



1075 S Idaho Rd Apache Junction  
Retail & Office Available For Lease



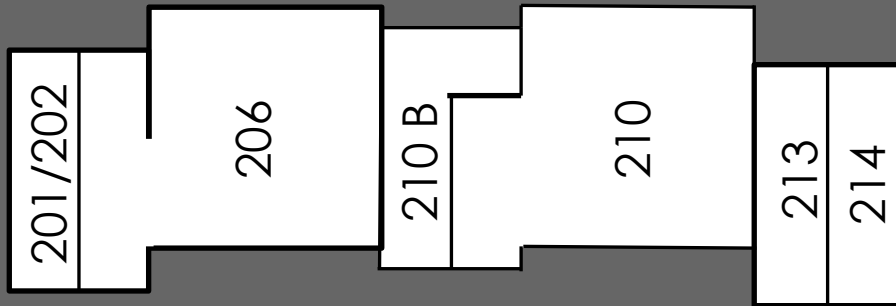


# The Property Overview

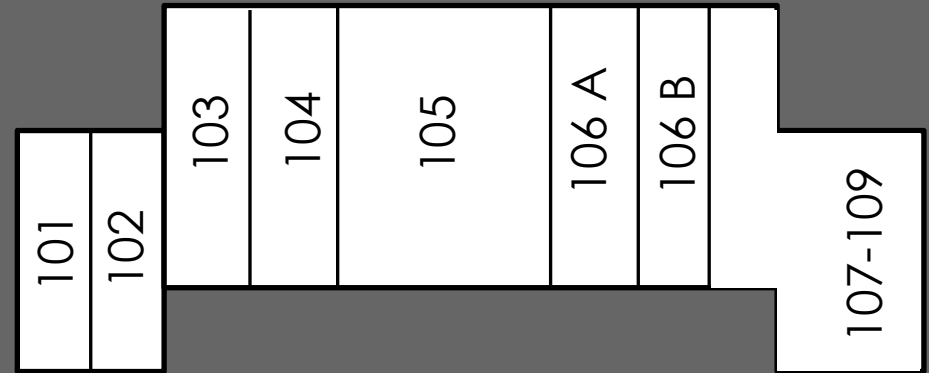
1075 S Idaho Rd is a mixed use office and retail development situated on  $\pm 4.51$  acres just north of the Superstition Freeway (US-60) in Apache Junction. Encompassing  $\pm 26,586$  square feet, the Property offers potential tenants a phenomenal opportunity in the growing Phoenix submarket while featuring an amenity-rich environment, freeway proximity, and access to large labor pools in an area.

<b>Address:</b>	1075 S Idaho Rd Apache Junction, Arizona 85119
<b>Year Built:</b>	2001
<b>Size:</b>	26,586 square feet
<b>Zoning:</b>	County
<b>Available SF:</b>	3,000 SF
<b>Site Size:</b>	$\pm 4.51$ acres
<b>Lease Rate:</b>	\$13.50 NNN

## North Building



## South Building



### PAD



300

### **North Building**

<u>Suite</u>	<u>Tenant</u>
201	Property Management
202	Coldwell Banker
206	Banner Health
210 B	Speech Therapy
210	Continuum Wellness
213	New 2 U
214	Dog Groomer

### **South Building**

<u>Suite</u>	<u>Tenant</u>
101	Flowers
102	Massage
103	Tackle Coffee
104	Real Estate
105	Image Eye
106 A	Academy Mortgage
106 B	Clear Title
107-109	New 2 U

