

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. CPPIAZ.COM
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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	
Available	Suite 101	Suite 103
Suite Size	800 SF	800 SF
Lease Rate	\$13.00 NNN + \$4.00 NNN's	\$13.00 NNN + \$4.00 NNN's



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



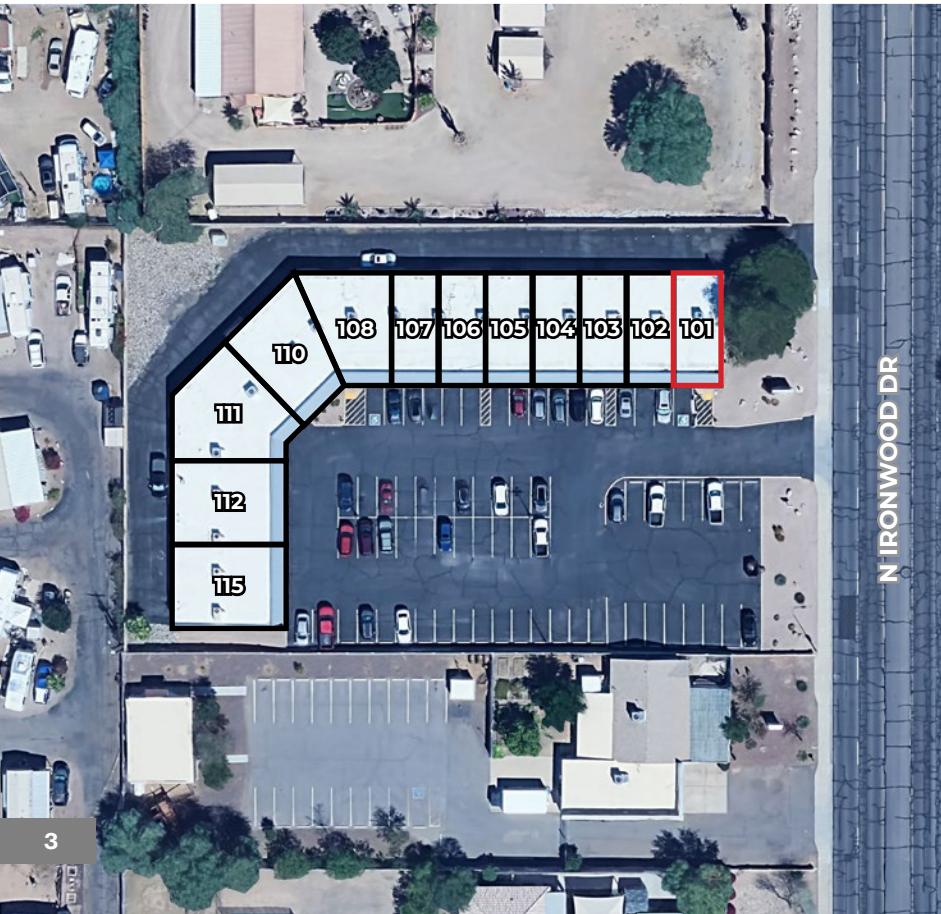
Ingress/Egress

Ironwood Dr

