

# Ironwood Square

±800 SF SUITES | LEASE RATE: \$13.00 NNN + \$4.00 NNN'S

264 - 288 N Ironwood Dr, Apache Junction, AZ 85120



**Office/Retail For Lease**  
**Immediate Availability**

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 **COMMERCIAL PROPERTIES INC.**  
Locally Owned, Globally Connected. CORFAC INTERNATIONAL  
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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



# Property Summary

Address	264-288 N Ironwood Dr Apache Junction, AZ 85120	
Building Size	13,933 SF	
Year Built	1986	
Zoning	Office	
Parking Ratio	5/1,000	
Tenancy	Multiple	
<b>Available</b>	<b>Suite 101</b>	<b>Suite 103</b>
<b>Suite Size</b>	<b>800 SF</b>	<b>800 SF</b>
<b>Lease Rate</b>	<b>\$13.00 NNN + \$4.00 NNN's</b>	<b>\$13.00 NNN + \$4.00 NNN's</b>



## About the Property

Presenting a prime leasing opportunity at **Ironwood Square**, a prominent multi-tenant office building in the heart of Apache Junction. The available **800 SF suites** offer a functional and efficient layouts, making them ideal spaces for a wide range of professional users. Join a diverse mix of tenants in a well-established property designed to serve the local business community.

Strategically located with direct frontage on **N Ironwood Drive**, the property provides excellent visibility and convenient access for clients and staff. The site is just minutes from the **US-60 freeway**, offering seamless connectivity to the rest of the Phoenix metro. Surrounded by the growing residential communities of Apache Junction and close to numerous retail and dining amenities, this suite represents a unique opportunity to position your business in a dynamic and accessible location.



