

LEASE

1525 W APACHE TRL

1525 W Apache Trl Apache Junction, AZ 85120



VIDEO

PROPERTY DESCRIPTION

23 stack Dual Drive thru on 1.19 acres , access from 2 major highways catching all day traffic to and from work! 750 SF building could be expanded and is prominently situated at Apache Trail and Ironwood Dr, offering unparalleled access to 35,000 vehicles passing by daily. 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 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

- 1.19 Acres
- Dual Drive Thru 9+14 stack
- 750 SF former Coffee Shop

OFFERING SUMMARY

Lease Rate:	\$8,000 per month (NNN)
Available SF:	750 SF
Lot Size:	45,481 SF
Building Size:	750 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	435	1,503	5,819
Total Population	935	3,278	12,498
Average HH Income	\$56,631	\$59,629	\$65,994

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COLDWELL BANKER
COMMERCIAL
REALTY

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LOCATION DESCRIPTION

Situated at the intersection of Apache Trail and Ironwood Dr., a key signalized corner in Apache Junction. Apache Trail, the city's historic main thoroughfare and the 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, and high traffic location with over 35,000 VPD. 20 minutes from Mesa Gateway airport and 35 minutes to Sky Harbor international airport.

SITE DESCRIPTION

This 750 SF freestanding 23 stack dual drive-thru at 1525 W Apache Trail represents a rare "white space" opportunity in the East Valley. While 35,000 vehicles pass this signalized intersection daily, local sentiment highlights a significant deficit in health-conscious dining, leaving a high-spending consumer segment entirely underserved. A healthy concept will capture an immediate, uncontested market share by offering a nutritious alternative to the area's standard fast-food saturation.

The property is a "well-oiled machine" ready for high-volume throughput. Built in 2023, the site features a sophisticated dual drive-thru with a 9+14 vehicle stack, specifically designed to eliminate the bottlenecks that typically erode QSR margins. This infrastructure allows a brand to maximize daily ticket counts from the massive commuter flow between Pinal and Maricopa Counties.

Strategically positioned for the future, the site sits at the heart of Apache Junction's urban shift, with new high-density multifamily developments and a 2,400-student academy opening nearby in 2026. Because the vacancy was driven by the previous tenant's brand-specific failures rather than location flaws, a new operator inherits a turnkey, modern facility poised to dominate a growing, health-oriented trade area.



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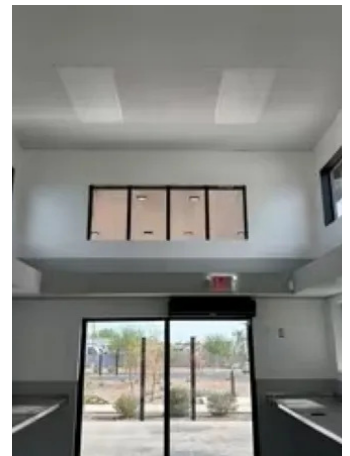
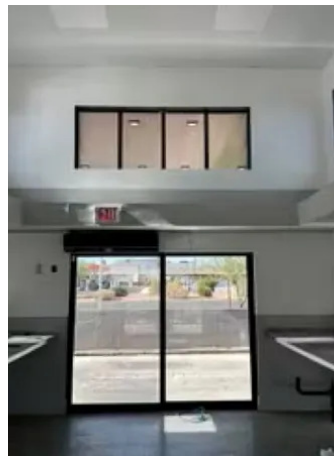
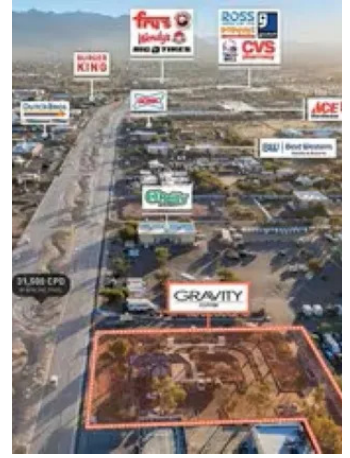


