

FOR LEASE

Retail Pad across from Fry's Marketplace

400 S IDAHO RD
APACHE JUNCTION, AZ 85119



PROPERTY SUMMARY

Retail Pad across from Fry's Marketplace is in a prime location on one of the most active retail corridors in the city of Apache Junction. Space available ranges up to 4,819 square feet of combined space. The white box suites are offered at competitive rates, providing businesses with the flexibility to customize them to fit their needs. These spaces would be an ideal location for a restaurant, bar, retail store, boutique shop, tanning salon, coffee shop, or any similar business.



- Retail Pad across from Fry's Marketplace acts as a flagship location for respective brands within the Trade Area.
- Excellent access, frontage and visibility.
- Irreplaceable location in the region's primary commercial corridor.
- Located in a busy retail area, surrounded by national retail brands including: Walgreens, Ross Dress For Less, Goodwill, and many others.

| | |
|------------------|----------------------|
| Property Type | Retail Office |
| Intersection | Idaho & Apache Trail |
| Building SqFt | 4,819 SqFt |
| Zoning Type | Commercial |
| Lot Size (acres) | 1.17 |
| Year Built | 2000 |
| Year Renovated | 2022 |
| Parcel ID | 101-14-007G |



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Realty ONE Group, Inc.

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Scottsdale, AZ 85258

Office: 866-930-9390

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| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE(SF) | TERM |
|---------------|----------------------------------|----------------|------------|----------|------------|
| #Entire Bldg. | Retail Office Bank Medical | \$ 24.00 SF/Yr | NNN | 4,819 SF | 5 - 10 Yrs |



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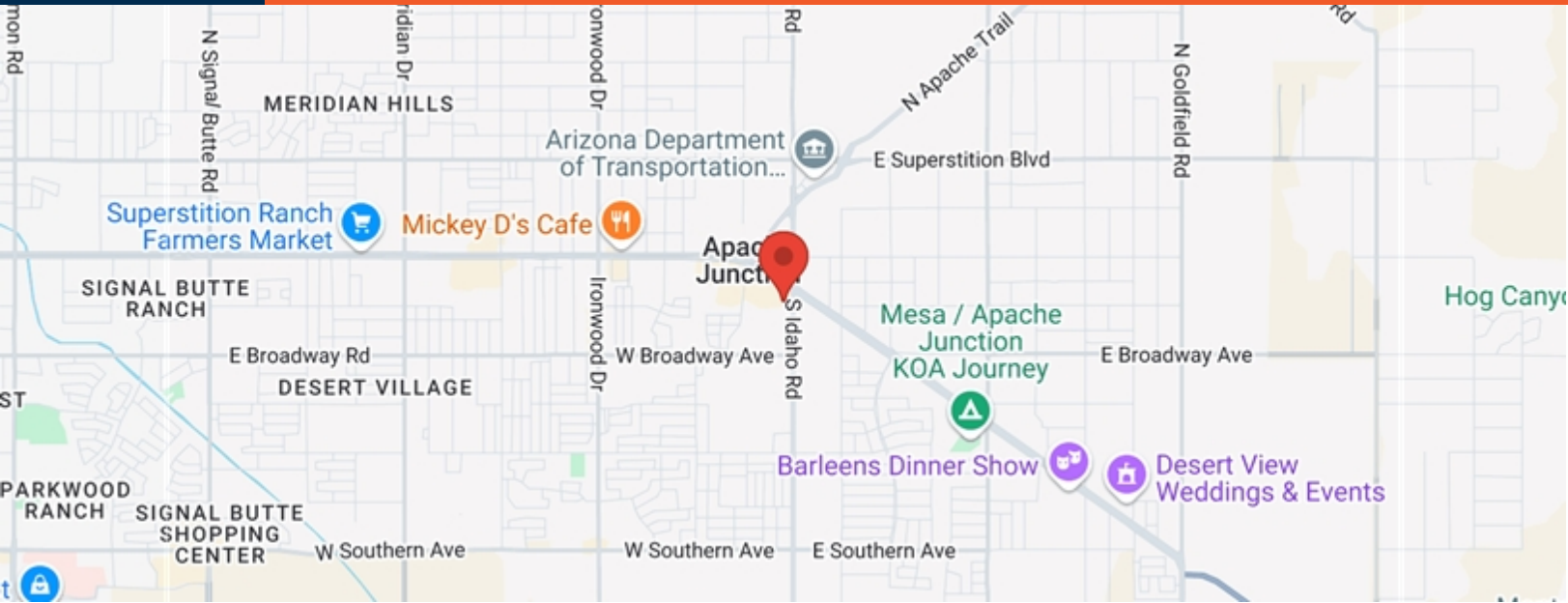


