

## EXECUTIVE SUMMARY

### APACHE TRAIL MARKETPLACE

# 2430

W Apache Trail  
Apache Junction, AZ

**\$2,434,643**  
7.5% Cap Rate

Prepared By:

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**NAI**Horizon

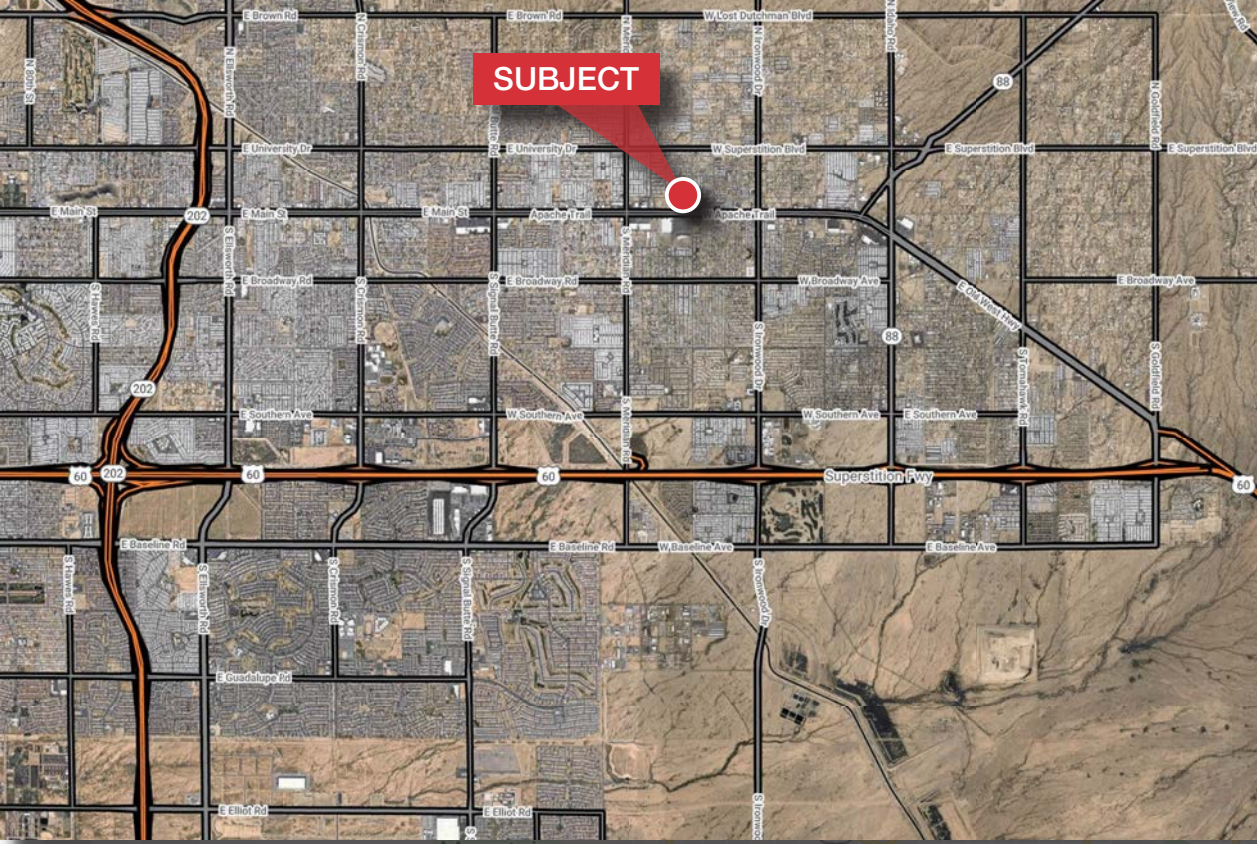


Sale Price: \$2,434,643  
Price/SF: \$196.66/SF  
Cap Rate: 7.5%  
Property Type: Retail Strip Center  
Year Built: 2007  
Building Size: ±12,380 SF  
Land Size: ±66,647 SF / 1.53 Acres  
Occupancy: 100%  
Address: 2430 W Apache Trl, Apache Junction, AZ  
Location: NWC W Apache Trl & N Delaware Dr  
Parcel: 101-05-138A  
Zoning: C-3/PD, Apache Junction  
Parking: 40 Surface Spaces, 3.23/1000 SF  
2020 Property Taxes: \$38,129.04 (\$3.08/SF)

