

APACHE SHOPS

OWNER/USER OPPORTUNITY WITH INCOME

21 S SIGNAL BUTTE RD | APACHE JUNCTION, AZ 85120

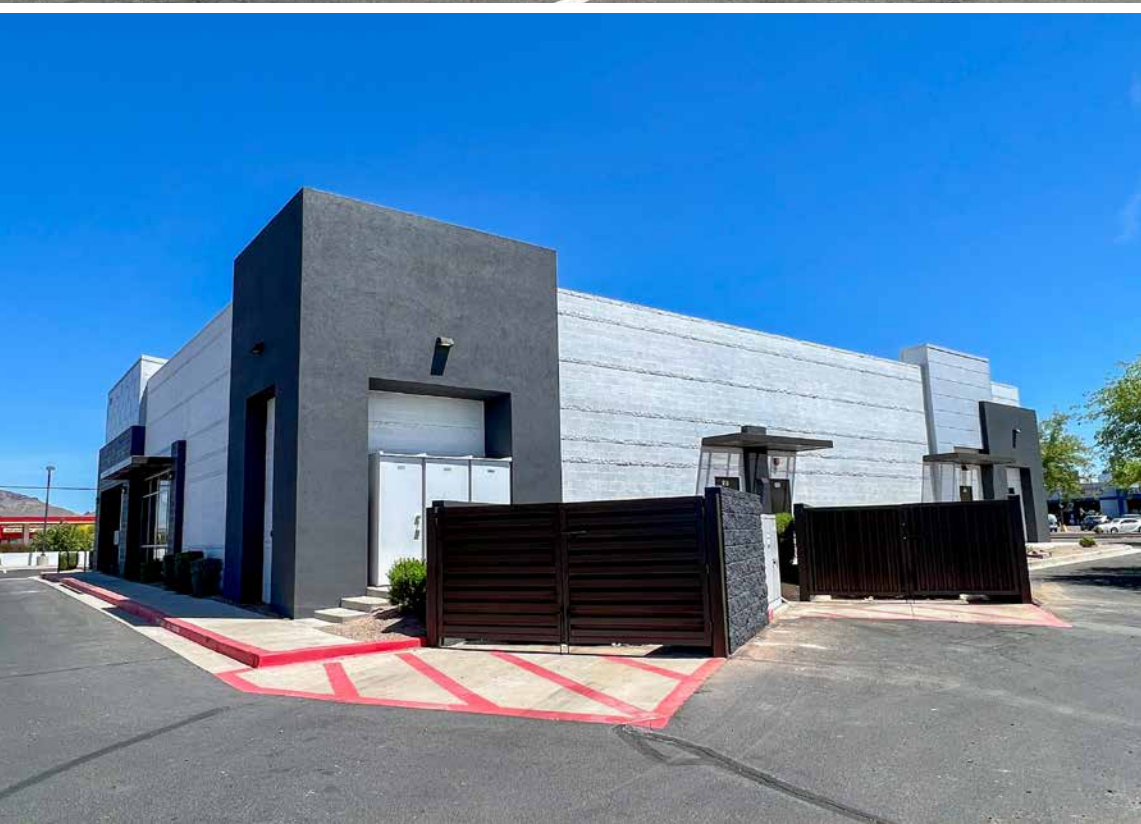
SALE PRICE: \$2,300,000 | BUILDING SIZE: 6,402 SF | OCCUPANCY: 58%



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

SALE BROCHURE



EXECUTIVE SUMMARY

Commercial Properties, Inc., is pleased to offer for sale 21 S Signal Butte Rd, a 6,402 SF Retail Building in Apache Junction, AZ.

Built in 2007, the property is positioned on the southeast corner of Apache Trail and S Signal Butte Rd. Located approximately 1.9 miles north of US-60 Superstition Freeway and 2.3 miles east of Loop-202 Red Mountain Freeway.

This owner/user opportunity is partially leased with income by Liberty Tax and Fast Insurance. Its vacant suites consist of a former Subway restaurant and a former CheckSmart, which are contiguous up to 4,058 SF.

