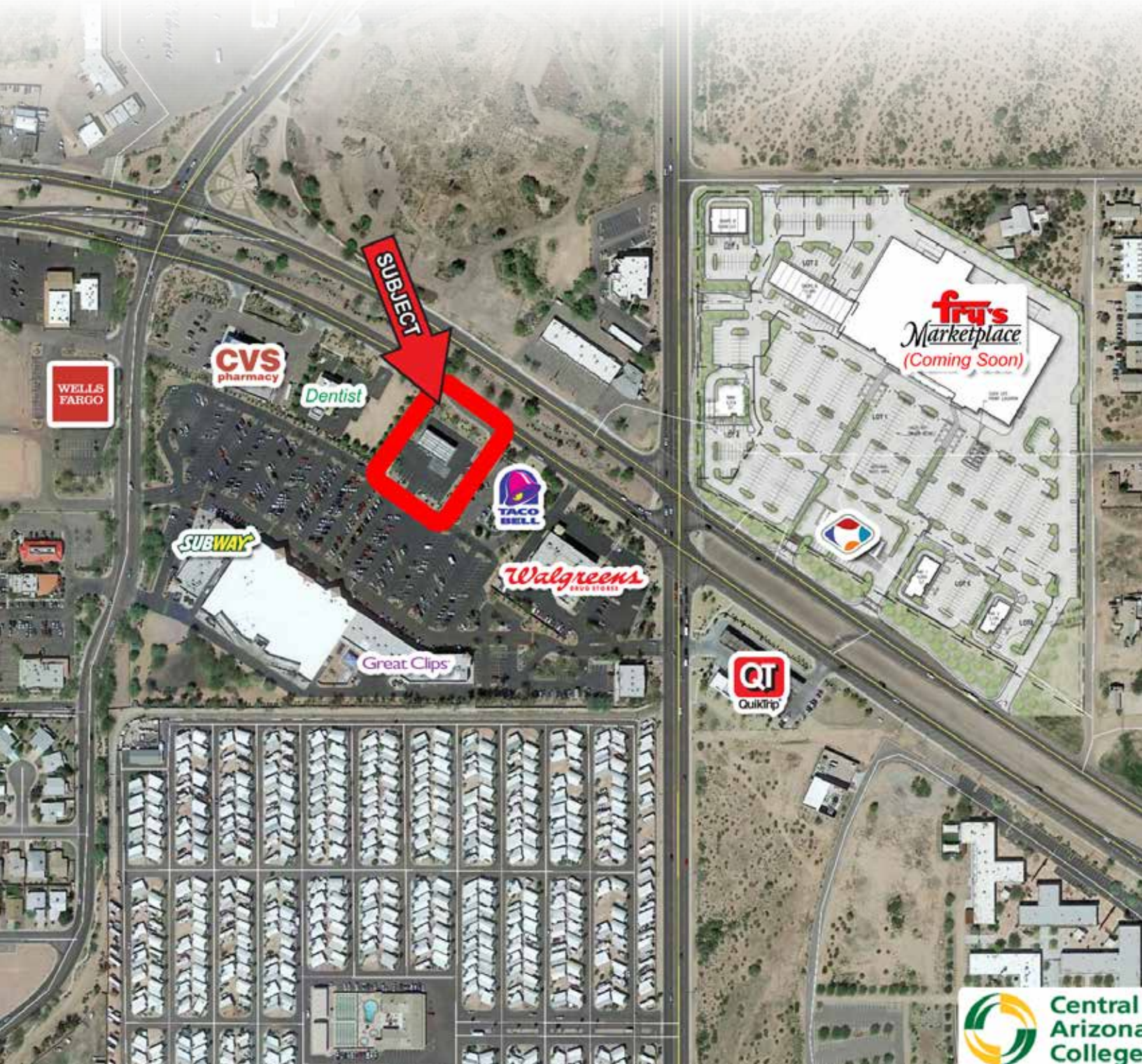


# FOR SALE - FORMER FRY'S FUEL PAD

Southwest Corner of Apache Trail and Idaho Rd.,  
Apache Junction, AZ



PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
---------------------	--------------------------	--------	---------	--------------