# Property Highlights



# Metro Phoenix



# Retailer Aerial



**SUBJECT**

Superstition  
Ranch  
Farmer's Market

OfficeMax

Starbucks CATO Lock Smart Buy Smart DOLLAR TREE JJ Jack in the Box

W APACHE TRL

SUBWAY

TRACTOR SUPPLY CO



O'Reilly SHOPPERS



Walmart

GREYHOUND

9 gradwell Denny's BIG 5 SPORTING GOODS HARBOR FREIGHT TOOLS Filiberto's MEXICAN FOOD PAPA JOHN'S H&R BLOCK

E BROADWAY RD

SAFeway planet fitness WELLS FARGO 99c ONLY

S DELAWARE DR

Little Caesars BEALLS Outlet DISCOUNT TIRE WELLS FARGO WATER & ICE discount Seasonals ACE Hardware

Patterson  
Elementary

Imagine Prep  
Superstition

HOBBY LOBBY brakes plus Little Caesars IHOP KNEADERS DOLLAR TREE Wendy's AlaskaUSA Federal Credit Union

Brinton  
Elementary

Banner Health

CIRCLE K

Cactus Canyon  
Junior High

S MERIDIAN RD

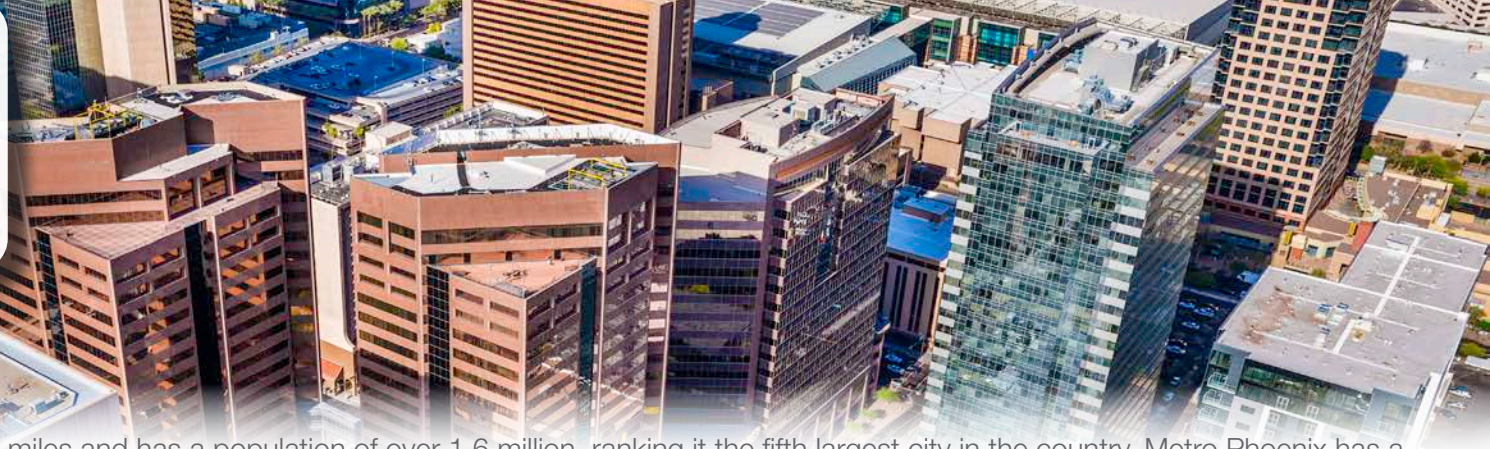
Apache Junction  
High School



W SOUTHERN AVE

Apache Junction  
Park

# Greater Phoenix



Phoenix encompasses more than 517 square miles and has a population of over 1.6 million, ranking it the fifth largest city in the country. Metro Phoenix has a population of over 4.9 million, ranking it the eleventh largest MSA in the country. Phoenix is a premier destination with more than 300 sun-filled days a year and an average temperature of 74.2 degrees; the risk of natural disasters such as earthquakes, hurricanes, tsunamis, and tornados is extremely low. Phoenix is the vibrant center of one of the fastest growing job markets and economies in the United States. Phoenix is emerging in the new economy with strength in high technology, manufacturing, bioscience research and advanced business services. Escalating growth of local Incubators, Accelerators, Coworking and Maker spaces, Phoenix is also developing into a renowned entrepreneur hub. Global companies such as Honeywell Aerospace, Freeport McMoRan, Avnet, and APL/NOL call Phoenix home, while companies such as American Express, USAA, SUMCO Phoenix Corporation, Charles Schwab, Republic Services, United Health-care and Mayo Clinic have major operations here. Companies are growing in Phoenix because it's not only a thriving business environment, but a great place to live.