### **PAD/Office**

<u>Suite</u>	<u>Tenant</u>
300	Vacant

**\*Lease Rate \$12.00 NNN**

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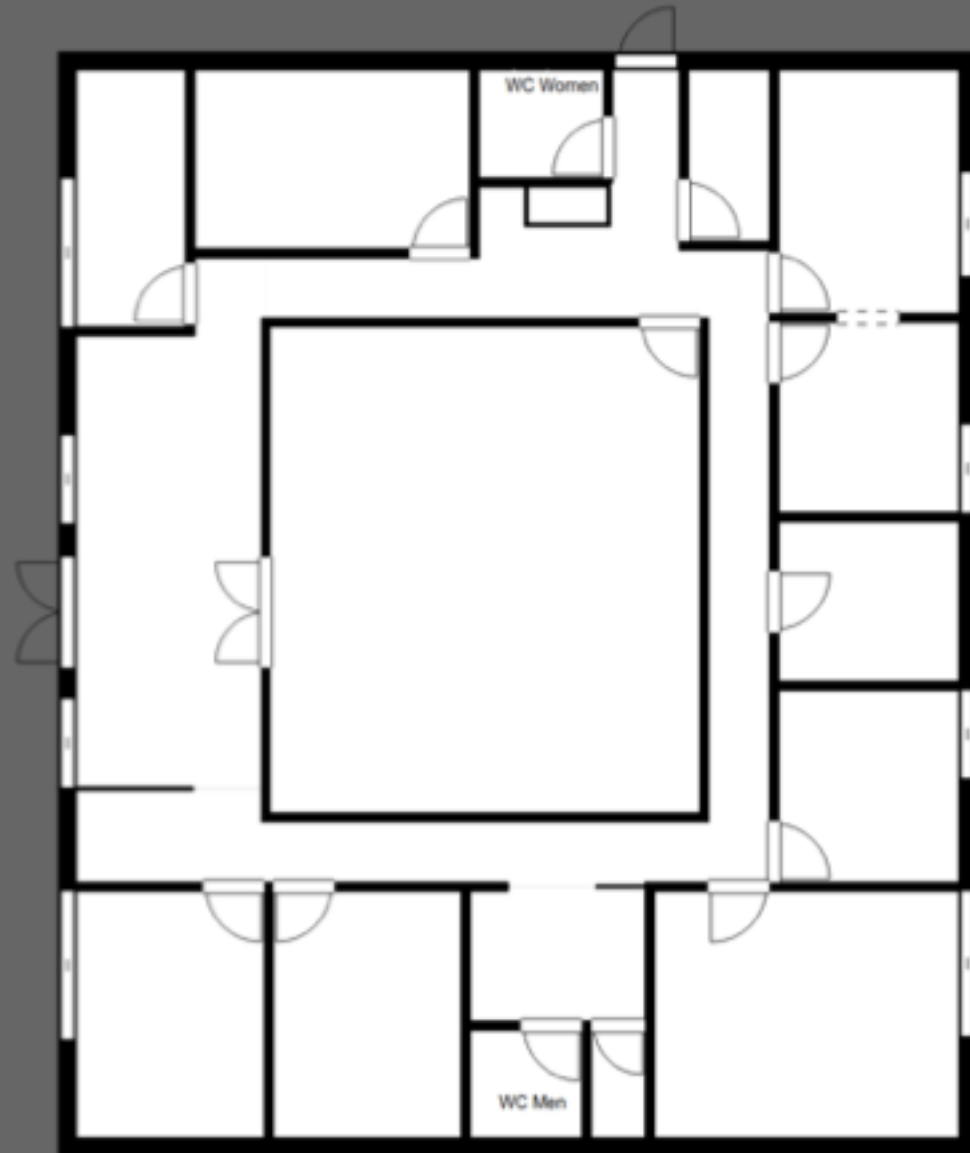
**Kari Potts**  
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# Floor Plans