+/- .75 Acre Pad For Sale



# FOR SALE - FORMER FUEL PAD

Southwest Corner of Apache Trail and Idaho Rd.,  
Apache Junction, Arizona



## ◆ FORMER FRY'S FUEL PAD FOR SALE - +/- .75 Acre

### Property Highlights

- +/- .75 acre pad for sale
- Monument sign available
- Former high volume Fry's Food - expanded immediately across Apache Trail
- Great visibility and easy access from Apache Trail and Idaho Rd.
- Available 2017
- Seller will deliver pad with buildings demolished and underground tanks removed

### Nearby Tenants



### Traffic Counts

Apache Trail	10,000 VPD
Idaho Road	7,000 VPD

---

**Total 17,000 VPD**

Demographics	3 mi	5 mi	Custom
Est. Population (2015)	55,805	112,132	129,124
Number of Households	27,366	48,475	57,878
Daytime Population	39,605	71,091	80,695

Source: Pitney Bowes

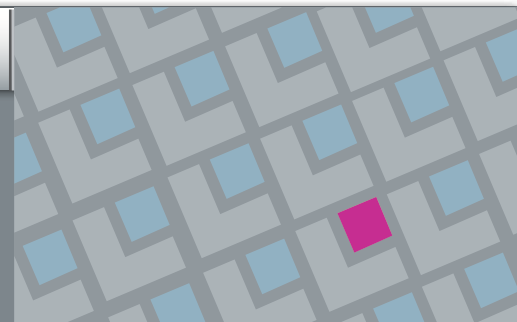
PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS



# FOR SALE - FORMER FUEL PAD

Southwest Corner of Apache Trail and Idaho Rd.,  
Apache Junction, Arizona



<a href="#">PROPERTY HIGHLIGHTS</a>	<a href="#">SITE PLAN / AVAILABILITY</a>	<a href="#">AERIAL</a>	<a href="#">CONTACT</a>	<a href="#">DEMOGRAPHICS</a>
-------------------------------------	--	------------------------	-------------------------	------------------------------

A decorative graphic consisting of a grid of light blue squares on a grey background, with a single pink square located in the bottom right corner.



**(S) SAFEWAY** planet fitness

**FOOD CITY**

**ACE BEALLS**  
Hardware  
**DOLLAR GENERAL**

**Fry's Marketplace**

**Apache Trail**

**Walmart**

**SUBJECT**

**Broadway Ave**

**Delaware Dr**

**Ironwood Dr**

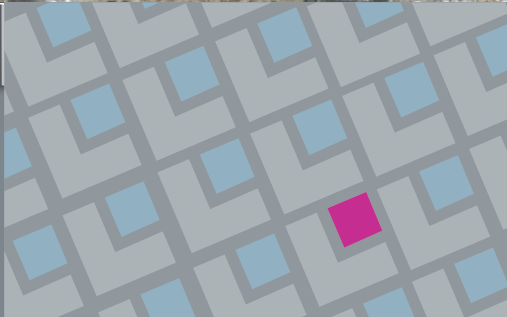
**Idaho Rd**

**Southern Ave**

*Apache Junction High School*



<a href="#">PROPERTY HIGHLIGHTS</a>	<a href="#">SITE PLAN / AVAILABILITY</a>	<a href="#">AERIAL</a>	<a href="#">CONTACT</a>	<a href="#">DEMOGRAPHICS</a>
-------------------------------------	--	------------------------	-------------------------	------------------------------



# Apache Trail & Idaho Rd

## 243 S Idaho Rd & 2 E Old West Hwy Apache Junction, AZ

### Legend

-  Site
-  Custom Boundary
-  Shopping Centers
-  Cities
-  County Boundaries
-  State Boundaries

