



## JUNCTION SHOPPES

185 W. APACHE TRAIL | APACHE JUNCTION, AZ 85120

*FOR LEASE*

**DANIELLE DAVIS**

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**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL  
REAL ESTATE SERVICES



## FEATURES

- Great visibility and access.
- Busy shopping center anchored by Ross and Goodwill.
- Frontage on Apache Trail.
- Established trade area.
- The area boasts a strong year-round population of over 80,000 residents.
- 50,000 plus winter visitors during the months of November through March.
- Less than a mile north of the Central Arizona College campus.

## DEMOGRAPHICS

|                                   | POPULATION | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------------|------------|-----------|-----------|-----------|
| <b>2020 Total Population:</b>     |            | 9,678     | 59,694    | 119,291   |
| <b>2025 Population:</b>           |            | 10,798    | 67,054    | 132,158   |
| <b>Pop Growth 2020-2025</b>       |            | 11.57%    | 12.33%    | 10.87%    |
| <b>Average Age:</b>               |            | 46.10     | 46.40     | 44.10     |
|                                   | HOUSEHOLDS | 1 MILE    | 3 MILES   | 5 MILES   |
| <b>2020 Total Households:</b>     |            | 4,101     | 25,046    | 47,512    |
| <b>HH Growth 2020-2025</b>        |            | 10.80%    | 12.09%    | 10.81%    |
| <b>2020 Avg Household Income:</b> |            | \$56,019  | \$59,144  | \$69,529  |
| <b>Median Home Value:</b>         |            | \$137,344 | \$137,552 | \$193,954 |

"This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice."



**AVAILABLE SPACES:**

- SUITE A103: 1,422 SF (Currently Cricket, but can be relocated)
- SUITE A104: 1,080 SF
- SUITE A105: 960 SF
- SUITE A106: 990 SF
- SUITE A109: 1,920 SF (Former Drycleaner)
- SUITE B103: 1,215 SF
- SUITE B109: 1,170 SF (Former Great Clips)
- SUITE B110: 6,110 SF (Available 9/1/2020)

**\*SUITES A103-A106 ARE CONTIGUOUS**

**CURRENT TENANTS**



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ROCK SHADOWS  
RV RESORT



S. PHELPS DRIVE - 15,658 VPD

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