Greater Phoenix offers the diverse amenities of a major metropolitan region, without the high cost of living. As one of the most dynamic and rapidly growing regions in the nation, living and working here is both exciting and affordable. The area offers an array of amenities and attractions expected of bustling urban and suburban regions. From fine arts to major sporting events and unique dining, the region offers something for everyone – regardless of your lifestyle. Greater Phoenix encompasses distinct communities, each with its own identity and assets. Collectively, they offer vast opportunity where everyone has the chance to thrive and make a significant impact. Our communities are poised for a future of opportunity, innovation and economic vibrancy.



**APACHE JUNCTION** - Nestled among the Superstition Mountains, Apache Junction is strategically positioned as the eastern gateway into the Phoenix metroplex for 15+ Arizona towns and the western gateway to Tonto National Forest's recreation venues. The surrounding geography and western atmosphere draw over half a million visitors through the city annually. Apache Junction's Downtown and Highway sites are ideal for expansion projects.

Apache Junction is part of the Phoenix East Valley (PhxEastValley). The region has seen a growth in the Tech and Healthcare industries, led by locates of companies such as Apple, Zenefits, DaVita RX, Arvato Digital Services, and Boomtown!. This growth has resulted in Phoenix being ranked the #5 fastest growing tech market by Forbes and the #1 ranked market in the mountain west for new company facilities and expansions by Site Selection magazine.

With regional commute times averaging 30 minutes, Apache Junction has an available labor force slightly over 300,000 people.

Arizona is home to 6 professional sports teams

The Superstition Mountains are the 2nd most photographed & painted natural landscape in Arizona