Site Coordinates

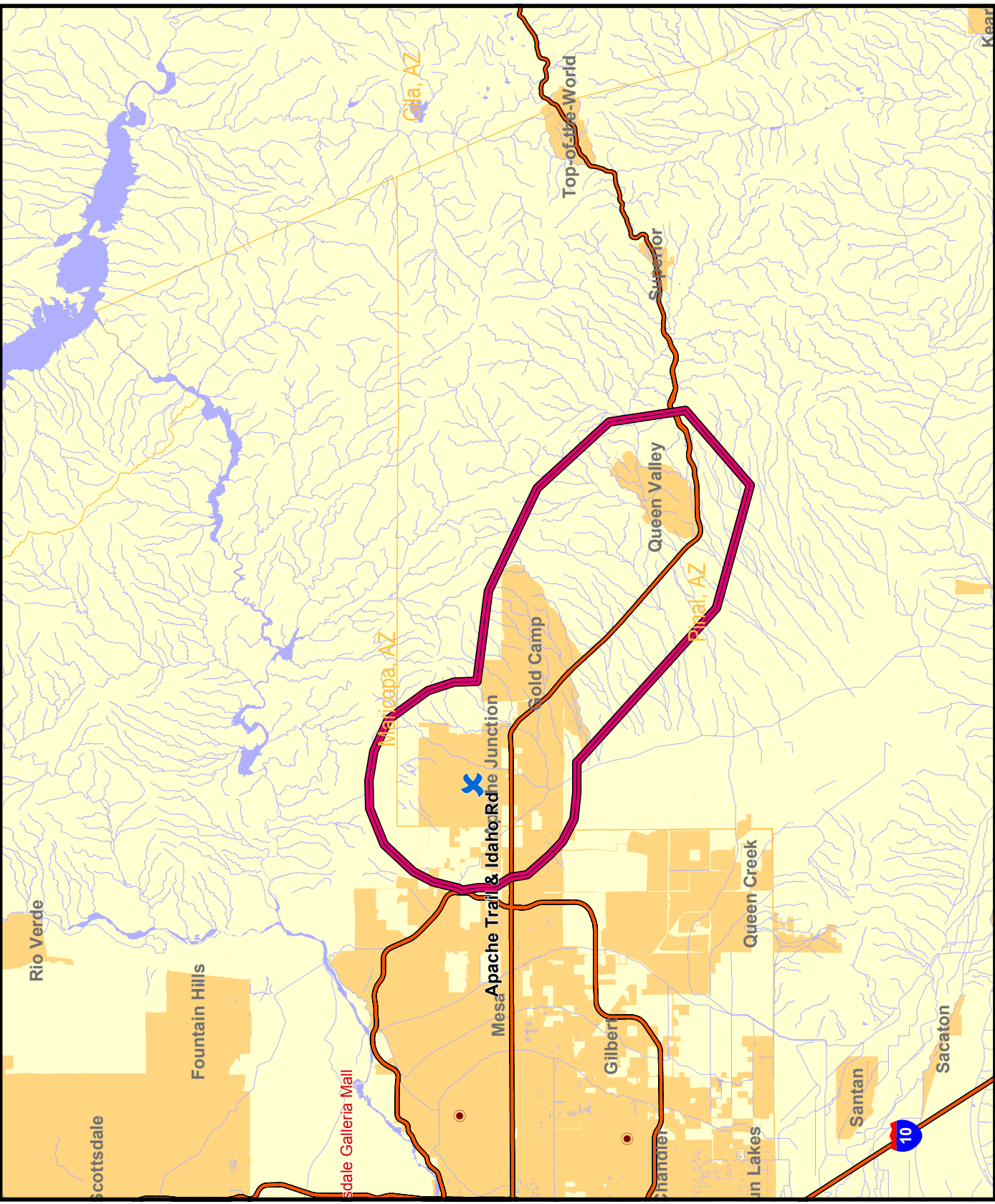
Longitude/X: -111.546090

Latitude/Y: 33.413010





Miles





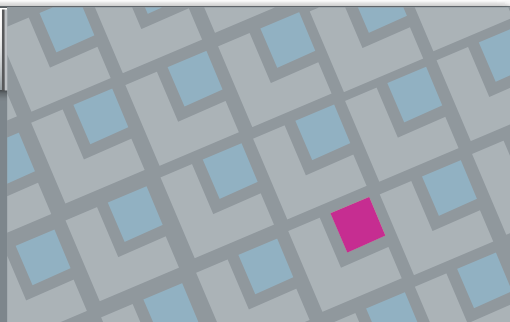
2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