Suite 300: ± 3,000 SF

**\*REDUCED RATE  
\$12.00 NNN**



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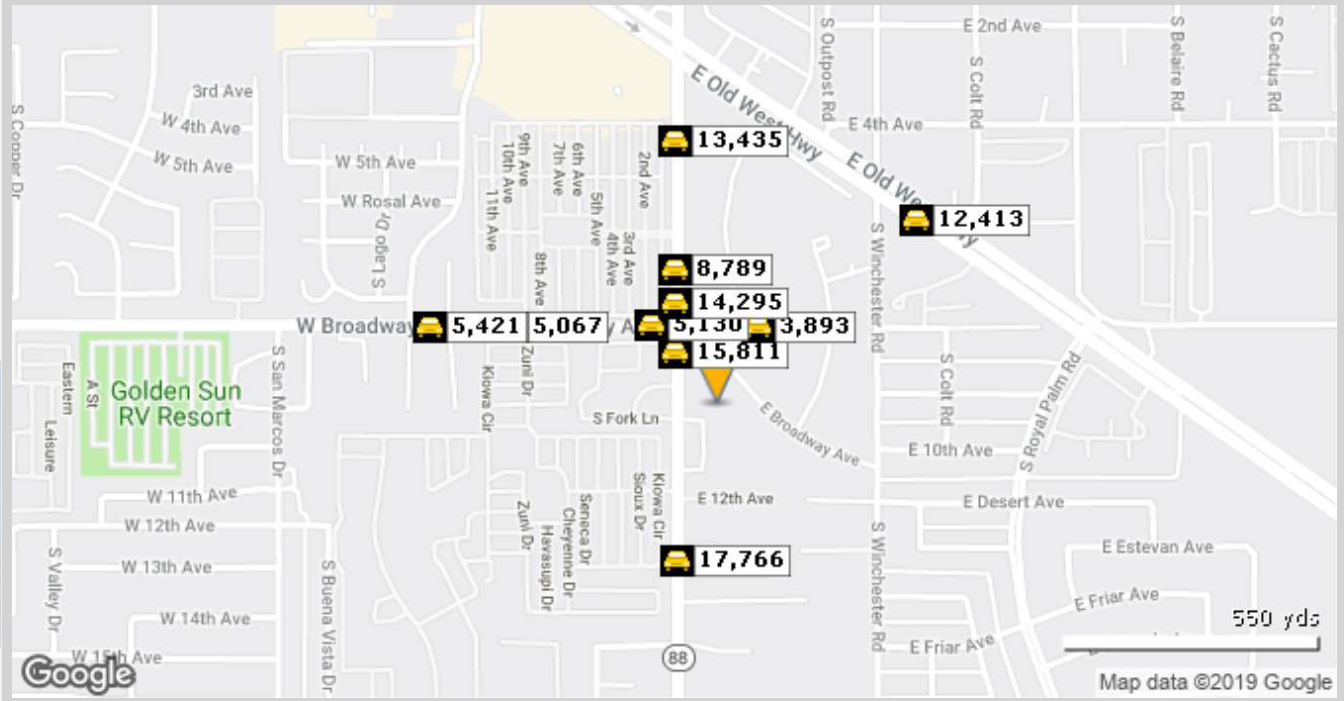
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# Traffic Count Report

## North

1075 S Idaho Rd, Apache Junction, AZ 85119

Building Type: **General Retail**  
 Secondary: -  
 GLA: **12,000 SF**  
 Year Built: **2001**  
 Total Available: **2,170 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$13.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Idaho Rd	North Ln	0.01 N	2018	15,811	MPSI	.08
2	E Broadway Ave	W Broadway Ave	0.10 W	2018	3,893	MPSI	.12
3	W Broadway Ave	E Broadway Ave	0.03 E	2018	5,130	MPSI	.13
4	S Idaho Rd	North Ln	0.05 S	2018	14,295	MPSI	.14
5	S Idaho Rd	North Ln	0.09 S	2018	8,789	MPSI	.18
6	S Idaho Rd	E 12th Ave	0.08 N	2018	17,766	MPSI	.20
7	W Broadway Ave	Zuni Dr	0.02 E	2018	5,067	MPSI	.27
8	S Idaho Rd	Old West Hwy	0.10 N	2018	13,435	MPSI	.34
9	Old West Hwy	S Winchester Rd	0.06 NW	2018	12,413	MPSI	.35
10	W Broadway Ave	S del Rio Ct	0.02 E	2018	5,421	MPSI	.37

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