Average regional commute time of 30 minutes

KEY FACTS

4,932,833

Population



Average Household Size



Median Age

\$65,872

Median Household Income

EDUCATION



No High School Diploma



23%  
High School Graduate



33%  
Some College



32%  
Bachelor's/Grad/Pr of Degree

BUSINESS



132,122

Total Businesses



1,774,729

Total Employees

EMPLOYMENT



White Collar

66%



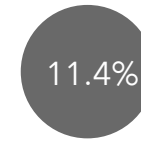
Blue Collar

18%



Services

15%



Unemployment Rate

INCOME



\$65,872

Median Household Income



\$33,225

Per Capita Income



\$112,807

Median Net Worth

HOUSING STATS



\$269,141

Median Home Value



\$10,266

Average Spent on Mortgage & Basics



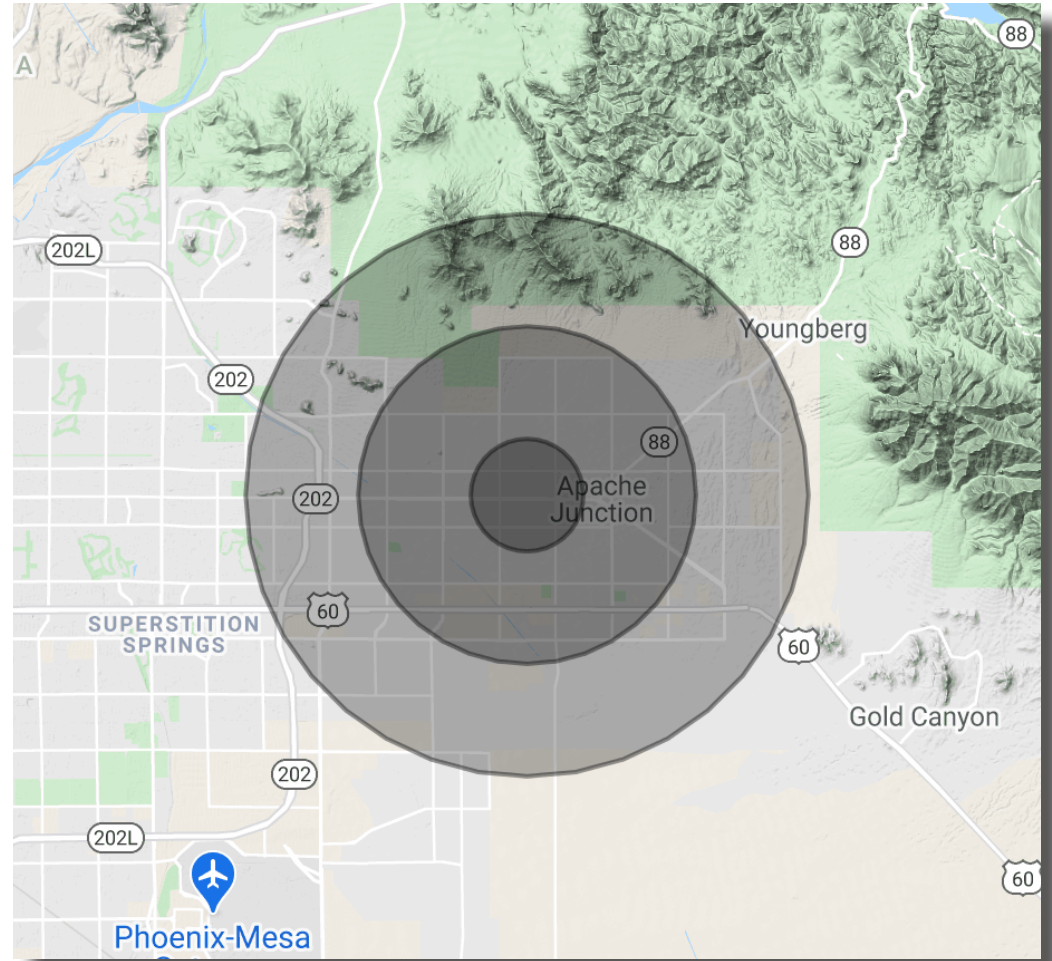
\$901

Median Contract Rent

	1 mile	3 mile	5 mile
<b>Population</b>			
2020 Total Population	14,145	70,976	146,738
2025 Population	15,952	78,688	161,360
Median Age	51.50	46.10	44.60

	1 mile	3 mile	5 mile
<b>Households</b>			
2020 Total Households	6,188	28,700	57,525
Average Household Income	\$50,701	\$63,338	\$72,822
Average Household Size	2.20	2.40	2.50

	1 mile	3 mile	5 mile
<b>Housing</b>			
Median Home Value	\$109,955	\$157,202	\$202,126



# Apache Junction

## Demographics

# Apache Trail Marketplace Investment Opportunity

2430 W Apache Trail, Apache Junction, AZ 85120

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## EXECUTIVE SUMMARY

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## Confidentiality & Disclaimer Statement

This is a confidential Executive Summary intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 2430 W Apache Trail, Apache Junction, AZ, 85120.

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