**General Office**  
Layout



**US-60**  
Freeway Access

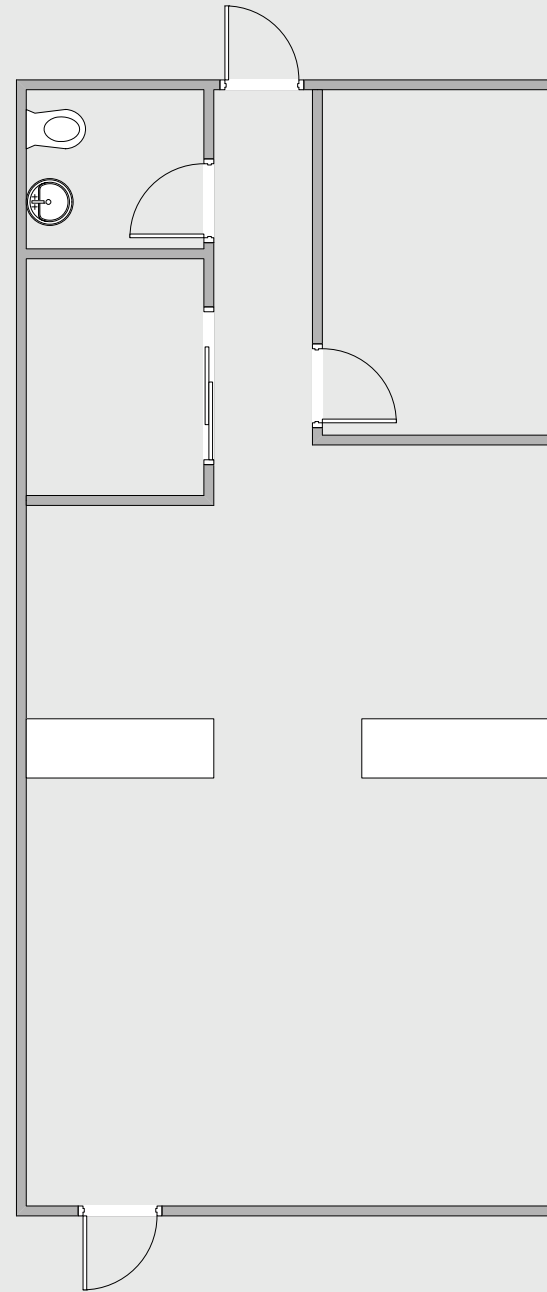
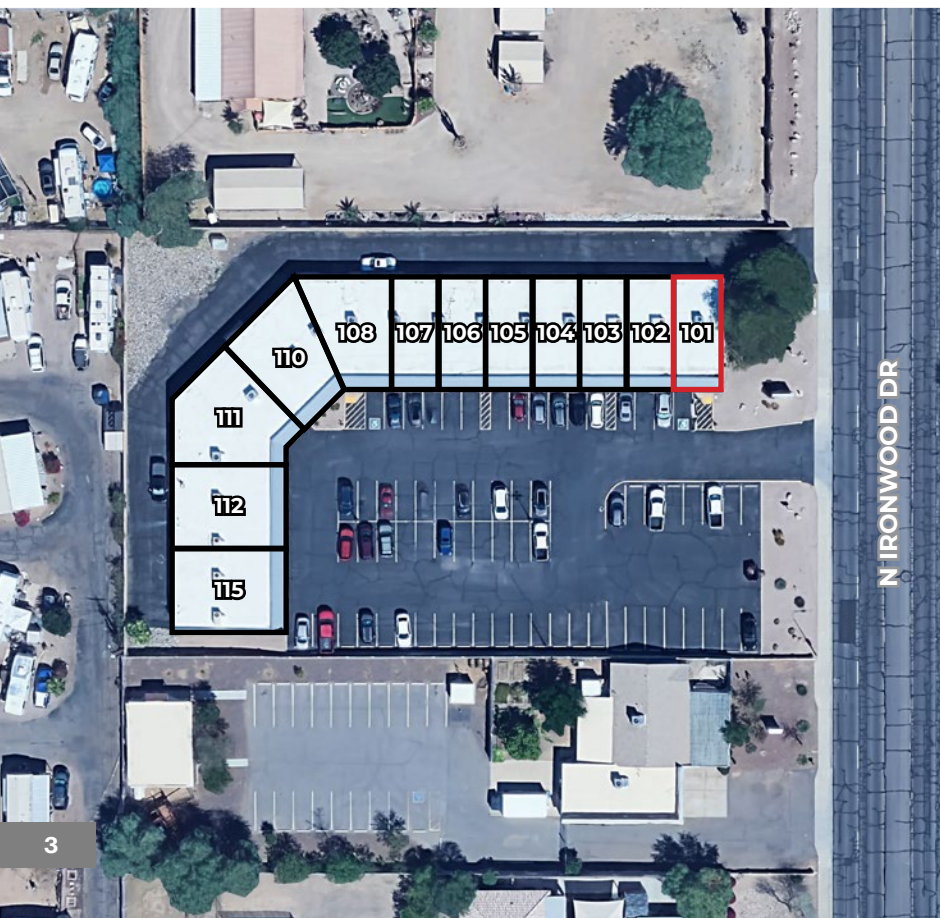


**Ingress/Egress**  
Ironwood Dr

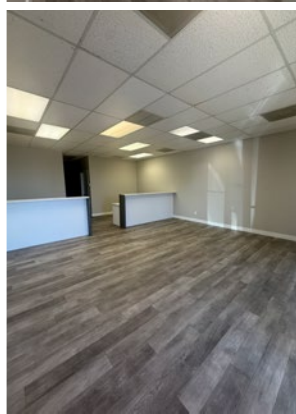
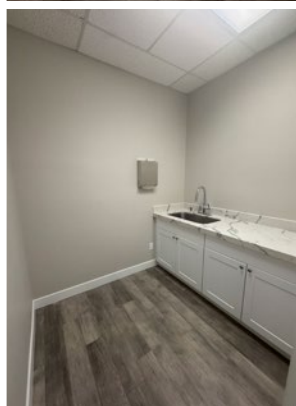
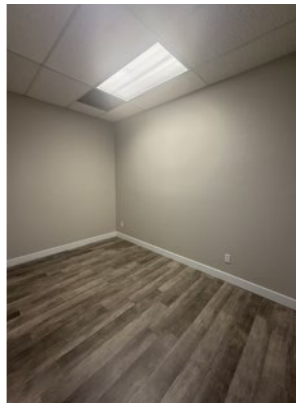
# Suite 101