DAVE CHEATHAM  
602.682.6060  
dave.cheatham@velocityretail.com

BONNIE ARLIA  
602.682.6020  
bonnie.arlia@velocityretail.com

DARREN PITTS  
602.682.6050  
darren.pitts@velocityretail.com

PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	<b>CONTACT</b>	DEMOGRAPHICS
---------------------	--------------------------	--------	----------------	--------------



# Demographic Full Report



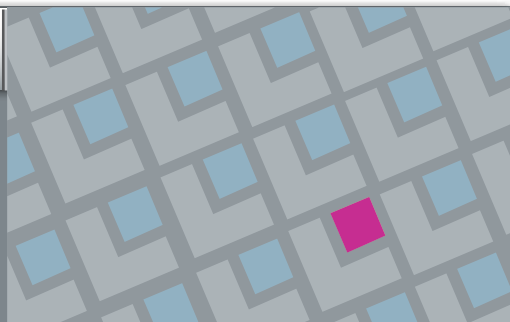
Velocity Retail Group, LLC

Apache Trail & Idaho Rd  
243 S Idaho Rd & 2 E Old West Hwy Apache Junction, AZ

20 January 2016

Coordinates Longitude: -111.546090  
Latitude: 33.413010

	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	CUSTOM BOUNDARY 210.69 SQ/MI
<b>POPULATION</b>			
1990 Total Pop.	22,729	34,070	37,197
2000 Total Pop.	42,003	68,482	75,665
-Percent Growth 1990-2000	85.54%	101.00%	103.30%
2010 Total Pop.	49,851	97,373	110,381
-Percent Growth 2000-2010	18.21%	42.19%	45.96%
2015 Total Pop. (Est.)	55,805	112,132	129,124
-Percent Growth 2010-2015	11.94%	15.16%	16.98%
<b>HOUSEHOLDS</b>			
1990 Total HHS	9,666	14,233	15,601
2000 Total HHS	18,188	27,916	31,264
-Percent HH Growth 1990-2000	88.16%	96.14%	100.40%
2010 Total HHS	24,104	41,596	48,724
-Percent HH Growth 2000-2010	32.53%	49.00%	55.85%
2015 Total HHS	27,366	48,475	57,878
-Percent HH Growth 2010-2015	13.53%	16.54%	18.79%
2010 Average Household Size	2.1	2.3	2.3
<b>RACE IDENTIFICATION</b>			
2010 White Pop.	45,489	86,276	98,599
-Percentage	91.25%	88.60%	89.33%
2010 Black Pop.	634	1,645	1,702
-Percentage	1.27%	1.69%	1.54%
2010 American Indian/Alaska Native	556	1,127	1,236
-Percentage	1.12%	1.16%	1.12%
2010 Asian/Hawaiian/Pacific Islander	748	1,762	2,023
-Percentage	1.50%	1.81%	1.83%
2010 Other Population (Incl 2+ Races)	2,425	6,563	6,820
-Percentage	4.86%	6.74%	6.18%
<b>HISPANIC DATA (Not an Race Designation)</b>			
2010 Hispanic Population	4,471	12,244	12,747
-Percentage	8.97%	12.57%	11.55%
2010 Non-Hispanic Population	45,380	85,129	97,633
-Percentage	91.03%	87.43%	88.45%
2010 White Hispanic Population	2,425	6,458	6,783
-Percentage	4.86%	6.63%	6.15%
2010 White Non-Hispanic Population	43,064	79,818	91,816



# Demographic Full Report



Velocity Retail Group, LLC

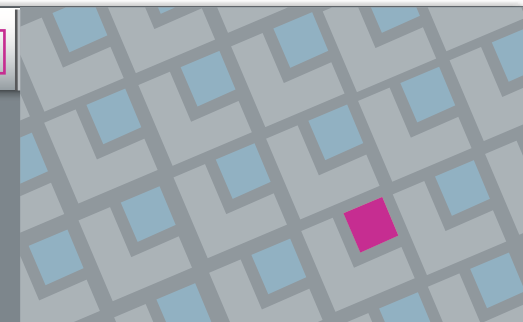
Apache Trail & Idaho Rd  
243 S Idaho Rd & 2 E Old West Hwy Apache Junction, AZ

