

# 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:

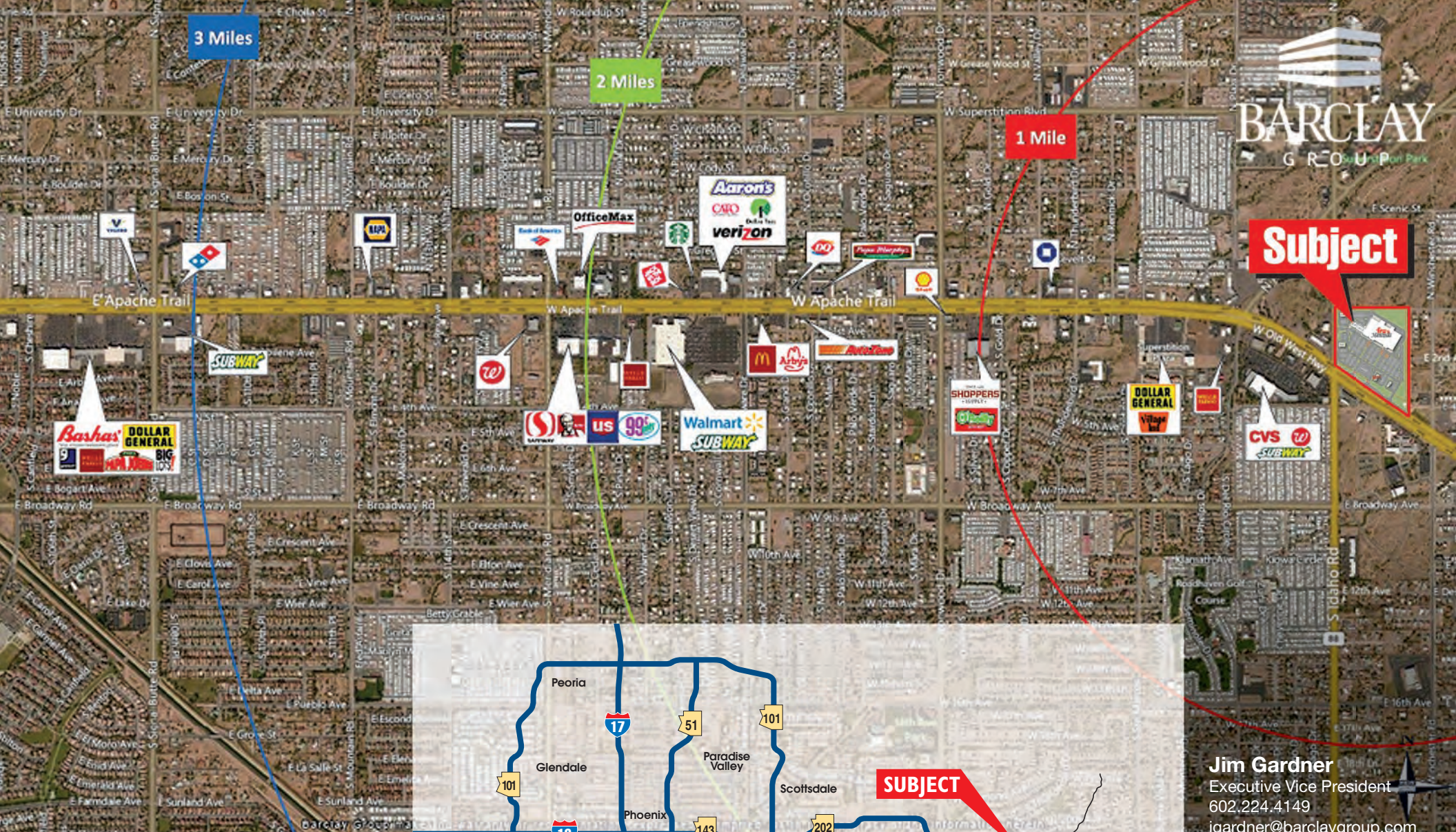
- Established trade area.
- Strategically located on Apache Junction's major arterials.
- The area boasts a strong year-round population of over 80,000 residents.
- 50,000 plus winter visitors during the months of November through March.
- Idaho Rd is the gateway to Canyon, Apache, and Roosevelt lakes 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.



Northeast Corner of  
**IDAHO ROAD**  
and  
**OLD WEST HIGHWAY**  
Apache Junction, Arizona

Jim Gardner  
Executive Vice President  
602.224.4149  
jgardner@barclaygroup.com

2390 East Camelback Road  
Suite 200  
Phoenix, Arizona 85016  
480.596.9399



**Subject**



**Jim Gardner**  
Executive Vice President  
602.224.4149  
jgardner@barclaygroup.com

**Beau Williams**  
Associate  
602.224.4150  
bwilliams@barclaygroup.com

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**Traffic Counts (2016):**

Old West Highway.....	15,759	VPD
Idaho Road.....	15,682	VPD
<b>Total.....</b>	<b>31,441</b>	<b>VPD</b>

**Demographics (2016):**

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