FULLY OPERATIONAL AUTO SALES & REPAIR CENTER OWNER/USER OPPORTUNITY

W APACHE TRAIL

870 W APACHE TRAIL | APACHE JUNCTION, AZ

THREE BUILDINGS ON ±3.1 ACRES AVAILABLE FOR SALE



TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

ABOUT THE PROPERTY

Property Description	Multi-Building Owner/User Opportunity for Sale		
Location	870 W Apache Trail Apache Junction, AZ 85210		
Parcel APN	101-131-08C & D		
Total Building SF	±13,516 SF		
Lot Size	±135,035 SF (±3.1 Acres)		
Street Frontage	W Apache Trail		
Zoning	Commercial		











For More Information, Please Contact an Exclusive Listing Agent:

Chad Ackerley D 480.889.2570 M 602.329.6444 cackerley@cpiaz.com



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy: however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market withou prior notice.

PROPERTY BREAKDOWN

BUILDING 1	
Size	±2,432 SF
Туре	Office Building
Layout	Reception, 7 Offices, Conference Room, & 2 Restrooms
A/C	Fully Air Conditioned

BUILDING 2	
Size	±2,416 SF
Туре	Repair Shop
Layout	Reception, Office, Bull Pen, & 3 Auto Repair Stalls
A/C	Fully Air Conditioned
GL Doors	3 (12' × 12')
Clear Height	18'

BUILDING 3	
Size	±8,668 SF
Туре	Large Auto Repair Shop
Layout	7 Auto Repair Stalls
A/C	A/C & Swamp Cooled
GL Doors	4 (14' x 14')
Clear Height	18'





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AREA OVERVIEW

APACHE JUNCTION

Nestled beneath the Superstition Mountains, this vibrant community boasts steady growth and a diverse economy.

Its strategic location at the junction of major highways provides excellent access to the Phoenix metro area and beyond.

With a thriving tourism industry and a growing residential population, Apache Junction offers exceptional potential for your industrial or retail venture.

Don't miss out on this dynamic market poised for continued success.





(5) US-60 Highway Access Points to this regional transportation route



NO Property Tax Levy in the City of Apache Junction



15 - Minute Drive to Phoenix-Mesa Gateway Airport



35 - Minute Drive to Phoenix Sky Harbor Airport



(2) Established Redevelopment improvement plan areas



Home to Central Arizona College Superstition Mountain Campus



Growing Downtown District offering several cultural points of interest



Over 2,200 Acres of Dedicated Space to open space and improved parks



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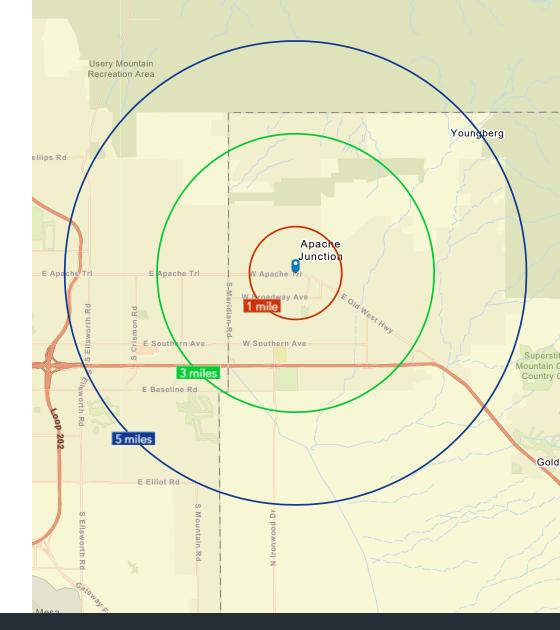
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DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2023 Population	8,837	56,559	118,327
2028 Population Projection	8,716	56,437	119,284
Annual Growth 2010-23	+0.1%	+0.5%	+0.9%
Median Age	50.4	48.2	45.3
Bachelor's Degree or Higher	11%	16%	21%
2023 Households	3,922	23,758	47,578
2028 Household Projection	3,866	23,729	47,944
Avg Household Income	\$68,753	\$69,995	\$78,141
Median Household Income	\$47,436	\$53,627	\$59,964
Median Home Value	\$103,279	\$156,114	\$216,735
Median Year Built	1984	1989	1992
Owner Occupied HHs	2,744	18,312	38,100
Renter Occupied HHs	1,122	5,417	9,844
Avg Household Size	2.2	2.3	2.5
Total Consumer Spending	\$105.9M	\$688.2M	\$1.5B
Daytime Employees	3,968	10,585	18,319
Businesses	531	1,205	2,401



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