OLD WEST
MARKETPLACE

Site Area:	±18.57 Acres
Shops A:	±14,000 SF
Pad A Shops/Lot #4:	±0.76 Acres
Burger:	±0.87 Acres
Pad C/Lot #6:	±0.79 Acres
Shops B/Lot #3:	±1.13 Acres

Trade Area Highlights:

- Established trade area.
- Strategically located on Apache Junction's major arterials.
- 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.
- Idaho Rd is the gateway to Canyon, Apache, and Roosevelt lakes as well as Lost Dutchman state park which attracts over 80,000 visitors per year.
- Annual retail spending of over $800 million within the trade area.
- Only a quarter mile north of the Central Arizona College campus.

BARCLAY GROUP

www.BarclayGroup.com

Northeast Corner of

IDAHO ROAD and OLD WEST HIGHWAY

Apache Junction, Arizona

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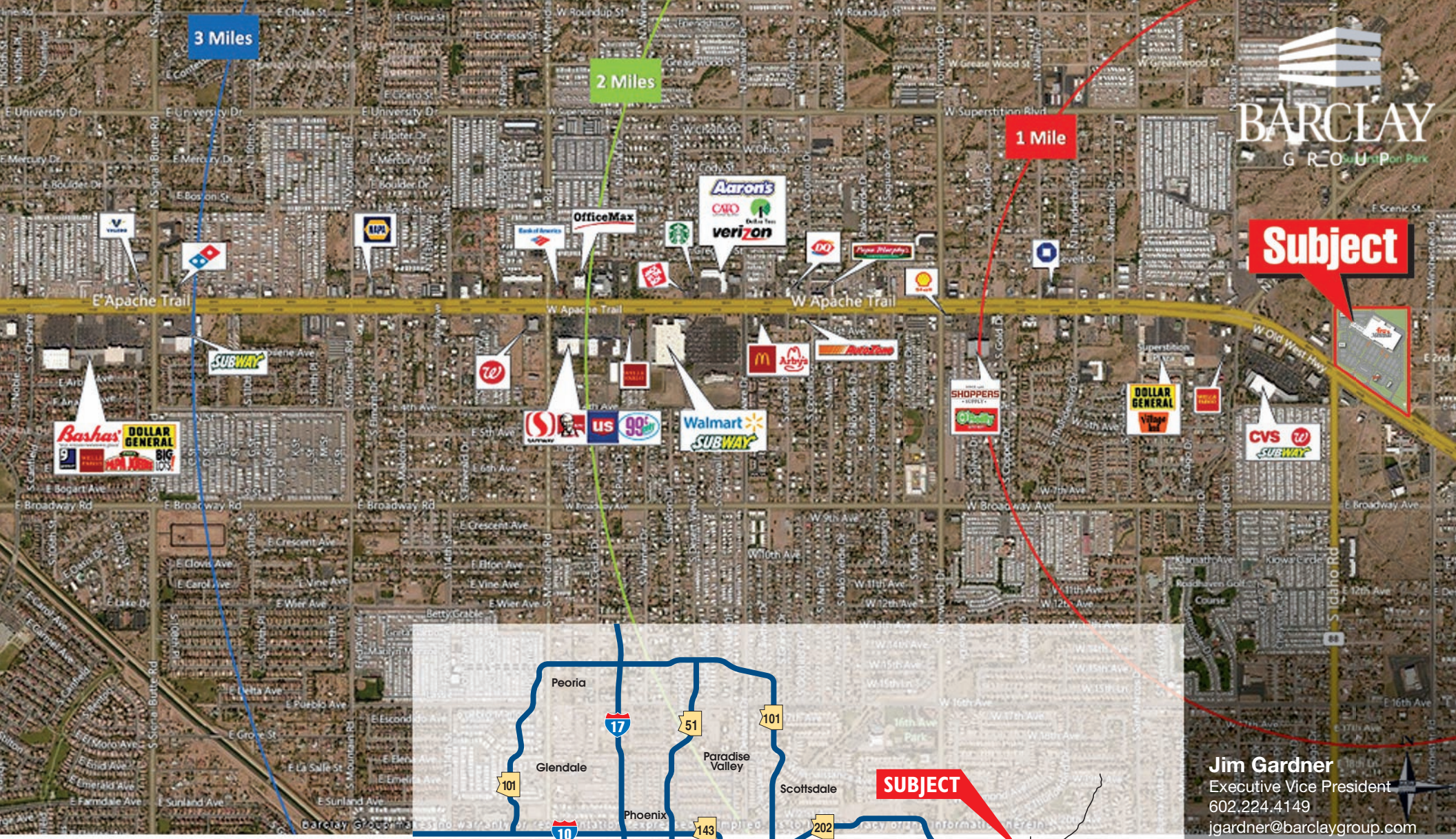

Traffic Counts (2016):

Old West Highway	15,759 VPD
Idaho Road	15,682 VPD
Total	31,441 VPD

Demographics (2016):	1 Mile	3 Miles	5 Miles
Population:	8,389	30,069	51,374
Avg. HH Income:	$47,642	$48,358	$50,697

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