20 January 2016

Coordinates Longitude: -111.546090  
Latitude: 33.413010

	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	CUSTOM BOUNDARY 210.69 SQ/MI
-Percentage	86.39%	81.97%	83.18%
2010 All Other Races Hispanic Population	2,046	5,786	5,965
-Percentage	4.10%	5.94%	5.40%
2010 All Other Races Non-Hispanic Population	2,316	5,311	5,817
-Percentage	4.65%	5.45%	5.27%
2010 Median Household Income	\$33,962	\$43,316	\$47,199
2010 Average Household Income	\$49,013	\$59,477	\$66,301
2010 Per Capita Income	\$23,699	\$25,408	\$29,266
<b>HOUSEHOLD INCOME BRACKETS</b>			
2010 Household Income < \$10,000	1,113	1,656	1,725
-Percentage	4.62%	3.98%	3.54%
2010 Household Income \$10,000-\$14,999	1,835	2,364	2,428
-Percentage	7.61%	5.68%	4.98%
2010 Household Income \$15,000-\$19,999	2,530	3,204	3,268
-Percentage	10.50%	7.70%	6.71%
2010 Household Income \$20,000-\$24,999	2,664	3,558	3,731
-Percentage	11.05%	8.55%	7.66%
2010 Household Income \$25,000-\$29,999	2,338	2,890	3,027
-Percentage	9.70%	6.95%	6.21%
2010 Household Income \$30,000-\$34,999	1,984	2,570	2,794
-Percentage	8.23%	6.18%	5.73%
2010 Household Income \$35,000-\$39,999	2,150	2,802	3,105
-Percentage	8.92%	6.74%	6.37%
2010 Household Income \$40,000-\$44,999	1,859	2,644	2,958
-Percentage	7.71%	6.36%	6.07%
2010 Household Income \$45,000-\$49,999	1,722	2,656	3,013
-Percentage	7.14%	6.39%	6.18%
2010 Household Income \$50,000-\$59,999	1,992	3,962	4,490
-Percentage	8.26%	9.52%	9.22%
2010 Household Income \$60,000-\$74,999	2,019	5,702	7,016
-Percentage	8.38%	13.71%	14.40%
2010 Household Income \$75,000-\$99,999	1,038	4,667	6,867
-Percentage	4.31%	11.22%	14.09%
2010 Household Income \$100,000-\$124,999	429	1,544	2,451
-Percentage	1.78%	3.71%	5.03%
2010 Household Income \$125,000-\$149,999	221	710	893
-Percentage	0.92%	1.71%	1.83%

PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
---------------------	--------------------------	--------	---------	--------------





