



APACHE JUNCTION PAD SITE

APACHE TRAIL | APACHE JUNCTION, AZ 85119

FOR SALE, GROUND LEASE OR BTS: 2.14 AC



JOIN



DUTCH BROS Office

Coming April 2020!

PROJECT HIGHLIGHTS:

- Strategically Positioned Adjacent to Dutch Bros – Opening April 2020!
- 2.14 AC PAD Available for Sale, Ground Lease or Build to Suit
- Strong demographics including above national average household income
- Multiple access points and excellent visibility to Apache Trail, the Main Artery of the City of Apache Junction

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Population	10,228	60,652	123,834
Daytime Population	11,942	52,821	123,834
Average HH Income	\$45,416	\$58,563	\$70,027

TRAFFIC COUNTS:

Apache Trail: 24,437 VPD | Old West Hwy: 15,767 VPD (ESRI 2016)



FOR INFORMATION CONTACT:

Jesse Rozio
Investment/Leasing Specialist
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jrozio@gpsaz.com

Greg Saltz - President
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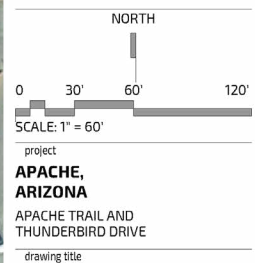
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date	drawing no.
05.07.2019	MKT2

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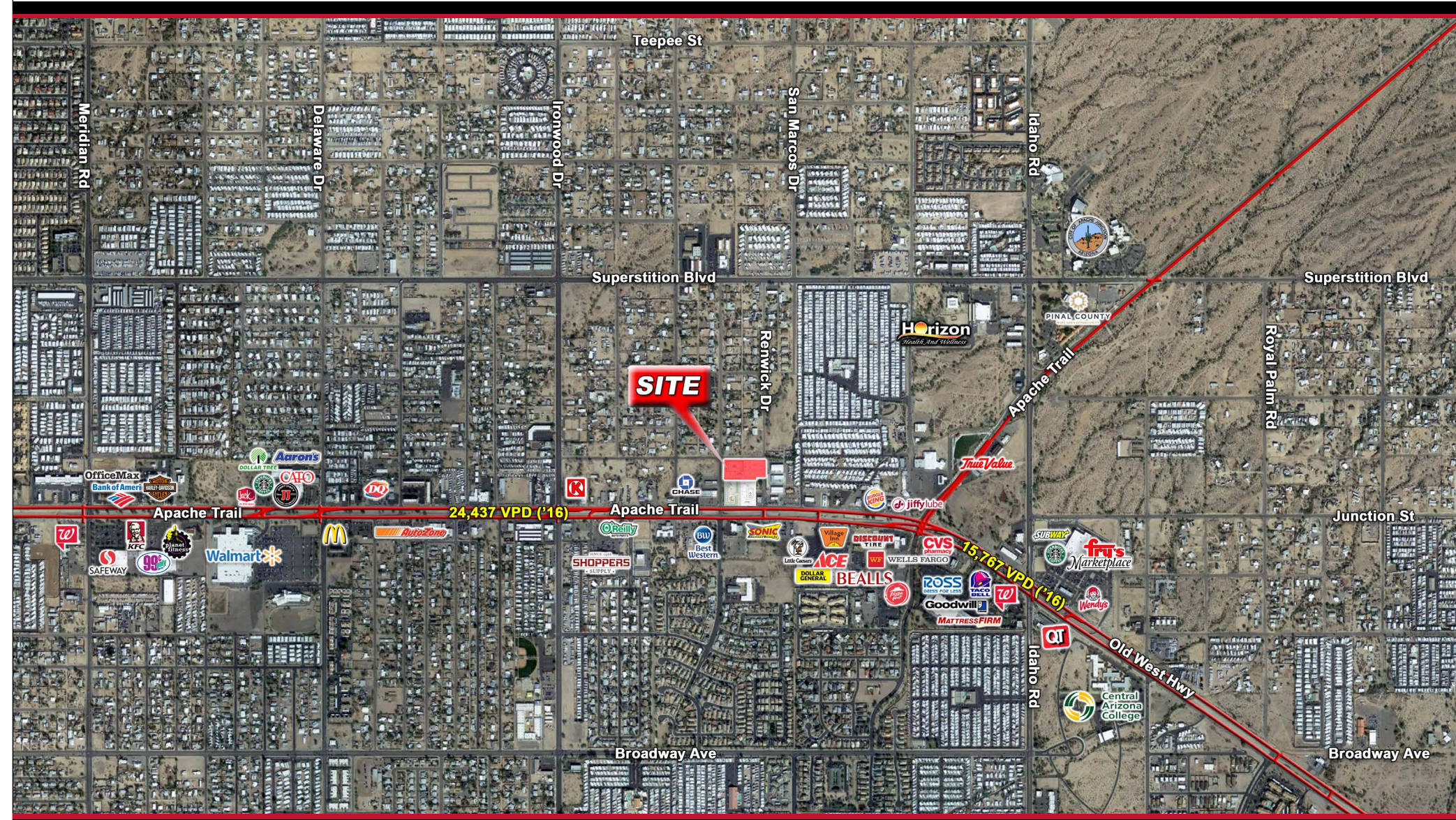