EXCLUSIVELY LISTED BY

MATT ZACCARDI

D: 480.966.7625

M: 602.561.1339

mzaccardi@cpiaz.com

KATY HAUG

D: 480.623.2328

M: 816.808.7347

Khaug@cpiaz.com

PROPERTY SUMMARY

OWNER/USER WITH INCOME RETAIL BUILDING FOR SALE

21 S Signal Butte Rd
Apache Junction, AZ 85120

6,402 SF

Total Building Size

2007

Year Built

LC

Zoning

58.0%

Occupied

\$65,062.95

Year Forward NOI from
6/1/25 to 5/31/26

PROPERTY HIGHLIGHTS

- Close Proximity to US-60 & Loop 202 Freeways
- Hard Corner Frontage on S Signal Butte Rd & Apache Trail
- Current Tenants Include Fast Insurance (occupied since 2017) and Liberty Tax (occupied since 2012)
- Monument Signage
- Building Painted April 2023
- Built Out Drive-Thru in Suite 105



TENANT OVERVIEW



LIGHT THE PATH TO FINANCIAL FREEDOM

There's a reason we carry the torch. To light the pathway. Because we believe there is nothing more liberating than financial freedom. That's why we're re-imagining everything from the way our customers engage with us and file their taxes, to how they receive and spend their refunds, to offering the financial products and services they need, when they need them most.

CORE VALUES

We place the customer experience at the core of all we do. Our customers are the reason for our existence. We demonstrate our appreciation by providing them with high-quality experiences, "Making them WANT to come back" by our efforts. We do this in a professional, welcoming environment, at a great value.

We operate our business ethically. Sound ethics is good business. At Liberty Tax, we hold ourselves and conduct our business to high standards of fairness, honesty, and integrity. We are individually accountable and collectively responsible.

<https://www.libertytax.com/>



BORN IN ARIZONA, MADE FOR ARIZONA

Fast Insurance exists to make your life easier. We use state of the art technology to find you the best prices available and back it up with excellent service. Our friendly, knowledgeable agents will help you find the right coverage so you can drive with peace of mind. If you are looking for the best deal, you've come to the right place.

WE OFFER INSURANCE PLANS THAT COVER:

Auto: Auto insurance from Fast Insurance is quickly becoming Arizona's premier stop for fast car insurance.

Home: Home Insurance can be a hassle. At Fast Insurance the process is simple and well, fast.

Renters: Are you renting? Fast Insurance offers several renters insurance options to fit your needs.

Uber and Lyft: You can rest at ease with rideshare insurance from Fast Insurance.

Commercial: Do you own a business? Commercial insurance is a must have.

<https://weinsurefast.com/>

TENANT OVERVIEW



SUITE 102

A FAMILY OWNED RESTAURANT OFFERING AUTHENTIC SUBMARINE SANDWICHES SINCE 2018.

We provide Authentic Submarine Sandwiches on bread baked fresh to order. Our bread is toasty and crunchy on the outside and soft on the inside.

