

LEASE

750 SF DUAL DRIVE THRU
1525 W Apache Trl Apache Junction, AZ 85120



Lease Rate

\$158.00 SF/YR

OFFERING SUMMARY

Building Size:	750 SF
Dual Drive-Thru Stack	9 + 14
Lot Size:	45,481 SF
Year Built:	2023
Zoning:	B-2/PD
Submarket:	Apache Junction
Traffic Count:	35,000

PROPERTY OVERVIEW

Step into the future with this remarkable 750 SF dual drive-thru building, prominently situated at Apache Trail and Ironwood, offering unparalleled access to 35,000 vehicles passing by each day. Built in 2023, the property is poised to catch round-the-clock traffic, making it an ideal location for any retail or food service business. Its modern design and strategic positioning provide seamless accessibility for both those commuting to work and those seeking convenience on their way home. Don't miss the opportunity to make this high-exposure, high-traffic property the home of your next drive-thru venture.

PROPERTY HIGHLIGHTS

- 1.16A
- Dual Drive Thru 9+14 stack
- 750 SF Former Coffee Shop
- Built 2023
- Signalized Intersection
- Apache Trail and Ironwood access
- 35,000 Vehicles per day
- Catch all day traffic easy to access going to and from work.

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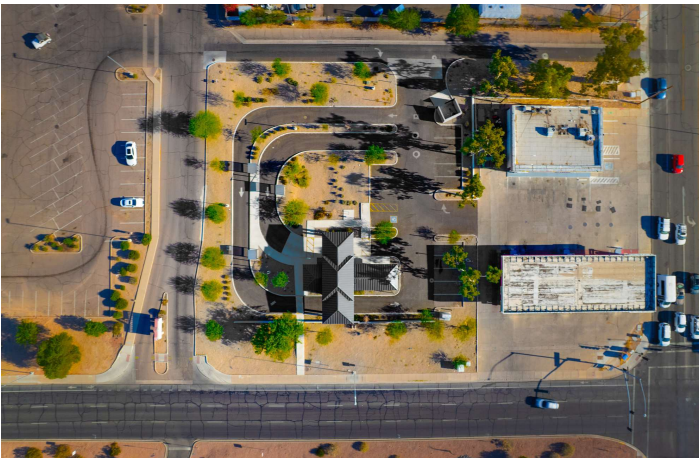
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LOCATION DESCRIPTION

1525 W Apache Trail is prominently situated at the intersection of Apache Trail and Ironwood Drive, a key signalized corner in Apache Junction. Apache Trail, the city's historic main thoroughfare and original highway, serves as a vital east-west commercial corridor. Ironwood Drive marks the easternmost north-south arterial road connecting both Pinal and Maricopa Counties, offering strategic access and visibility. This high-traffic location provides exceptional connectivity and exposure, making it an ideal site for a Drive Thru concept. Located at the base of the iconic Superstition Mountains in Pinal County, Arizona, Apache Junction is a gateway to the East Valley's growth corridor. Just 35 minutes from Phoenix Sky Harbor International Airport and 20 minutes from Mesa Gateway Airport, the city offers seamless access via US-60 and the expanding State Route 24. Apache Junction blends natural beauty with strategic connectivity, making it a prime destination for businesses and residents alike. With proximity to outdoor attractions like Canyon Lake and Tortilla Flat, and a growing population fueled by new developments, Apache Junction is where opportunity meets adventure.



SITE DESCRIPTION

1525 W Apache Trail offers a premier commercial opportunity with a newly constructed 750 SF freestanding building situated on 1.19 acres. Designed with a dual drive-thru configuration, this property is ideal for fast food, coffee, banking, or any drive-thru-oriented business. Built in 2023, the site features modern infrastructure and is fully built out as a coffee shop, allowing for immediate occupancy or easy rebranding.



Strategically located just off Apache Trail at the signalized intersection of Ironwood Drive, with access from both roads, the site provides excellent ingress and egress, ensuring smooth traffic flow and customer convenience. Its high-visibility location and proximity to major arterial roads make it a standout choice for businesses seeking strong exposure and accessibility.

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