



BROADWAY IRONWOOD CENTER

1545 W. BROADWAY AVE | APACHE JUNCTION, AZ 85120

AVAILABLE: 3,155 SF – 6,355 SF



PLEASE DO NOT DISTURB EXISTING TENANTS

PROJECT HIGHLIGHTS:

- Hard Corner Opportunity Fronting Two of the Main Commercial Arteries in Apache Junction.
- Suitable for Medical and Retail uses with Abundant Parking.
- 1 Mile Away from US 60 Hwy and Apache Junction High School with over 1,000 students.
- Monument Signage Available along Ironwood Drive.



FOR INFORMATION CONTACT:

Marty Olejarczyk - Partner
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Greg Saltz - President
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Jesse Rozio - Investment Leasing Specialist
 480.603.6892 - cell
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www.gpsaz.com

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

2019 Population	14,392	67,135	137,105
Daytime Population	14,394	60,765	109,138
Average HH Income	\$47,070	\$60,846	\$71,230

TRAFFIC COUNTS:

W. Broadway Ave: 10,919 VPD | S. Ironwood Dr: 20,132 VPD (AZDOT 2018)



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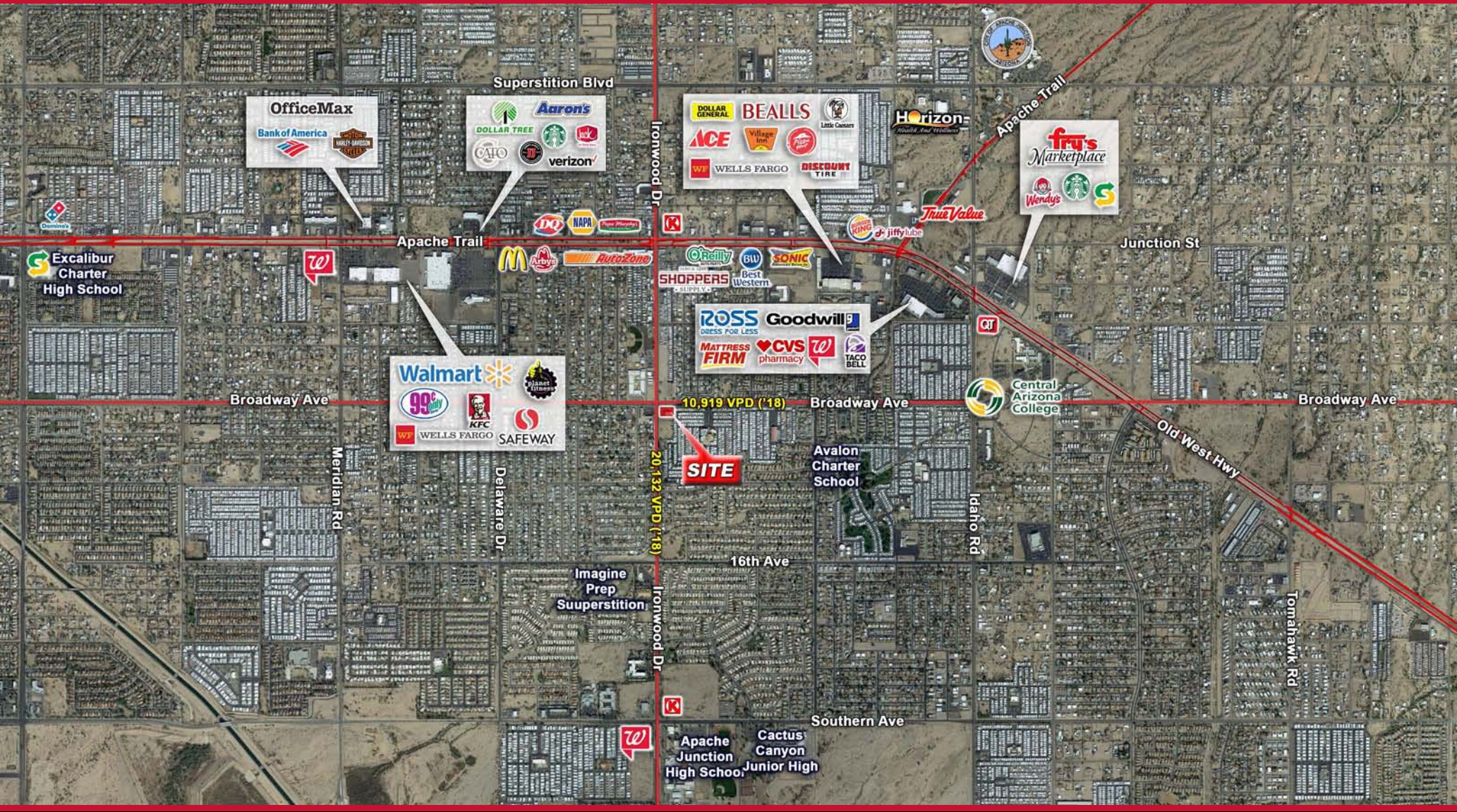