We only offer Boar's Head meats and cheeses

<https://thesubslingers.com/>



FLOOR PLAN



Suite 105
1,341 SF



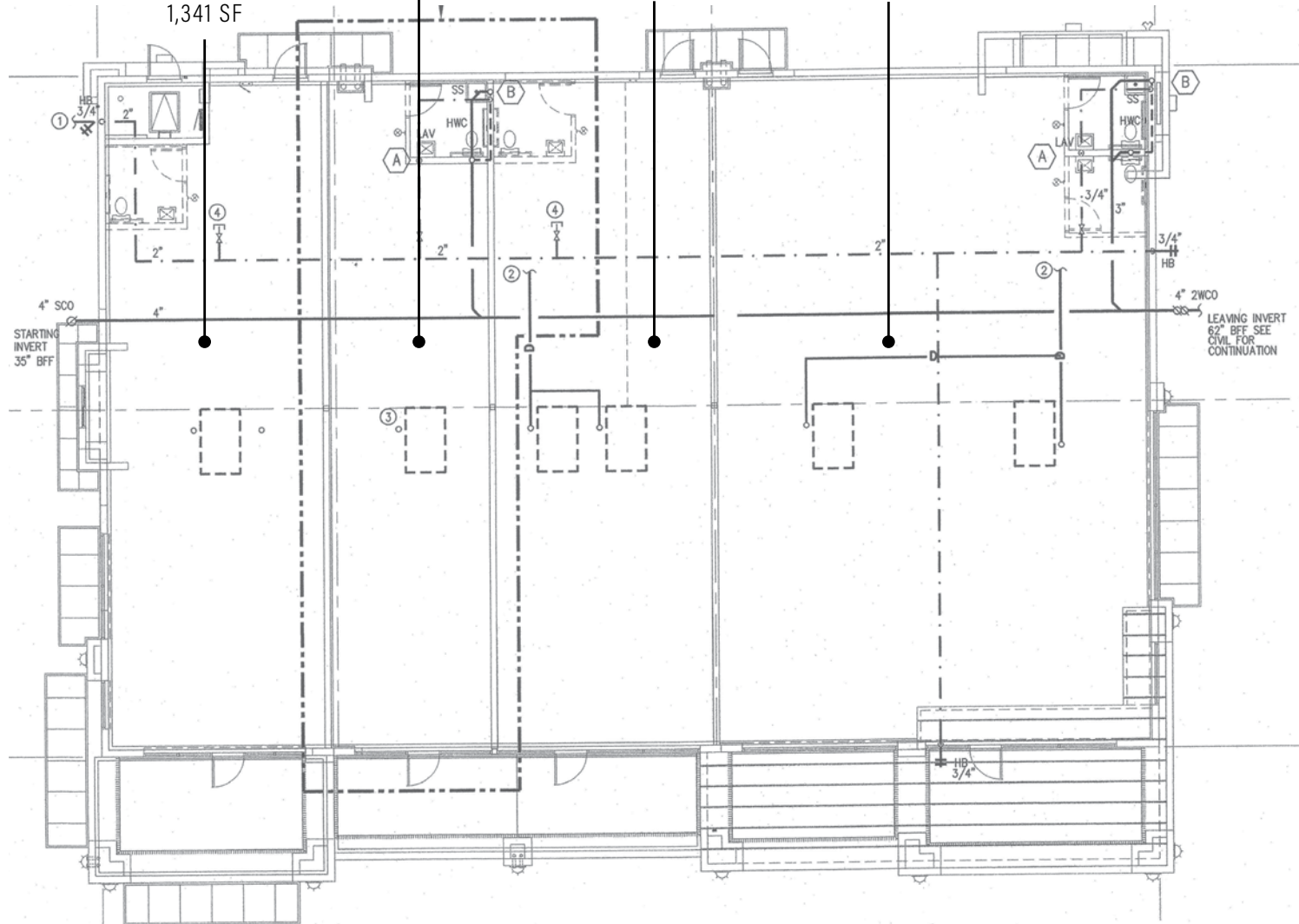
Suite 104
1,018 SF



Suite 102
1,358 SF

Available For Owner/User

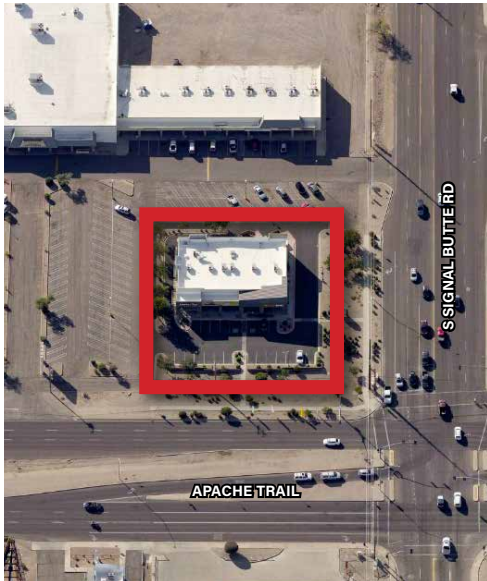
Suite 101
2,700 SF
(Prior CheckSmart)



