

Investment OR Owner/User



2 Buildings For Sale in Historic AJ

Thunderbird Plaza  
1000 W Apache Trail  
Apache Junction, AZ

**NAI**Horizon

Joan Krueger

602 393 6727

joan.krueger@naihorizon.com



# Property Overview

## Property & Location Highlights

- Buy both buildings and save \$145,000
- Classic AJ architecture - AJ is growing! Be part of it now!
- Comprised of 2 buildings - may be sold together or separately
- Current vacancies provide great value-add
- General Commercial Zoning - many uses allowed
- Part of AJ's Old West Highway Redevelopment Area
- Well maintained & recent upgrades to pavement, roof and HVACs
- Easy access corner

## Front Building

- ±7,800 SF - Includes Buildout Basement
- Great investment property with long-term, steady tenants
- Outstanding visibility and monument signage
- High traffic area with new Dutch Bros across at the corner
- **Sale Price: \$950,000**

## Back Building

- ±1,900 SF - Includes Buildout Basement
- All the advantages of being close to Apache Trail but in a quieter spot
- Short term leases provide opportunity for future planning
- **Sale Price: \$295,000**



**Portfolio Sale Price: \$1,100,000**

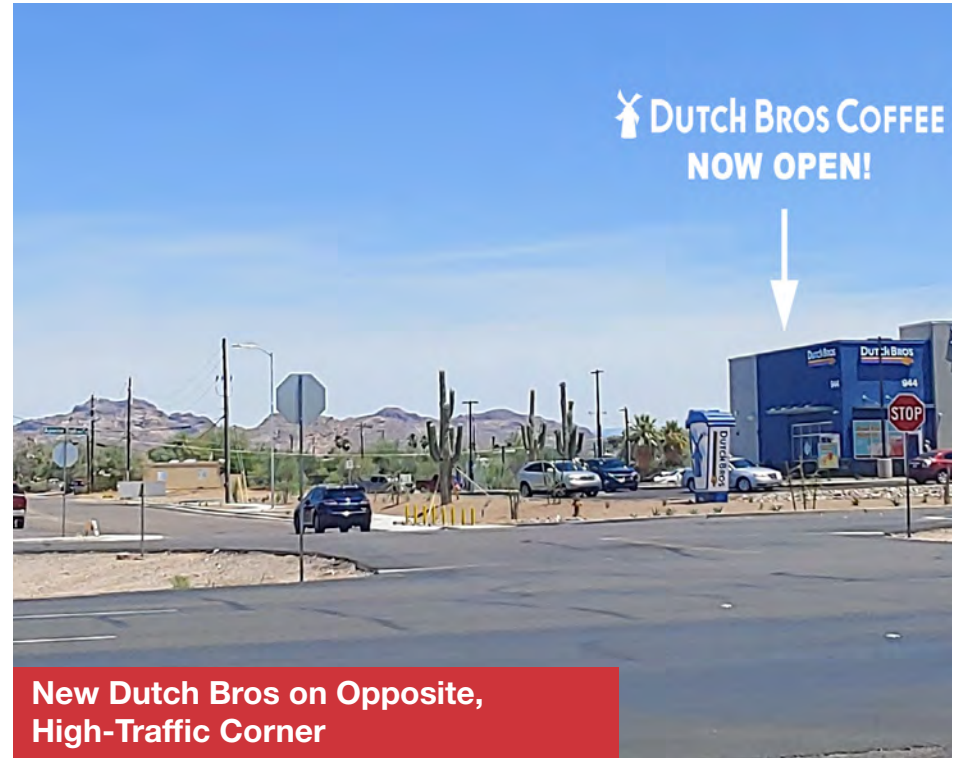
\*Property owned by licensed Realtor.



# Property Photos



View from Thunderbird Plaza



New Dutch Bros on Opposite,  
High-Traffic Corner



Interior Space



Back Building