800 SF | \$13.00 NNN + \$4.00 NNN's

- Reception
- 2 Offices
- Restroom



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. 10 14 25

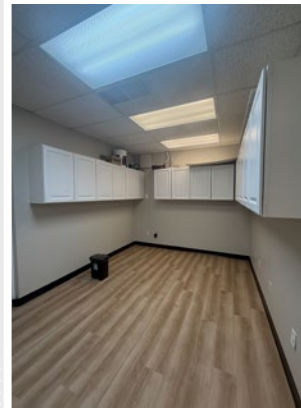
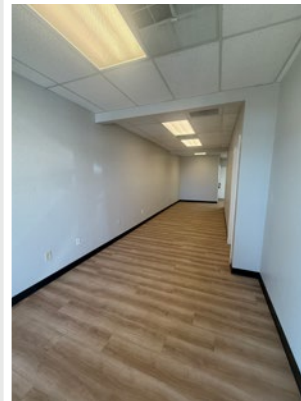
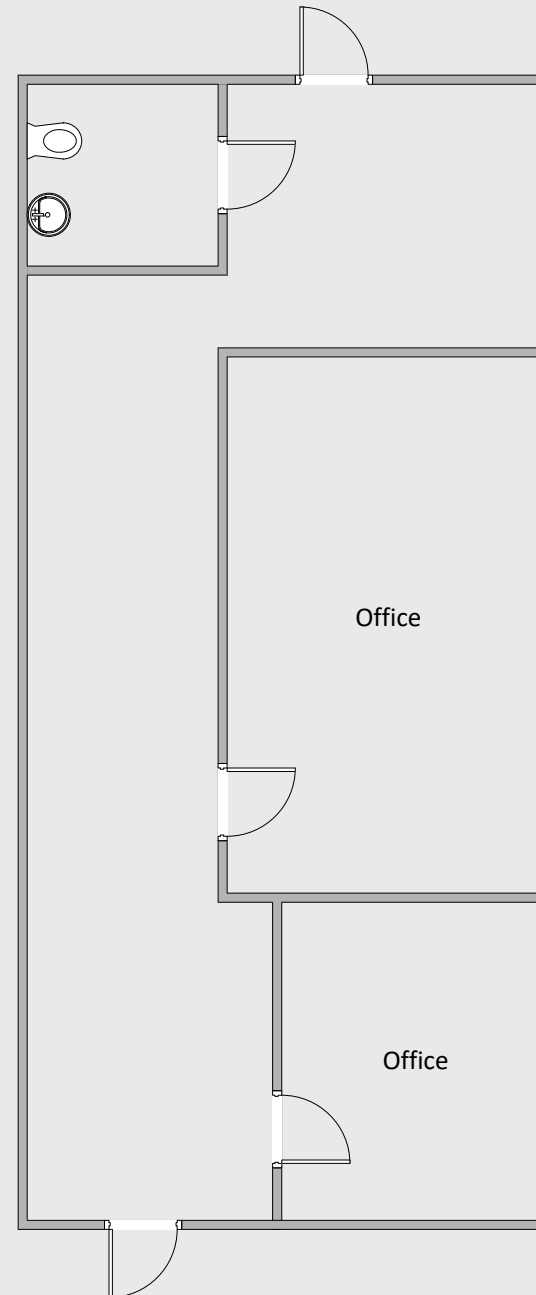
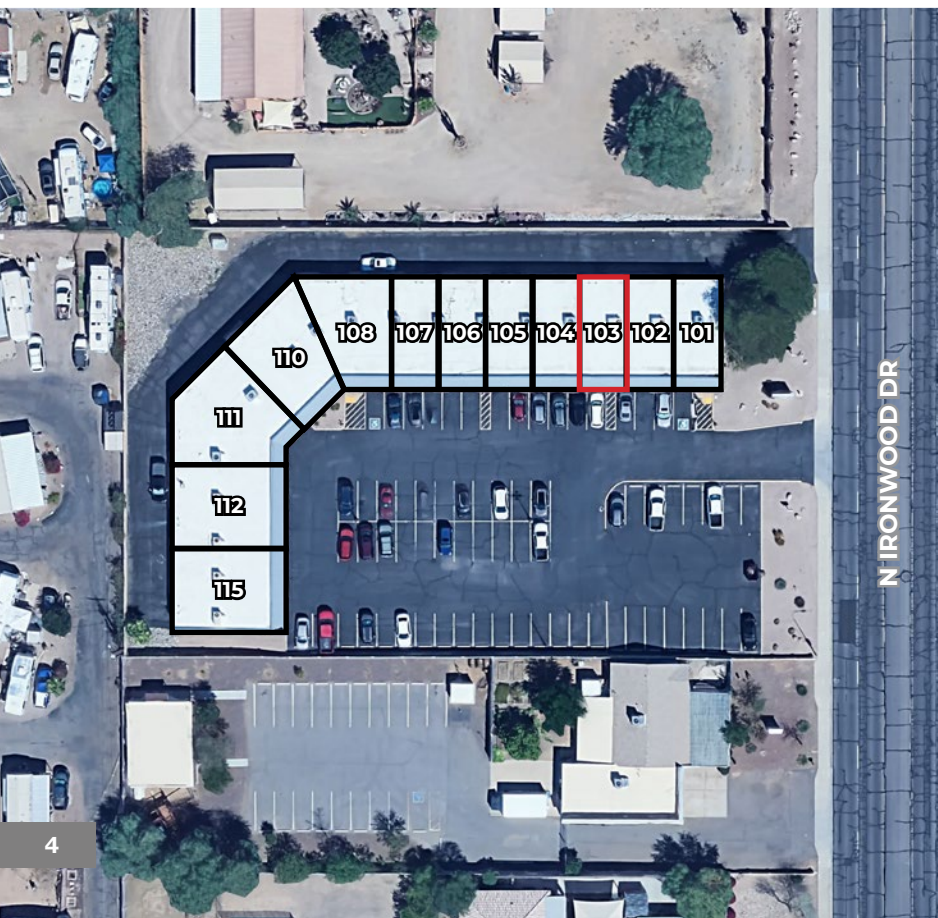




