

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.



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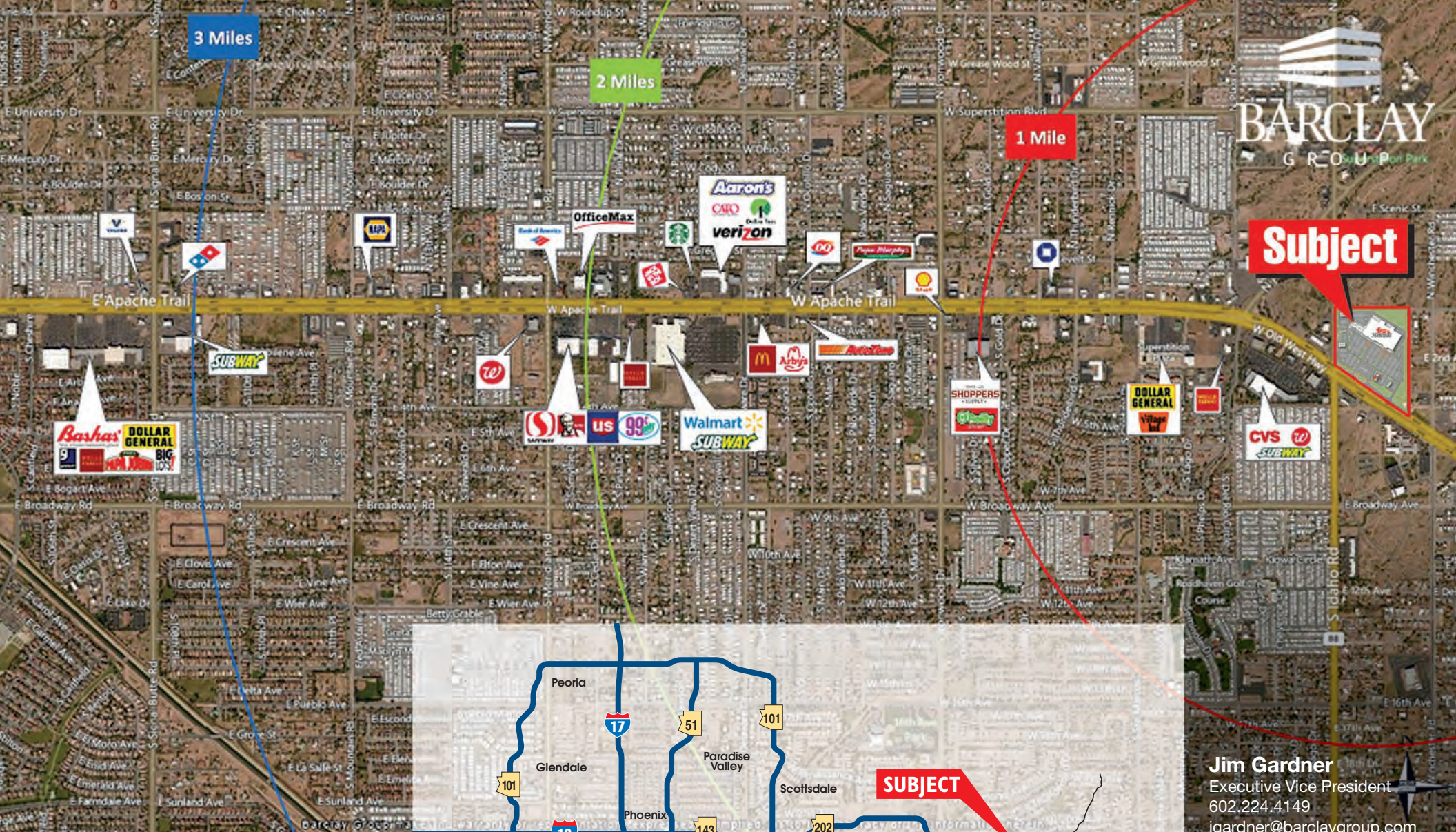
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Northeast Corner of
IDAHO ROAD
and
OLD WEST HIGHWAY
Apache Junction, Arizona



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Subject



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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