



Superstition Mountains

Lost Dutchman State Park

Desert Vista Elementary



Regional Training Center

Sundance West RV Resort

Old West Hwy 5,999 VPD (23)  
Lennar at Goldview

38,225 VPD (22) 60

Superstition Fwy



33,345 VPD (22)

Desert Sun Condos



5.83 AC

Golden Vista RV Resort

Goldfield Rd

10.27 AC

Dolce Vita Age 55+



# ±16 ACRES AT GOLDFIELD & US-60 IN APACHE JUNCTION, AZ

## SEC OF US-60 & GOLDFIELD RD | APACHE JUNCTION AZ

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# PROPERTY HIGHLIGHTS

- 18 Gross Acres / 16.09 Net Acres Available
- 7 parcels that can be sold or ground leased separately or together.
- Maximum contiguous gross acreage is 11.48 AC.
- Smallest parcel gross acreage is .74 AC.
- Zoning: Commercial
- Power – SRP, Water – Apache Junction Water District or Arizona Water, Sewer – Superstition Mountain Community Facilities District No. 1, Gas – SW Gas

## 2025 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **66,835**

DAYTIME POPULATION **65,718**

## TRAFFIC COUNTS

US-60 EAST OF GOLDFIELD **33,345 VPD**

(ADOT '22)

US-60 WEST OF GOLDFIELD **38,225 VPD**

(ADOT '22)

