

		6638099	Comm/Industry Lease	Active
	Mntly Lse Prc P/SqFt: 16 Monthly Lease Price: 1,333 Ttl Apx Net Rnt Spc: 1,000 Type of Property: Neighborhood Commercial # of Buildings: Ttl Apx SqFt Bldg: 26,587 Ttl Apx SqFt Land: 196,285 Lot Size Dimensions: Total Parking Spcs: 100 Uncvrd Parking Spcs: 100 Covered Parking Spcs: 0 Year Built: 2004 Volts/Amps: Zoning: CB-1 Flood Zone: No		Subdivision: S28 T1N R8E Tax Municipality: Pinal - COUNTY Marketing Name: Planned Cmty Name: Type of Property: Neighborhood Commercial Hun Block: Map Code/Grid: City/Town Code: Apache Junction County Code: Pinal Legal: Idaho Plaza, Suite 103 Census Tract: 315	

Cross Streets: Broadway Rd / Idaho Rd **Directions:** US 60 East to Idaho Rd. Idaho Plaza is on Idaho Rd about 1/2 mile past Southern Ave on the east side of Idaho Rd, before Broadway Rd.

Public Remarks: Former established neighborhood GIFT SHOP is available. Great opportunity to operate a business for the beginning of the busy winter visitor season. Idaho Plaza is a busy and well-maintained office/retail location with lush landscaping, walking paths, and ample parking in front+back. Monument & suite signage is highly visible from Idaho Rd. NNN rent is \$16/SqFt/annually. Common Area Maintenance (CAM) is \$5.52/SqFt/annually. Total NNN rent+CAM = \$1,793.33/month. City of Apache Junction rental tax is 2.7%. All utilities are included in CAM except for SRP electric.

Features	Lease Information	Construction & Utilities	County, Tax and Financing
Building Type: Commercial; Office Stories: 1 Story Floor Location: Ground Floor Interior: Finished; Smoke Detector(s); Security Light(s); Private Restrooms Exterior: Sprinkler Sys-Ground; Landscaping; Roof Sign; Building Sign; Monument Sign; Security Light(s) Parking: Free; Public Parking; Paved Parking Loading Facilities: None Ceiling Height: 8.1 Feet to 10 Feet Fencing: Block Freeway/Highway: 1.1 - 2 Miles Current Use: Retail	Type of Lease: NNN Lease Conditions: Other (See Remarks) Lease Includes: Building Only Annual Lease Price: \$16,000 Annual Lse Prc P/SF: \$16 Annual CAM/SqFt: \$5.52 Annual Exp Stop/SqFt: \$16,000 Base Rent Escalation: Yes Lease Year (Min-Max): 1 Space Divisible: No Suite Size Avail Max: 1000 Move in Costs: 1st Months Rent; Last Months Rent; Deposit(s) Landlord Pays: Water; Sewer; Trash; Fire Insurance-Bldg; Common Area Maint; Exterior Maint; Property Taxes; Other (See Remarks) Tenant Pays: Electric; Common Area Maint	Construction: Block; Stucco Roofing: Foam Floors: Concrete; Ceramic Tile; Carpet Water: City Franchise Sewer: Sewer - Public Gas: None Electric: SRP Heating: Electric; Heat Pump Cooling: Central A/C Roads/Streets: Asphalt; Dedicated Street Environmental: None	County Code: Pinal Legal Description (Abbrev): COM @ NW COR SEC 28 T1N R8E TH E 330.11 TH S 287.95 TO POB TH S 7 01.32 TH W 280.18 TH N 709.21 TH N AN: 102-04-006-F Town-Range-Section: 01N-08E-28 Taxes/Yr: \$52,012/2022

Listing Dates	Price Info	Listing Contract Info
CDOM/ADOM: 62 / 79 List Date: 11/20/2023 Expire Date: 06/30/2024 Status Change Date: 12/07/2023	Original List Price: \$1,333 List Price: \$1,333	SA: N / BB: Y / % 3 % Var: N Type: ER Renewal Comp: 0 Comp For Sale: 0

Private Remarks: Tenants pays NNN rent (\$16/sqft/year) + CAM (\$5.52/sqft/year) + City of Apache Junction rental tax of 2.7%. Tenant pays electric service. Water, sewer and trash included in the CAM. Commercial Lease Application available under the documents tab.

Semi-Private Remarks: Commission is 3% of one-year total lease amount (not including CAM and city rental tax). For example, \$16/SqFt NNN annual lease X 1,000 SqFt = \$16,000 one-year total lease amount X 3% = \$480 tenant agent co-broke commission. Please contact listing agent, John Payne, at 480-422-6800 to schedule a showing or use the showing system.

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Primary Showing Contact: Listing Agent Special Instructions See Private Remarks: Yes Showing Service: Aligned Showings Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call	Vacant: Yes Occupant - DND2: Vacant	Lockbox Type: None Sign on Property: Yes

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	john@UnitedCountryAZ.com	480-422-6800	