# Suite 103

800 SF | \$13.00 NNN + \$4.00 NNN's

- Reception
- 2 Offices
- Bull Pen
- Restroom



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SOSA  
ELEMENTARY SCHOOL

**SITE**

E UNIVERSITY DR

**TSC** TRACTOR  
SUPPLY CO

**Domino's**

**STARBUCKS**  
COFFEE

**McDonald's**

**Dutch Bros**  
COFFEE

**BURGER KING**

**frys**

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

**SAFeway**

**Planet Fitness**

**Walmart**  
Save money. Live better.

**SONIC**  
America's Drive-In

**DOLLAR GENERAL**

**ROSS**  
DRESS FOR LESS

W BROADWAY RD

**SUPERSTITION SUNRISE  
55+ COMMUNITY**

**K**

**ROADHAVEN GOLF & TENNIS RESORT**

IRONWOOD DR

**SKYLINE  
HIGH SCHOOL**

**HOBBY LOBBY**

**K**

**Banner Health**

**CACTUS CANYON  
JUNIOR HIGH SCHOOL**

S IDAHO RD

E SOUTHERN AVE

**THE HOME DEPOT**

**SPROUTS**  
FRESH PRODUCE

**APACHE JUNCTION  
HIGH SCHOOL**

**60**

**KOHL'S**

**ROSS**  
DRESS FOR LESS

**Walmart**  
Save money. Live better.

**PETSMART**

**amc**

**APACHE CREEK  
GOLF COURSE**

E BASELINE RD



# Location Overview

## Apache Junction, Arizona

Nestled at the base of the iconic Superstition Mountains, Apache Junction offers a unique blend of Old West charm and forward-looking growth. Once a quiet outpost on the edge of the Valley, it has blossomed into a desirable community celebrated for its stunning natural beauty, affordable lifestyle, and strategic position for future development.

The city's unique appeal is a magnet for those seeking an active, outdoor-oriented life, supported by a growing economy centered on tourism, retail, and local enterprise. This powerful combination of scenic tranquility and accessibility makes Apache Junction a premier destination for residents and a promising, appreciating market for real estate investment.