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# DRONE IMAGE



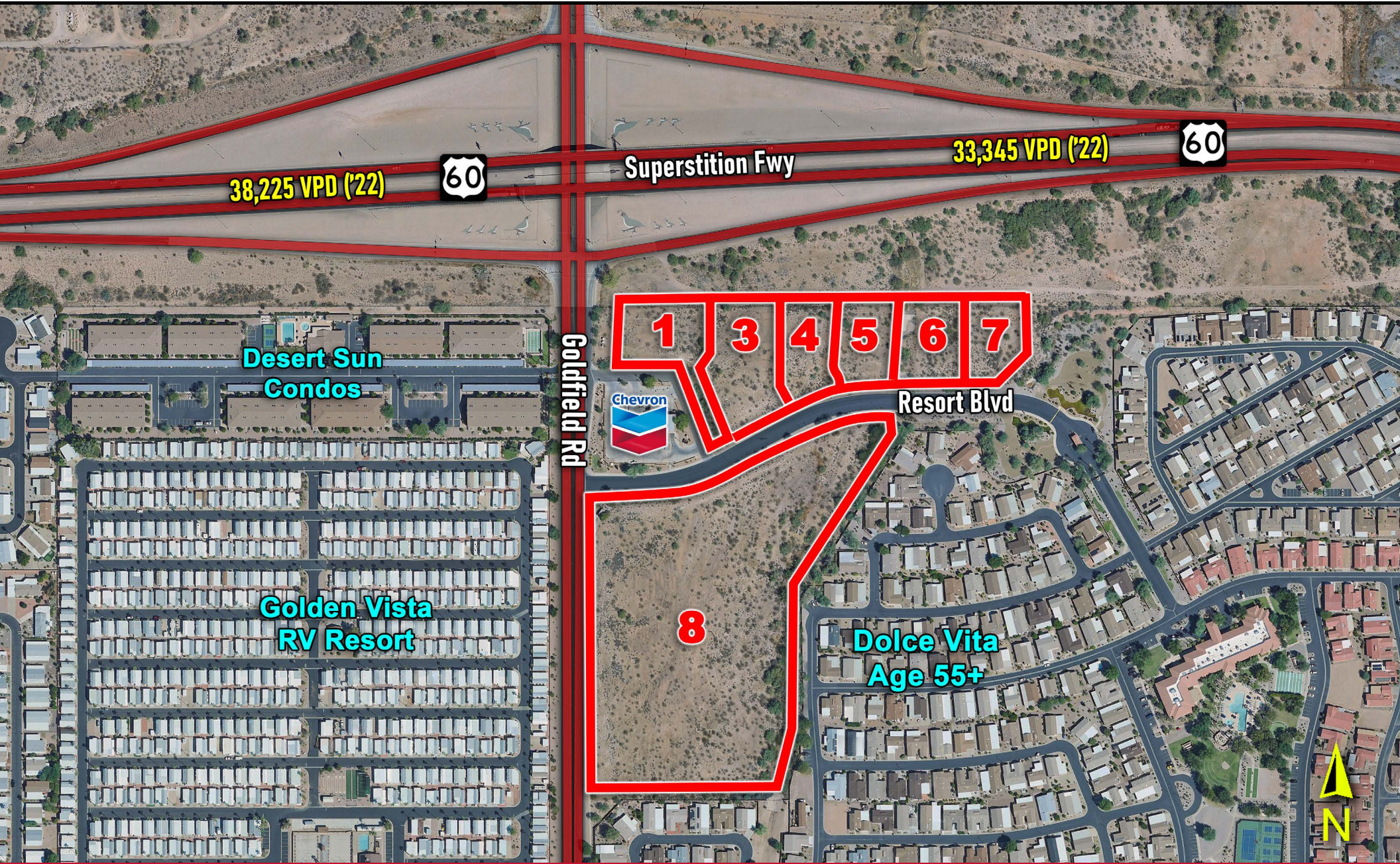
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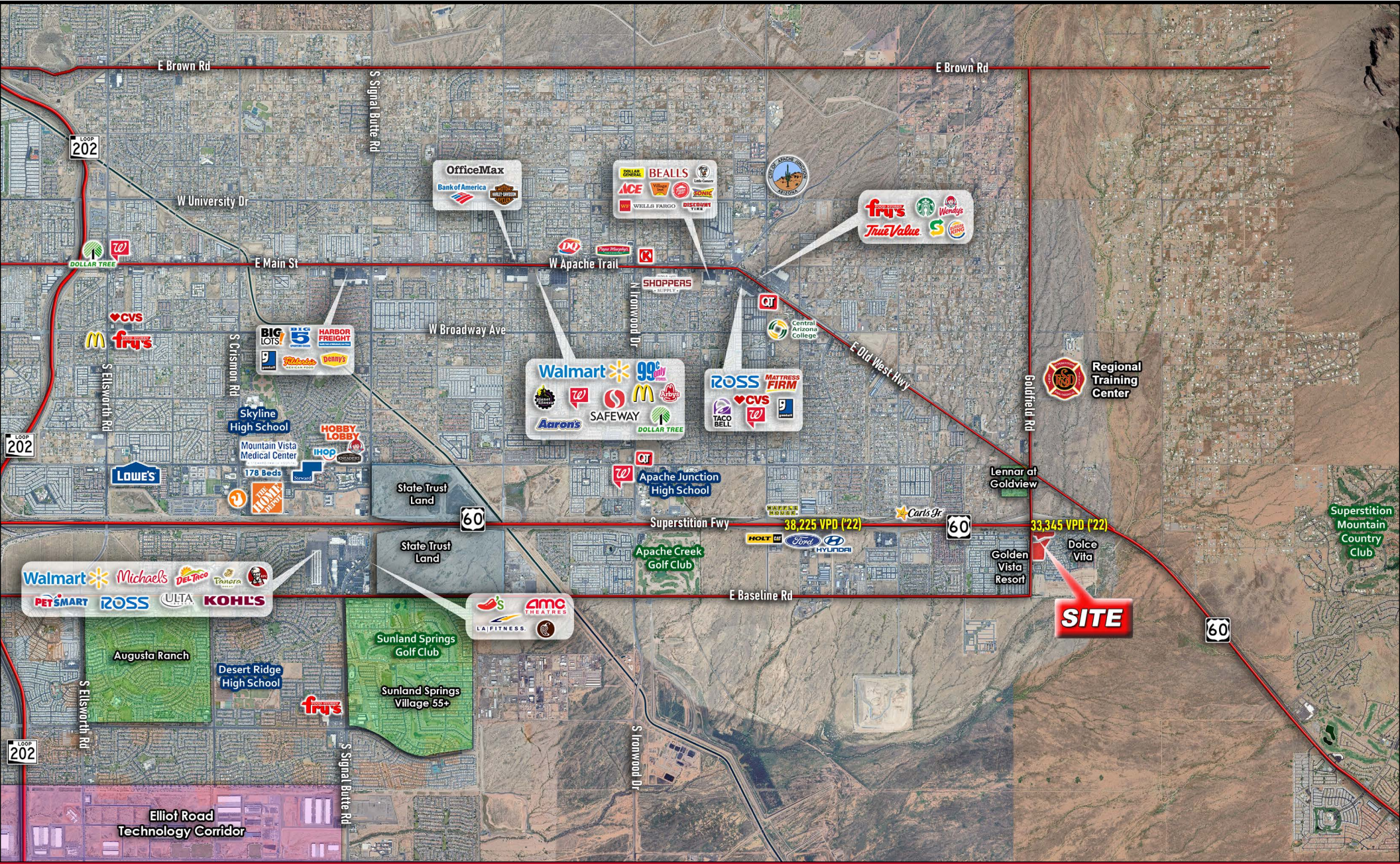
# INTERSECTION AERIAL



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# RETAIL AERIAL



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# DEMOGRAPHIC SNAPSHOT



	1 MILE	3 MILE	5 MILE
2025 Total Population	6,167	26,294	66,835
2030 Total Population	6,835	28,461	72,019



	1 MILE	3 MILE	5 MILE
Average HH Income	\$84,318	\$91,089	\$89,481
Median HH Income	\$72,560	\$72,216	\$67,143



	1 MILE	3 MILE	5 MILE
Daytime Employees	664	8,254	20,898
Daytime Residents	4,255	17,266	44,820



	1 MILE	3 MILE	5 MILE
2025 Households	2,917	12,029	31,340
2030 Households	3,277	13,259	34,223



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	90.3%	82.2%	83.7%
Renter Occupied Housing	9.7%	17.8%	16.3%



	1 MILE	3 MILE	5 MILE
2025 Median Age	62.6	57.4	60.1
2030 Median Age	64.6	58.9	61.1

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