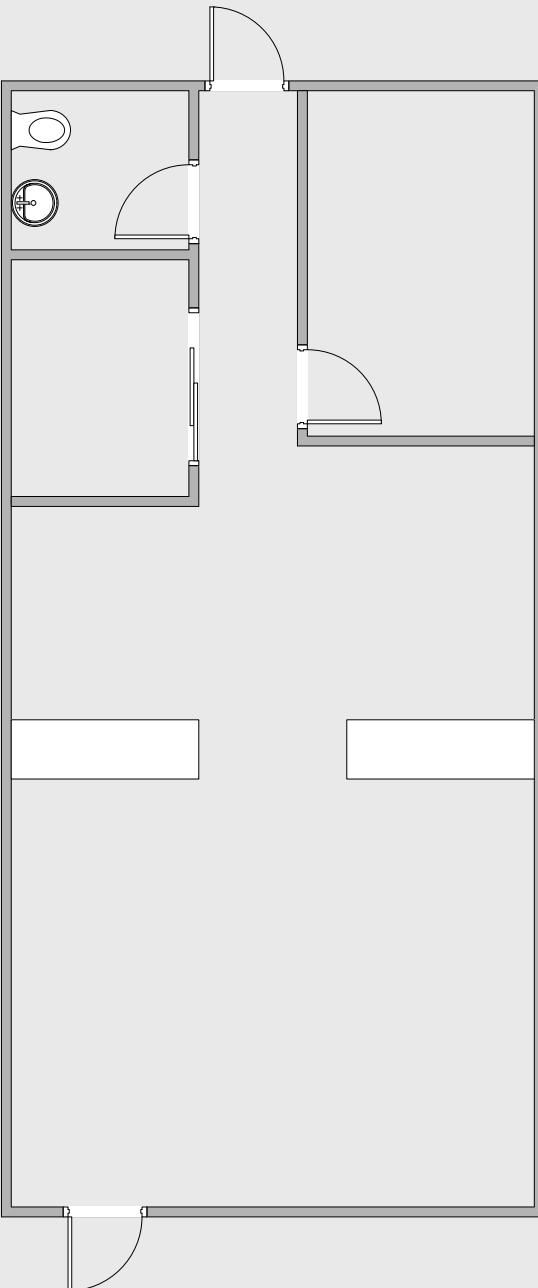
Suite 101

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

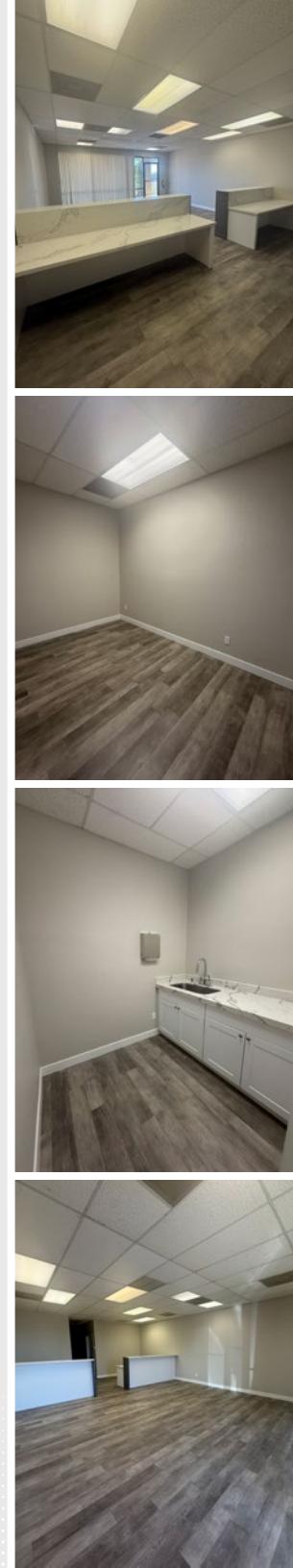
- Reception
- 2 Offices
- Restroom



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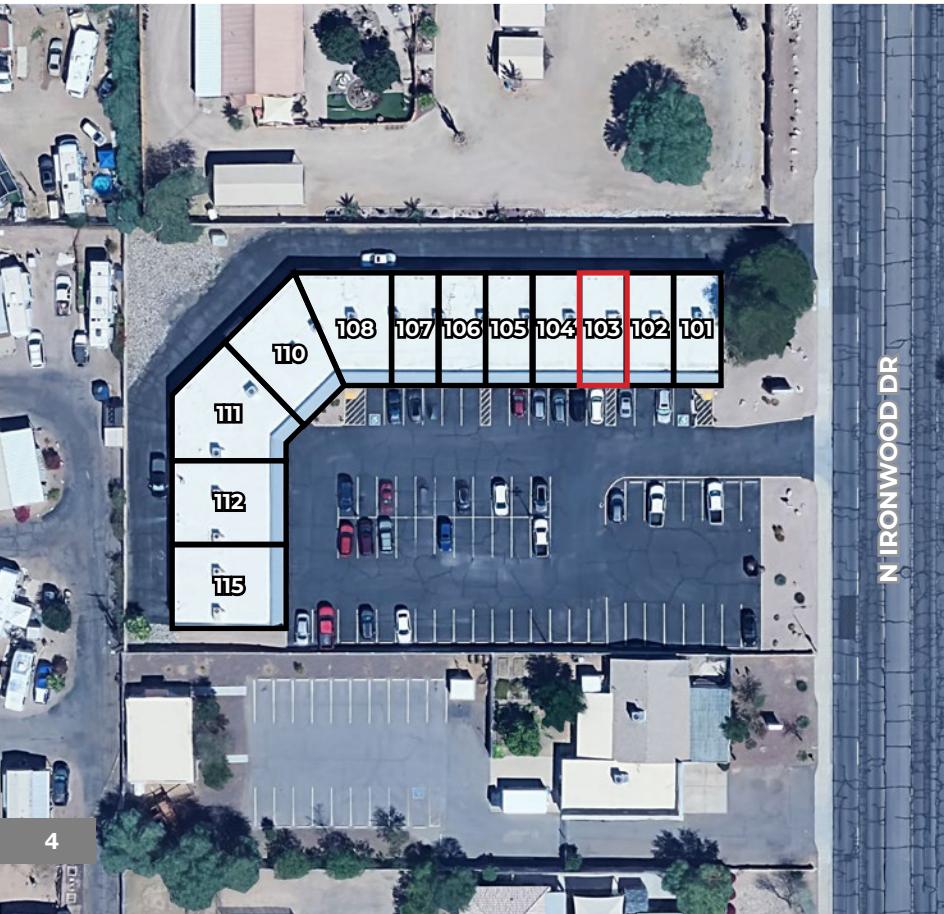
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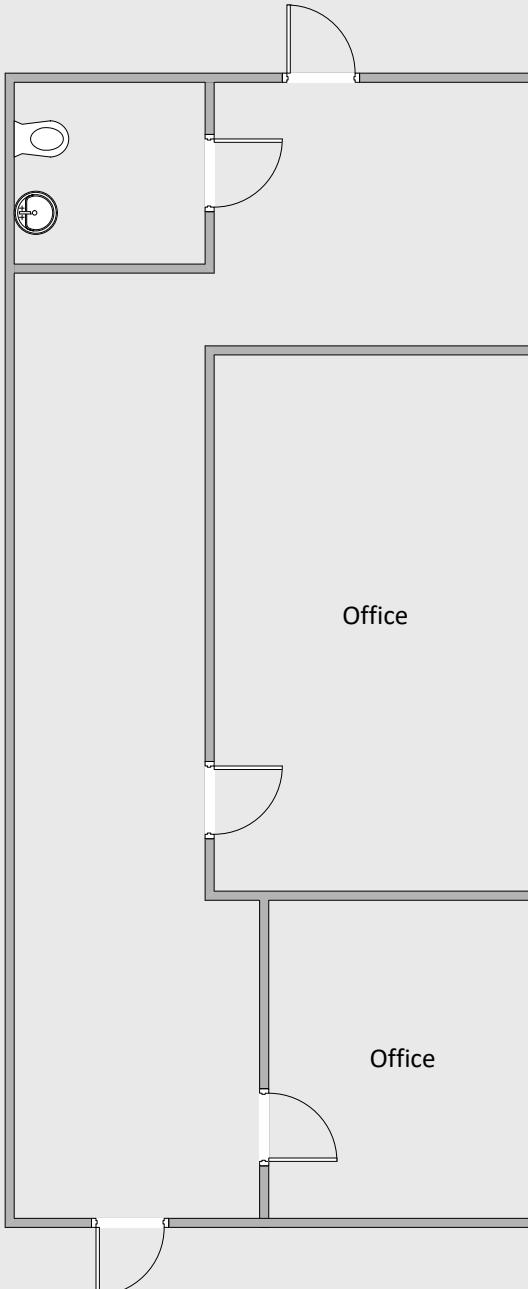
Suite 103

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