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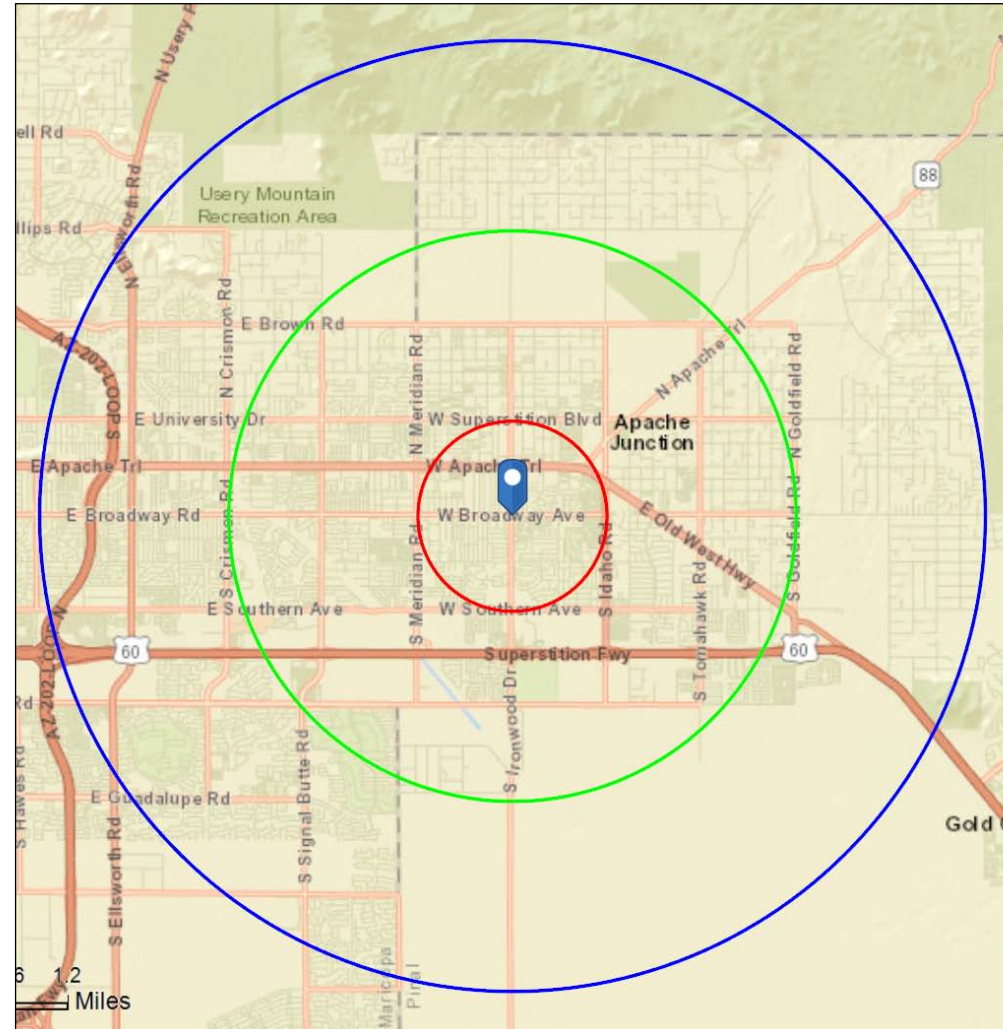
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	12,512	48,102	81,775
2010 Total Population	13,300	59,875	119,487
2019 Total Population	14,392	67,135	137,105
2019 Group Quarters	207	286	331
2024 Total Population	14,992	71,059	146,859
2019-2024 Annual Rate	0.82%	1.14%	1.38%
2019 Total Daytime Population	14,394	60,765	109,138
Workers	5,013	19,297	27,670
Residents	9,381	41,468	81,468
Household Summary			
2000 Households	5,372	20,141	33,225
2000 Average Household Size	2.29	2.38	2.45
2010 Households	5,697	24,832	47,385
2010 Average Household Size	2.30	2.40	2.51
2019 Households	6,151	27,805	53,934
2019 Average Household Size	2.31	2.40	2.54
2024 Households	6,382	29,326	57,455
2024 Average Household Size	2.32	2.41	2.55
2019-2024 Annual Rate	0.74%	1.07%	1.27%
2010 Families	3,424	15,865	31,927
2010 Average Family Size	2.88	2.93	3.02
2019 Families	3,641	17,444	35,890
2019 Average Family Size	2.91	2.96	3.06
2024 Families	3,768	18,333	38,144
2024 Average Family Size	2.92	2.97	3.08
2019-2024 Annual Rate	0.69%	1.00%	1.23%
Median Household Income			
2019	\$36,822	\$45,515	\$54,224
2024	\$39,849	\$51,701	\$61,611
Median Home Value			
2019	\$156,661	\$164,258	\$189,048
2024	\$189,055	\$196,806	\$224,158
Per Capita Income			
2019	\$20,263	\$25,196	\$28,150
2024	\$22,821	\$28,787	\$32,541
Median Age			
2010	45.4	44.3	41.9
2019	47.3	47.5	44.7
2024	47.4	48.1	44.8



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