PROPERTY PHOTOS

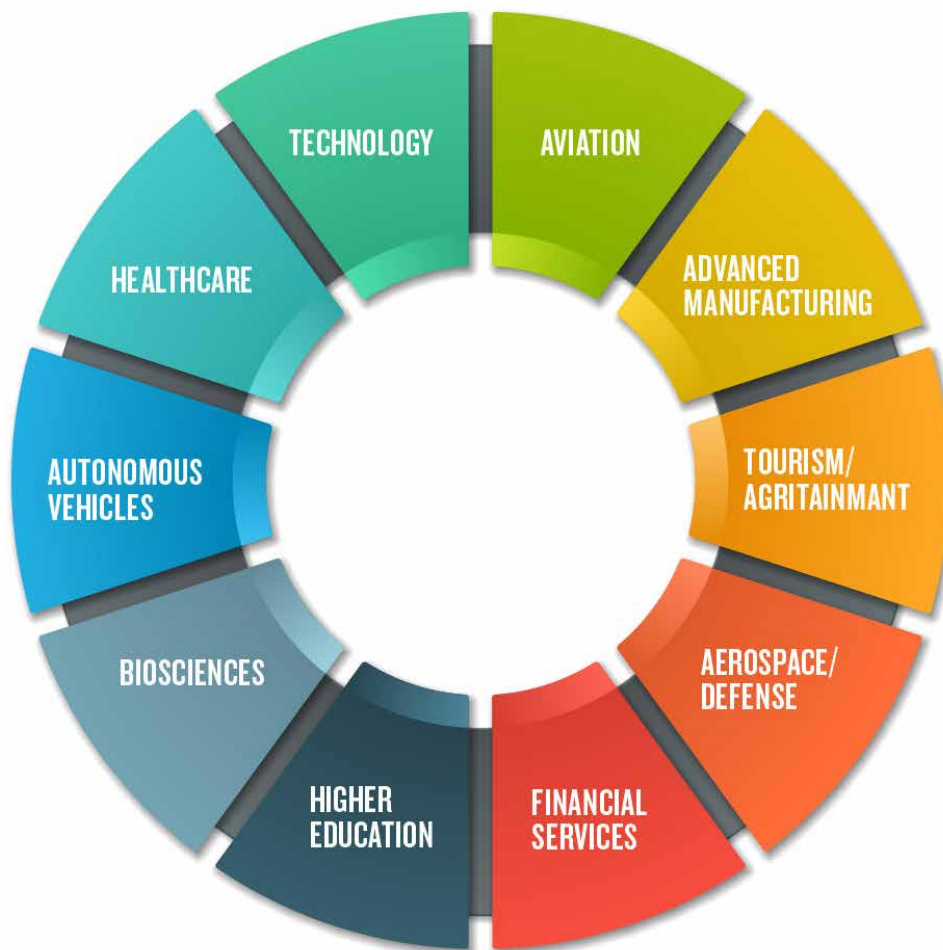


AREA MAP





PHX EAST VALLEY BUSINESS SECTORS



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

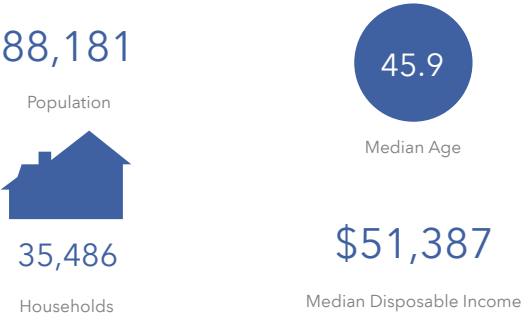
A premier location with top talent makes the PHX East Valley a prime place to do business. But that's not all. The region's leaders also have been strategic about building an economy that is insulated from the effects of a downturn. Rather than rely on one or two major industries, the PHX East Valley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