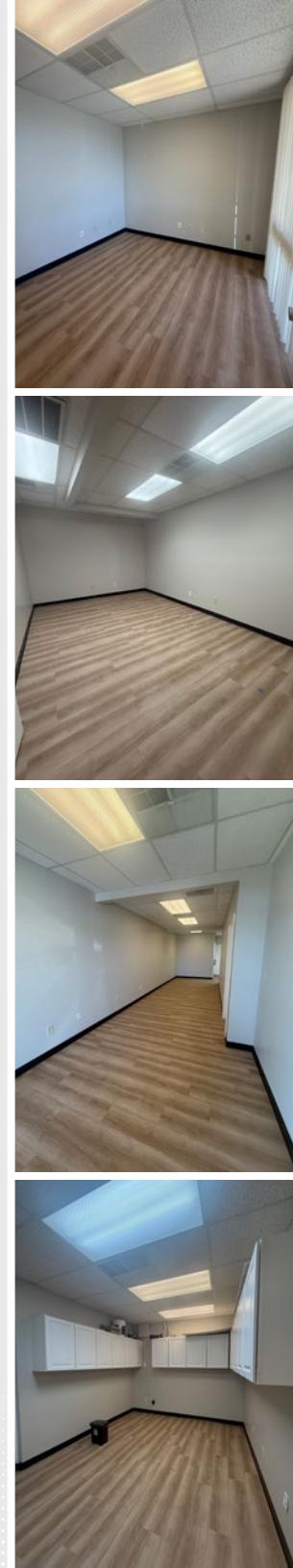
- Reception
- 2 Offices
- Bull Pen
- Restroom



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SOUSA
ELEMENTARY SCHOOL

SITE

E UNIVERSITY DR

TRACTOR
SUPPLY CO



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

SAFEWAY



SITE

DUTCH BROS
COFFEE



FORD & DEXTER'S
fry's

W BROADWAY RD

SUPERSTITION SUNRISE
55+ COMMUNITY

Walmart
Save money. Live better.



