

	6632685      Comm/Industry Lease      Active  <b>Mntly Lse Prc P/SqFt:</b> 16 <b>Monthly Lease Price:</b> 1,333 <b>Ttl Apx Net Rnt Spc:</b> 1,000 <b>Type of Property:</b> Neighborhood Commercial <b># of Buildings:</b> <b>Ttl Apx SqFt Bldg:</b> 26,587 <b>Ttl Apx SqFt Land:</b> 196,285 <b>Lot Size Dimensions:</b> <b>Total Parking Spcs:</b> 100 <b>Uncvrd Parking Spcs:</b> 100 <b>Covered Parking Spcs:</b> 0 <b>Year Built:</b> 2004 <b>Volts/Amps:</b> <b>Zoning:</b> CB-1 <b>Flood Zone:</b> No	<b>Subdivision:</b> S28 T1N R8E <b>Tax Municipality:</b> Pinal - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Type of Property:</b> Neighborhood Commercial <b>Hun Block:</b> <b>Map Code/Grid:</b> <b>City/Town Code:</b> Apache Junction <b>County Code:</b> Pinal <b>Legal:</b> Idaho Plaza, Suite 103 <b>Census Tract:</b> 315
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**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:** Established neighborhood COFFEE SHOP is available. Owner Will Carry on the sale of furniture, fixtures and equipment! Great opportunity to operate the business at the beginning of the busy winter visitor season. Coffee shop hosts lots of events. Located in Idaho Plaza, a busy and well-maintained office/retail location with lots of parking and easy freeway access. Suite #103 is an open floor plan and built out with a large coffee bar with an espresso machine and all the right equipment. 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
<b>Building Type:</b> Commercial; Office <b>Stories:</b> 1 Story <b>Floor Location:</b> Ground Floor <b>Interior:</b> Finished; Smoke Detector(s); Security Light(s); Private Restrooms <b>Exterior:</b> Sprinkler Sys-Ground; Landscaping; Roof Sign; Building Sign; Monument Sign; Security Light(s) <b>Parking:</b> Free; Public Parking; Paved Parking <b>Loading Facilities:</b> None <b>Ceiling Height:</b> 8.1 Feet to 10 Feet <b>Fencing:</b> Block <b>Freeway/Highway:</b> 1.1 - 2 Miles <b>Current Use:</b> Restaurant; Retail; Food Service	<b>Type of Lease:</b> NNN <b>Lease Conditions:</b> Other (See Remarks) <b>Lease Includes:</b> Building Only <b>Annual Lease Price:</b> \$17,600 <b>Annual Lse Prc P/SF:</b> \$16 <b>Annual CAM/SqFt:</b> \$5.52 <b>Annual Exp Stop/SqFt:</b> \$16,000 <b>Base Rent Escalation:</b> Yes <b>Lease Year (Min-Max):</b> 1 <b>Space Divisible:</b> No <b>Suite Size Avail Max:</b> 1100 <b>Move in Costs:</b> 1st Months Rent; Last Months Rent; Deposit(s) <b>Landlord Pays:</b> Water; Sewer; Trash; Fire Insurance-Bldg; Common Area Maint; Exterior Maint; Property Taxes; Other (See Remarks) <b>Tenant Pays:</b> Electric; Common Area Maint	<b>Construction:</b> Block; Stucco <b>Roofing:</b> Foam <b>Floors:</b> Concrete; Ceramic Tile; Carpet <b>Water:</b> City Franchise <b>Sewer:</b> Sewer - Public <b>Gas:</b> None <b>Electric:</b> SRP <b>Heating:</b> Electric; Heat Pump <b>Cooling:</b> Central A/C <b>Roads/Streets:</b> Asphalt; Dedicated Street <b>Environmental:</b> None	<b>County Code:</b> Pinal <b>Legal Description (Abbrev):</b> 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 <b>AN:</b> 102-04-006-F <b>Town-Range-Section:</b> 01N-08E-28 <b>Taxes/Yr:</b> \$52,012/2022

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

**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% = \$480.00 tenant agent co-broke commission. Please contact listing agent, John Payne, at 480-422-6800 to schedule a showing.

**Semi-Private Remarks:** Ste #103 was operated as Pirate Cove Coffee House (<https://www.facebook.com/PirateCoveCoffeeHouse>). Ste #104, also 1,000 sqft and adjacent on the south side of suite #103, was a gift/crafts store and is also available.

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
<b>LA</b> John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	<a href="mailto:john@UnitedCountryAZ.com">john@UnitedCountryAZ.com</a>	480-422-6800	480-422-6800

Ste 103 - Coffee Shop



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