

# Retail Pad across from Fry's Marketplace

400 S IDAHO RD  
APACHE JUNCTION, AZ 85119

FOR LEASE

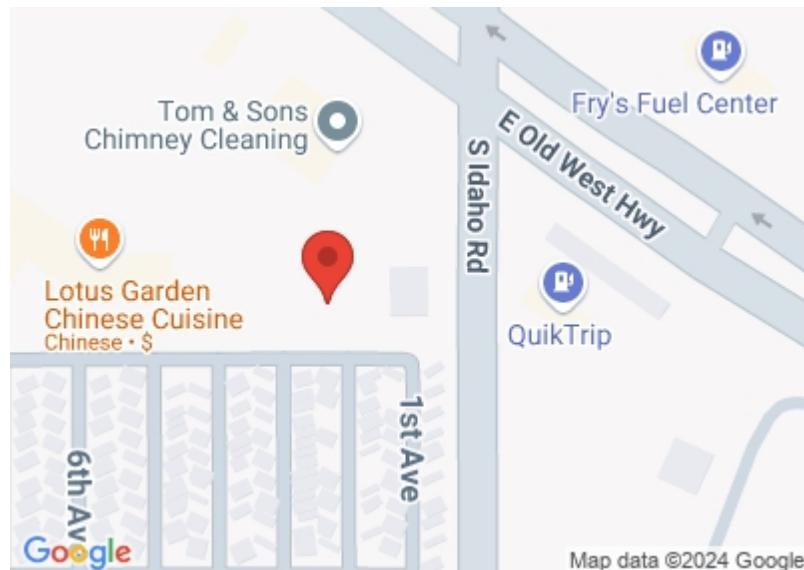


## PROPERTY SUMMARY

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



Map data ©2024 Google

**AZAM QAYUM**

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Realty ONE Group, Inc.

7975 N. Hayden Rd. Ste. A-101  
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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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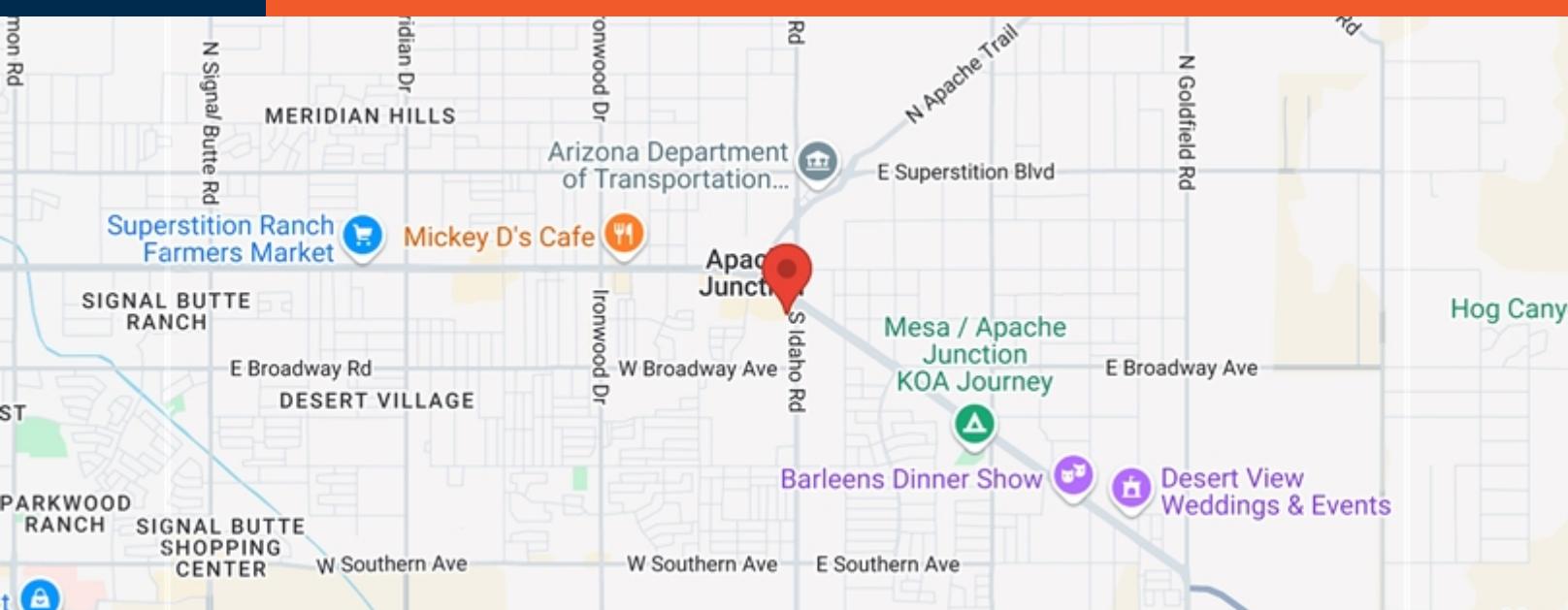
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,711	42,343	69,469
2010 Population	8,939	50,142	95,963
2024 Population	9,373	53,629	108,792
2029 Population	9,301	53,200	111,461
2024-2029 Growth Rate	-0.15 %	-0.16 %	0.49 %
2024 Daytime Population	10,694	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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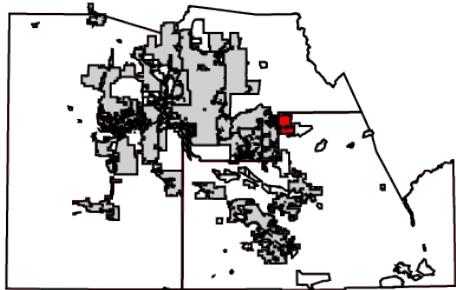
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### CITY OF APACHE JUNCTION

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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