<https://phxeastvalley.com/>

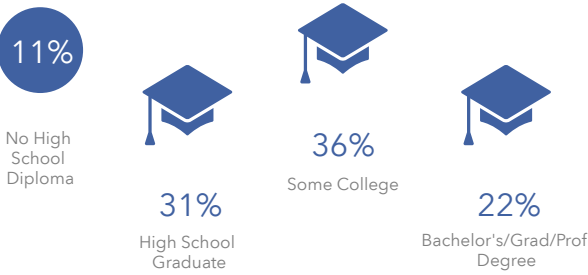
DEMOGRAPHIC SUMMARY

21 South Signal Butte Road, Mesa, Arizona, 85208
Ring of 3 miles

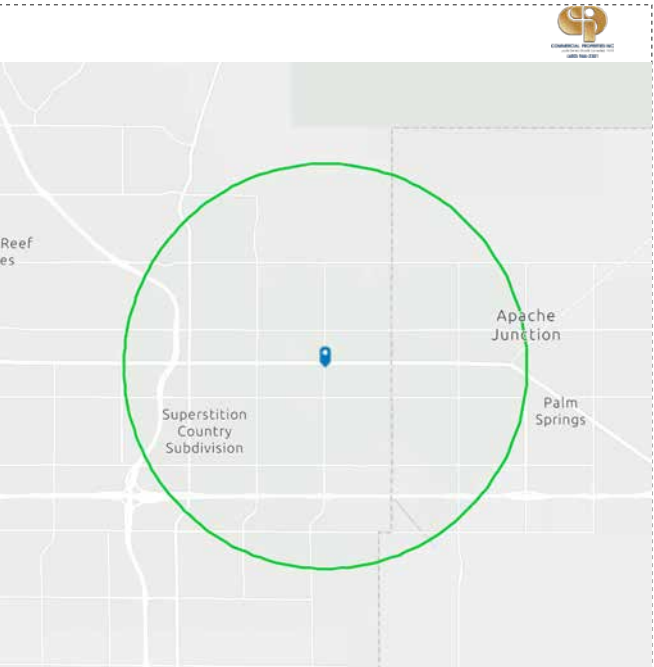
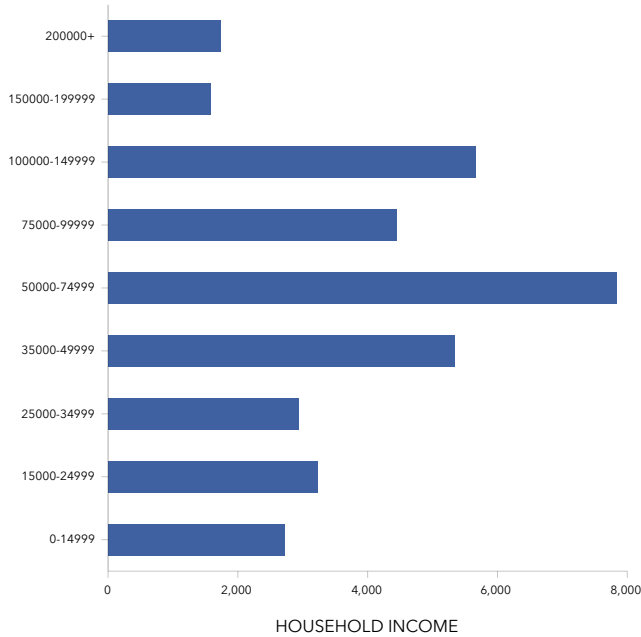
KEY FACTS



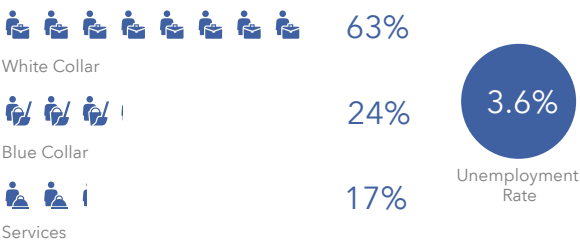
EDUCATION



INCOME



EMPLOYMENT



EXCLUSIVELY LISTED BY

MATT ZACCARDI

D: 480.966.7625

M: 602.561.1339

mzaccardi@cpiaz.com

KATY HAUG

D: 480.623.2328

M: 816.808.7347

Khaug@cpiaz.com

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.

Neither J & J Commercial Properties, Inc, nor any of its partners, directors, officers, employees and agents ("Agents"), make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this Offering or the Property or any materials, statements (including financial statements and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources, and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given.

This Offering is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice. The contents hereof are confidential and are not to be reproduced or distributed to any person or entity without the prior written consent of Agents or used for any purpose other than initial evaluation as indicated above.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com