The city's success and desirability are built on several key pillars, including:

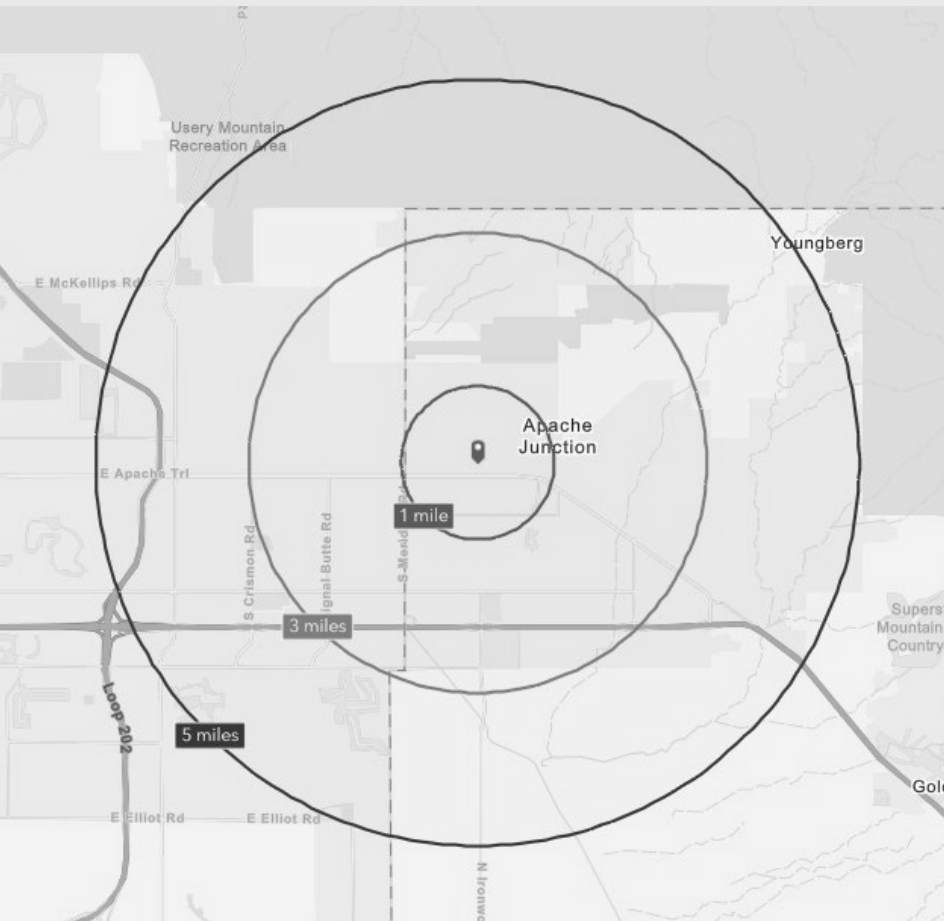
- **Unparalleled Scenery:** Breathtaking, unobstructed views of the Superstition Mountains.
- **Outdoor Recreation Hub:** Direct access to hiking, boating, and camping in the Tonto National Forest.
- **Authentic Southwestern Lifestyle:** A relaxed, community-focused atmosphere with a rich local heritage.
- **Strategic Growth:** A rising market with an affordable cost of living and convenient access to the Phoenix metro.

This unique blend of economic strength and community focus has not gone unnoticed, with Gilbert consistently earning top national rankings and accolades.



# Demographic Summary

	1 Mile	3 Mile	5 Mile
 <b>Population</b>	12,398	65,367	137,498
 <b>Households</b>	5,691	27,425	56,205
 <b>Average Household Income</b>	\$55,303	\$74,590	\$81,030
 <b>Median Home Value</b>	\$151,444	\$241,012	\$294,118



## 5 Mile Highlights

**46.5**

Median  
Age

**21.6K**

Daytime  
Employees

**23%**

Bachelor's Degree  
or Higher

## A Hub for Community and Commerce

This location is strategically positioned to serve a significant residential population with solid purchasing power, providing a large and reliable consumer base for any business. The area is further supported by a considerable daytime workforce, which drives consistent daily traffic and commercial activity. This powerful blend of residential and commercial density makes it an ideal site for sustained business growth.



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For More Information,  
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10.14.25