

6632685 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

Tax Municipality:Pinal - COUNT 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: 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		
Building Type: Commercial; Office	Type of Lease: NNN	Construction: Block; Stucco	County Code: Pinal		
Stories: 1 Story	Lease Conditions: Other (See	Roofing: Foam	Legal Description (Abbrev): COM @		
Floor Location: Ground Floor	Remarks)	Floors: Concrete; Ceramic Tile;	NW COR SEC 28 T1N R8E TH E		
Interior: Finished; Smoke Detector(s);	Lease Includes: Building Only	Carpet	330.11 TH S 287.95 TO POB TH S 7		
Security Light(s); Private Restrooms	Annual Lease Price: \$17,600	Water: City Franchise	01.32 TH W 280.18 TH N 709.21 TH N		
Exterior: Sprinkler Sys-Ground;	Annual Lse Prc P/SF: \$16	Sewer: Sewer - Public	<b>AN</b> : 102-04-006-F		
Landscaping; Roof Sign; Building Sign;	Annual CAM/SqFt: \$5.52	Gas: None	Town-Range-Section: 01N-08E-28		
Monument Sign; Security Light(s)	Annual Exp Stop/SqFt: \$16,000	Electric: SRP	Taxes/Yr: \$52,012/2022		
Parking: Free; Public Parking; Paved	Base Rent Escalation: Yes	Heating: Electric; Heat Pump			
Parking	Lease Year (Min-Max): 1	Cooling: Central A/C			
Loading Facilities: None	Space Divisible: No	Roads/Streets: Asphalt; Dedicated			
Ceiling Height: 8.1 Feet to 10 Feet	Suite Size Avail Max: 1100	Street			
Fencing: Block	Move in Costs: 1st Months Rent; Last	Environmental: None			
Freeway/Highway: 1.1 - 2 Miles	Months Rent; Deposit(s)				
Current Use: Restaurant; Retail; Food	Landlord Pays: Water; Sewer; Trash;				
Service	Fire Insurance-Bldg; Common Area				
	Maint; Exterior Maint; Property Taxes;				
	Other (See Remarks)				
	Tenant Pays: Electric; Common Area				
	Maint				

Listing Dates		Price Info		Listing Contract Info	
<b>CDOM/ADOM:</b> 79 / 79		Original List Price: List Price:	\$1,333	SA: N / BB: Y / % 3 % Var: N Type: ER Renewal Comp: 0 Comp For Sale: 0 Special: 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.

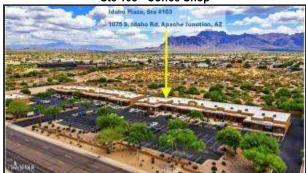
Semi-Private Remarks: Ste #103 was operated as Pirate Cove Coffee House (https://www.facebook.com/PirateCoveCoffeeHouse). Ste #104, also 1,000 sqft and adjacent on the south side of suite #103, was a gift/crafts store and is also available.

## Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
		Lockbox Type: None Sign on Property: Yes

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
L	,	Auction ucer001	480-422-6800	480-422- 6800	john@UnitedCountryAZ.com		480-422- 6800
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Ste 103 - Coffee Shop



1075 S. Idaho Rd, Ste 103, Apache Junction, AZ 85119



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