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| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|---------|---------|---------|
| 2000 Population | 8,711 | 42,343 | 69,469 |
| 2010 Population | 8,939 | 50,142 | 95,963 |
| 2024 Population | 9,373 | 53,629 | 108,792 |
| 2029 Population | 9,301 | 53,200 | 111,461 |
| 2024-2029 Growth Rate | -0.15 % | -0.16 % | 0.49 % |
| 2024 Daytime Population | 10,694 | 49,410 | 92,302 |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15000 | 458 | 1,967 | 3,084 |
| \$15000-24999 | 271 | 1,609 | 2,757 |
| \$25000-34999 | 392 | 1,881 | 3,153 |
| \$35000-49999 | 526 | 3,049 | 5,198 |
| \$50000-74999 | 891 | 5,372 | 9,247 |
| \$75000-99999 | 805 | 3,745 | 6,987 |
| \$100000-149999 | 662 | 3,795 | 7,701 |
| \$150000-199999 | 176 | 1,111 | 3,272 |
| \$200000 or greater | 217 | 1,142 | 3,412 |
| Median HH Income | \$ 63,057 | \$ 62,919 | \$ 71,110 |
| Average HH Income | \$ 82,482 | \$ 83,037 | \$ 95,979 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 3,899 | 18,292 | 28,414 |
| 2010 Total Households | 4,078 | 21,494 | 38,717 |
| 2024 Total Households | 4,398 | 23,672 | 44,811 |
| 2029 Total Households | 4,430 | 23,842 | 46,452 |
| 2024 Average Household Size | 2.12 | 2.25 | 2.41 |
| 2024 Owner Occupied Housing | 3,298 | 18,795 | 35,793 |
| 2029 Owner Occupied Housing | 3,371 | 19,481 | 37,220 |
| 2024 Renter Occupied Housing | 1,100 | 4,877 | 9,018 |
| 2029 Renter Occupied Housing | 1,059 | 4,361 | 9,232 |
| 2024 Vacant Housing | 2,187 | 7,189 | 10,458 |
| 2024 Total Housing | 6,585 | 30,861 | 55,269 |

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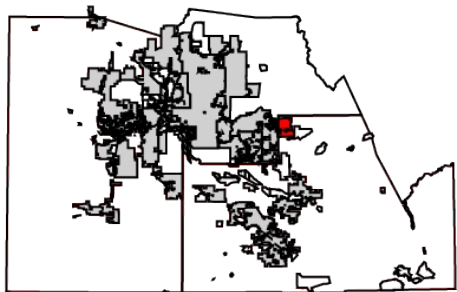
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CITY OF APACHE JUNCTION

INCORPORATED 11/23/1978

AREA

CITY 35.1 SQ MI
LAND 35.1 SQ MI
ELEVATION 1722 FT

POPULATION

POPULATION 38,499
DENSITY 1,097.81 SQ MI



ABOUT APACHE JUNCTION

Apache Junction is a city in Pinal and Maricopa County, Arizona, United States. As of the 2020 census, the population was 38,499, most of whom lived in Pinal County. It is named for the junction of the Apache Trail and Old West Highway.

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