6900 E. 2nd Street
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DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

120

Prepared by Esri
Latitude: 33.41535
Longitude: -111.55743

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	8,948	46,914	76,675
2010 Total Population	9,013	54,660	108,404
2019 Total Population	9,833	60,652	123,834
2024 Total Population	10,228	63,922	132,568
2019-2024 Annual Rate	0.79%	1.06%	1.37%
2019 Total Daytime Population	11,942	52,821	100,391
Workers	5,649	15,242	25,740
Residents	6,293	37,579	74,651
HOUSEHOLD SUMMARY			
2000 Households	4,203	19,620	31,071
2010 Households	4,159	22,812	43,306
2019 Households	4,518	25,329	49,057
2024 Households	4,672	26,602	52,209
2019 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	38.6%	52.6%	58.4%
Renter Occupied Housing Units	20.1%	19.4%	17.3%
2019 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$45,416	\$58,563	\$70,027
Average Home Value	\$152,635	\$199,130	\$222,069
2019 POPULATION BY RACE/ETHNICITY			
Total	9,833	60,653	123,833
White Alone	86.6%	86.1%	84.5%
Black Alone	1.1%	1.8%	2.3%
American Indian Alone	1.3%	1.3%	1.2%
Asian Alone	0.9%	1.2%	1.9%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	7.2%	6.2%	6.4%
Two or More Races	2.8%	3.2%	3.4%
Hispanic Origin	18.9%	17.4%	17.9%
Diversity Index	47.9	47.1	49.4
2019 POPULATION BY AGE			
Total	9,833	60,653	123,834
0 - 4	4.9%	5.1%	5.5%
5 - 9	4.9%	5.2%	5.7%
10 - 14	4.7%	5.3%	5.9%
15 - 24	9.6%	9.7%	10.1%
25 - 34	10.6%	10.6%	10.8%
35 - 44	10.0%	10.2%	11.2%
45 - 54	11.6%	11.6%	11.8%
55 - 64	14.2%	14.4%	14.0%
65 - 74	15.9%	15.7%	14.6%
75 - 84	10.1%	9.1%	7.9%
85 +	3.5%	3.1%	2.5%
18 +	82.6%	81.4%	79.6%
2019 Median Age	49.8	48.4	45.7
2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	7,463	45,339	90,117
Some College, No Degree	27.4%	28.0%	27.6%
Associate Degree	8.7%	9.1%	9.3%
Bachelor's Degree	8.9%	11.3%	14.4%
Graduate/Professional Degree	4.0%	6.0%	7.7%