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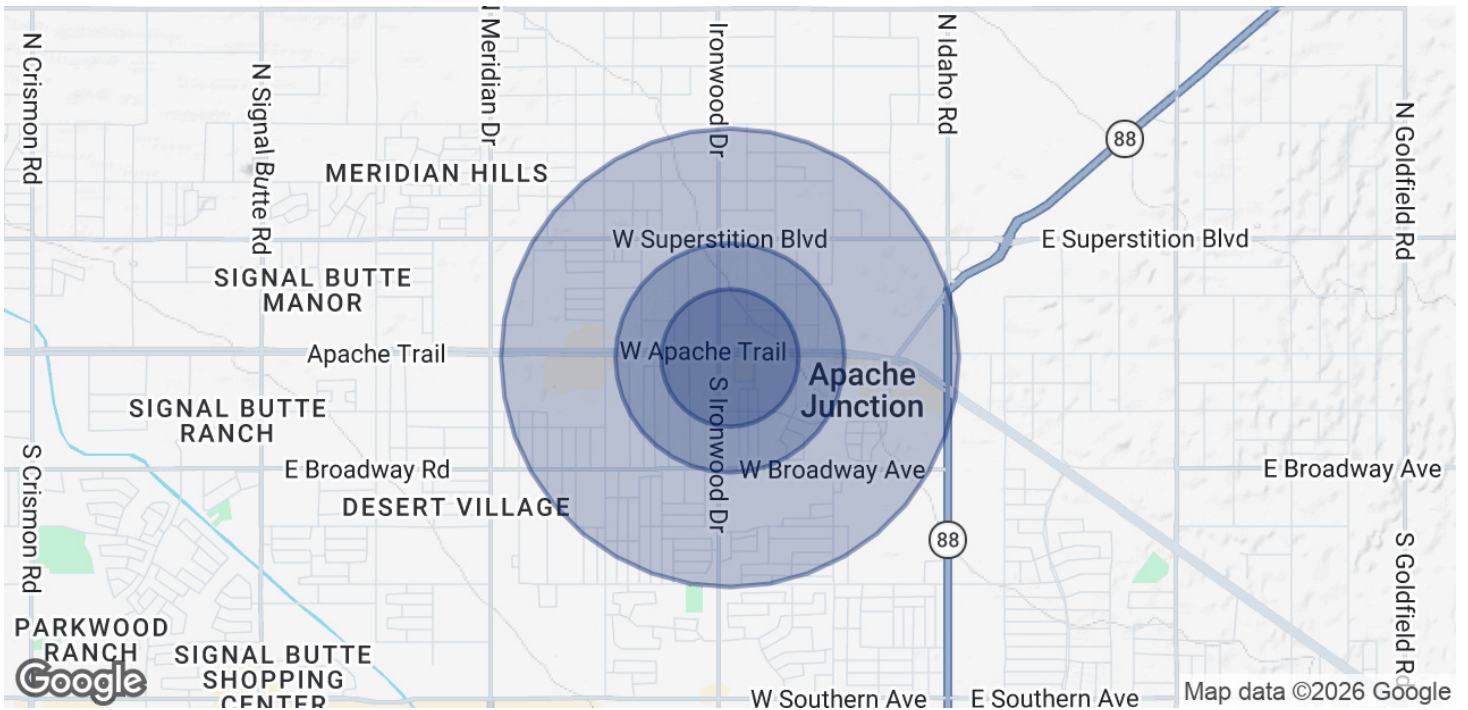


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	935	3,278	12,498
Average Age	44	45	49
Average Age (Male)	44	44	48
Average Age (Female)	45	46	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	435	1,503	5,819
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$56,631	\$59,629	\$65,994
Average House Value	\$202,666	\$210,164	\$212,914

2020 American Community Survey (ACS)

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