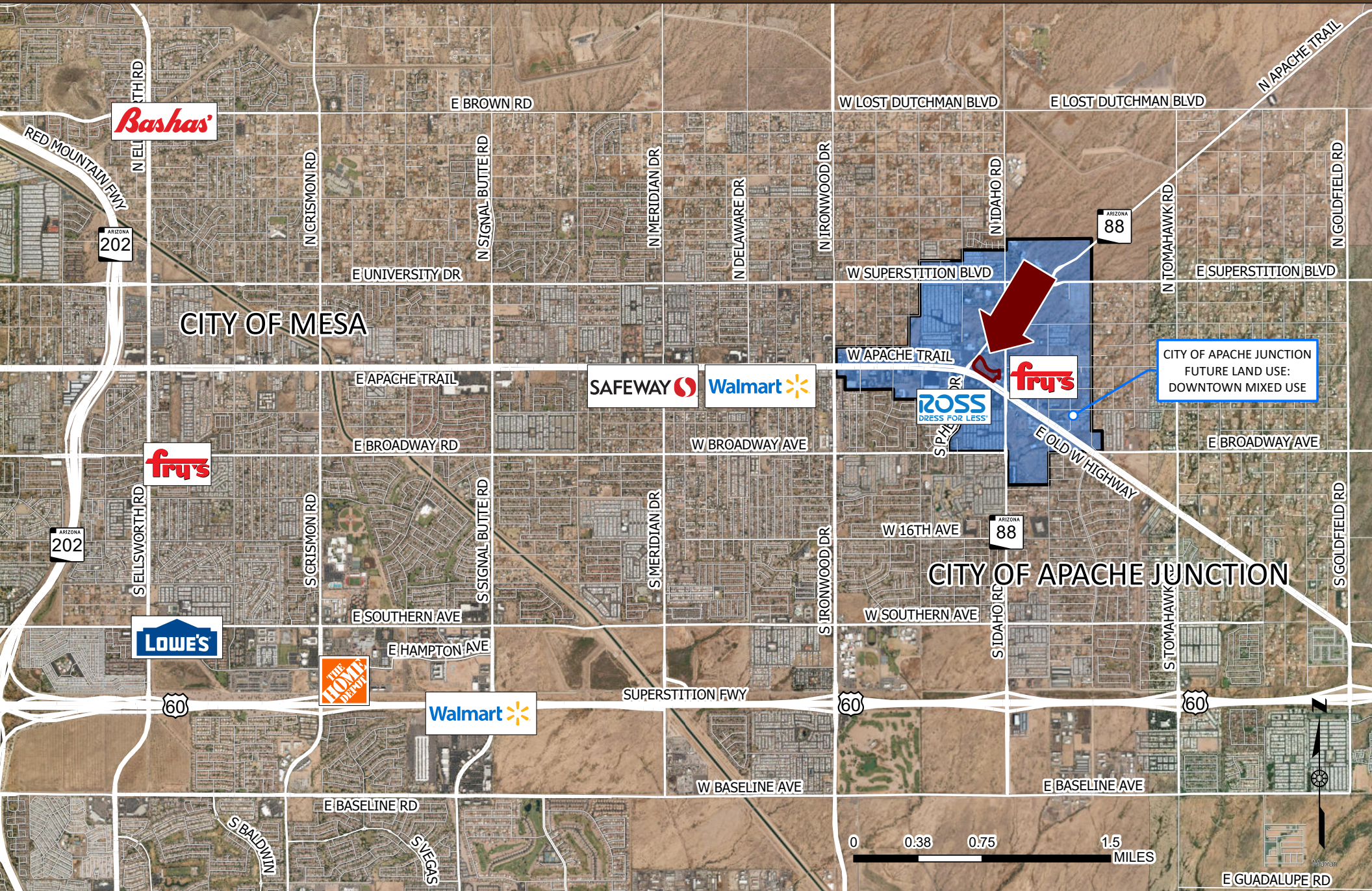
PAD	ACRES	BLDG SF	TENANT
SHOPS A	3.49	4,500	AVAILABLE
GROCER	3.49	23,250	AVAILABLE

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AERIAL

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DEMOGRAPHICS

NWC OF IDAHO RD & APACHE TRAIL
APACHE JUNCTION, AZ

POPULATION



2023 Population

1 MILE

8,477

3 MILE

52,948

5 MILE

105,814

HOUSEHOLDS



2023 Households

1 MILE

4,094

3 MILE

23,764

5 MILE

41,440

INCOME



2023 Median Household Income

\$52,160

\$55,727

\$62,179

2023 Average Household Income

\$72,042

\$75,843

\$87,514

HOUSING UNITS



2023 Total Housing Units

6,186

29,934

53,347

2023 Owner Occupied Housing Units

3,106

18,439

34,446

2023 Renter Occupied Housing Units

988

4,637

8,994

DAYTIME POPULATION



2023 Total Daytime Population

10,244

48,038

90,029

2023 Total Daytime Population - Workers

4,754

15,378

28,186

2023 Total Daytime Population - Residents

5,490

32,660

61,843

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