

RETAIL BUILDING FOR SALE OR LEASE

10131 E APACHE TRAIL | APACHE JUNCTION, AZ 85120

RARE C-3 ZONED AUTO/RV/BOAT SALES LOT

MARICOPA COUNTY ISLAND WITH 2% LESS SALES TAX THAN IN CITY

±40,500 SF LAND WITH APPROX. 6,710 SF BUILDINGS - GATED YARD



SALE PRICE: \$1,200,000 (\$179 PSF)

LEASE RATE: \$7,000/MONTH (MG) + 0.7% LEASE TAX & UTILITIES

**RETAIL
BUILDING
FOR SALE**

**Retail Building with Large Signage & Fenced Yard
Near Loop 202 & US-60 Freeways**

For More Information, Please Contact:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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AVAILABLE	Approx. 6,710 SF with ±5,710 SF Warehouse ±1,000 SF Office (Plus Shed)
SALE PRICE	\$1,200,000 (\$179 PSF)
LEASE RATE	\$7,000/Month (MG) + 0.7% Lease Tax & Utilities
PARCEL	220-49-016, 017, 018
ZONING	C-3, City of Apache Junction
YEAR BUILT	1985
POWER	400 Amps *to be verified
CLEAR HEIGHT	16' (Warehouse)
FRONTAGE	150 ft on E Apache Trail



FEATURES

- Rare C-3 Zoned Auto/RV/Boat Sales Lot
- Maricopa County Island with great storage unit potential
- 2% Less Sales Tax than in the city
- Large Signage & Fenced Yard
- Front & Back Alley Entrances

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2025 Population	17,691	99,227	207,695
2025 Households	6,684	40,153	84,716
Median HH Income	\$67,596	\$71,898	\$74,591



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

June 19, 2026 8:57 AM

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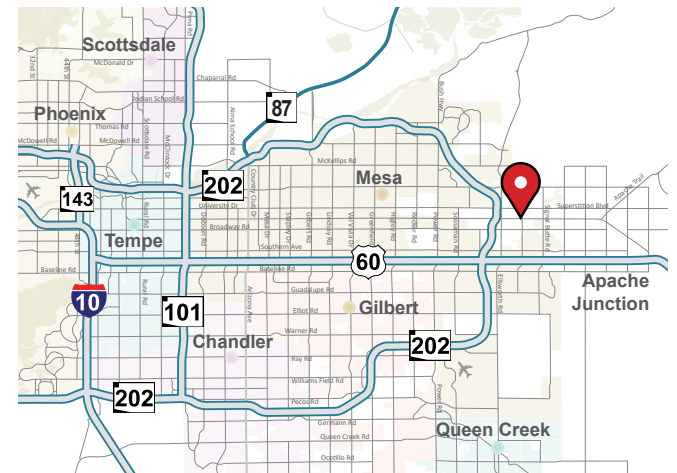
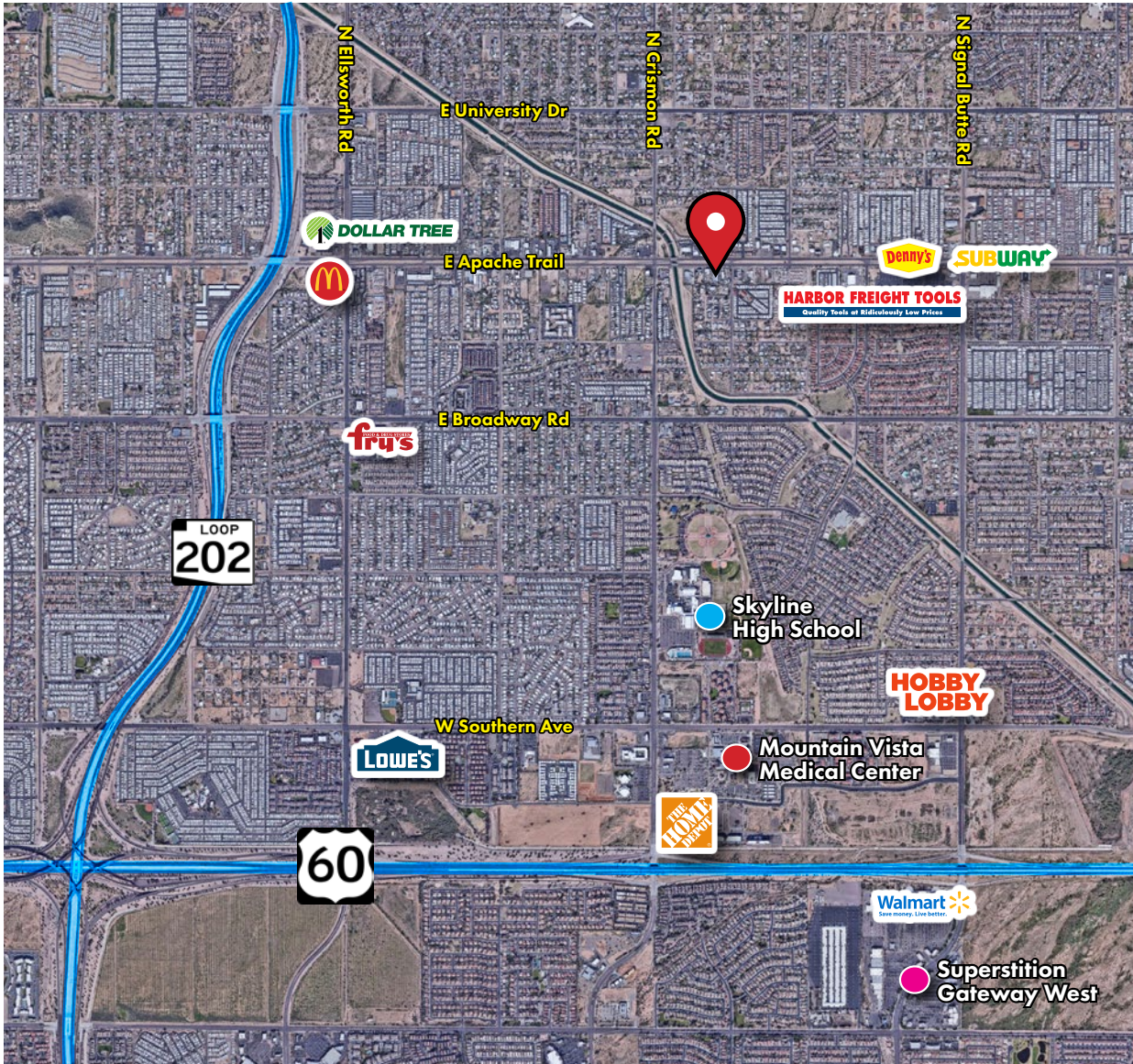
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