IRONWOOD DR

ROADHAVEN GOLF &
TENNIS RESORT

SKYLINE
HIGH SCHOOL

HOBBY
LOBBY

S SIGNAL BUTTE RD



E SOUTHERN AVE



KOHL'S

60

ROSS
DRESS FOR LESS

PETSMART

Walmart
Save money. Live better.



APACHE JUNCTION
HIGH SCHOOL



CACTUS CANYON
JUNIOR HIGH SCHOOL

S MERIDIAN RD

E BASELINE RD

APACHE CREEK
GOLF COURSE

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:

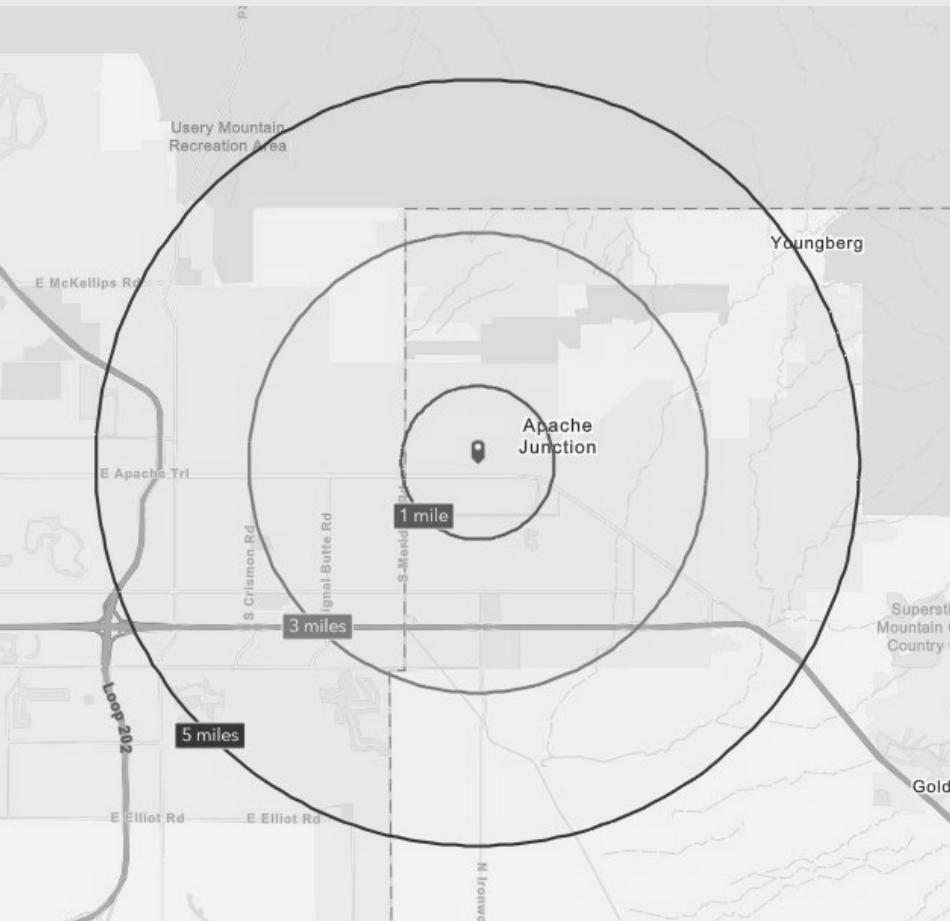
- **Unparalleled Scenery:** Breathtaking, unobstructed views of the Superstition Mountains.
- **Outdoor Recreation Hub:** Direct access to hiking, boating, and camping in the Tonto National Forest.
- **Authentic Southwestern Lifestyle:** A relaxed, community-focused atmosphere with a rich local heritage.
- **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
 Population	12,398	65,367	137,498
 Households	5,691	27,425	56,205
 Average Household Income	\$55,303	\$74,590	\$81,030
 Median Home Value	\$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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