# Demographic Full Report



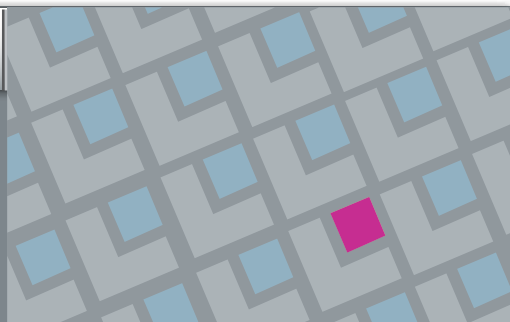
Velocity Retail Group, LLC

Apache Trail & Idaho Rd  
243 S Idaho Rd & 2 E Old West Hwy Apache Junction, AZ

20 January 2016

Coordinates Longitude: -111.546090  
Latitude: 33.413010

	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	CUSTOM BOUNDARY 210.69 SQ/MI
2010 Household Income \$150,000-\$199,999	37	272	371
-Percentage	0.15%	0.65%	0.76%
2010 Household Income \$200,000-\$249,999	61	127	173
-Percentage	0.25%	0.31%	0.36%
2010 Household Income \$250,000-\$499,999	91	235	367
-Percentage	0.38%	0.56%	0.75%
2010 Median Home Value	\$101,827	\$121,258	\$128,429
% 2010 Total Owner Occupied Housing Units	81.24%	84.54%	85.04%
% 2010 Total Renter Occupied Housing Units	18.76%	15.46%	14.96%
<b>EDUCATION</b>			
2010 Total Educational Attainment Age 25+	34,935	64,287	74,418
% 2010 High School Graduate (Incl Equivalency)	36.96%	34.53%	33.74%
% 2010 Bachelor's Degree	9.48%	12.30%	13.56%
% 2010 Master's Degree	2.91%	3.99%	4.73%
% 2010 Professional School Degree	0.65%	0.55%	0.60%
% 2010 Doctorate Degree	0.33%	0.37%	0.42%
(Education levels do not add to 100% since partial grade completions are not included.)			
<b>EMPLOYMENT</b>			
% 2010 White Collar Occupations	53.49%	57.45%	58.85%
% 2010 Blue Collar Occupations	46.51%	42.55%	41.15%
<b>SELECTED EMPLOYMENT CATEGORIES</b>			
% 2010 Management/Professional/Related	24.08%	28.41%	29.92%
% 2010 Service Occupation	18.73%	16.79%	16.50%
% 2010 Healthcare Support	2.51%	1.78%	1.74%
% 2010 Sales/Office	29.41%	29.04%	28.93%
% 2010 Office/Administrative Support	15.82%	15.67%	15.77%
% 2010 Farming/Fishing/Forestry	0.16%	0.19%	0.17%
% 2010 Construction/Extraction	10.50%	9.87%	9.44%
% 2010 Installation/Maintenance/Repair	4.98%	4.90%	4.66%
% 2010 Transportation/Material Moving	6.39%	5.37%	5.12%
(Categories are not exclusive, and do not add to 100%)			



# Demographic Full Report



Velocity Retail Group, LLC

Apache Trail & Idaho Rd  
243 S Idaho Rd & 2 E Old West Hwy Apache Junction, AZ

20 January 2016

Coordinates Longitude: -111.546090  
Latitude: 33.413010

	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	CUSTOM BOUNDARY 210.69 SQ/MI
2010 Total Daytime Population	39,605	71,091	80,695
2010 Total Retail Sales Potential (MM)	\$231,795,305	\$453,335,822	\$564,311,025
<b>POPULATION BY AGE BRACKET</b>			
2010 Age 0-4	3,436	8,500	9,050
-Percentage	6.89%	8.73%	8.20%
2010 Age 5-9	2,967	7,056	7,697
-Percentage	5.95%	7.25%	6.97%
2010 Age 10-14	2,669	5,992	6,664
-Percentage	5.35%	6.15%	6.04%
2010 Age 15-19	2,443	5,051	5,588
-Percentage	4.90%	5.19%	5.06%
2010 Age 20-24	3,401	6,488	6,965
-Percentage	6.82%	6.66%	6.31%
2010 Age 25-34	7,030	16,187	17,487
-Percentage	14.10%	16.62%	15.84%
2010 Age 35-44	5,513	11,948	13,537
-Percentage	11.06%	12.27%	12.26%
2010 Age 45-54	4,966	9,945	11,963
-Percentage	9.96%	10.21%	10.84%
2010 Age 55-64	5,563	9,431	11,694
-Percentage	11.16%	9.69%	10.59%
2010 Age 65-74	6,170	9,081	11,018
-Percentage	12.38%	9.33%	9.98%
2010 Age 75-84	4,447	6,047	6,898
-Percentage	8.92%	6.21%	6.25%
2010 Age 85+	1,246	1,647	1,821
-Percentage	2.50%	1.69%	1.65%
2010 Age 0-14	9,072	21,548	23,411
2010 Age 15-34	12,874	27,726	30,040
2010 Age 35-64	16,042	31,324	37,194
2010 Age 65 and above	11,863	16,775	19,737
2010 Median Age Total Population	39.3	33.6	35.2
2010 Median Age Adult Population	49.6	43.9	45.4
% 2010 Female Population	51.52%	50.91%	50.93%

