Chevron

3265 S

Goldfield Rd, Apache Junction, AZ 85119

Owner/User Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Ethan McAffee
Associate Vice President
(602) 946-4835
ethan.mcaffee@matthews.com
License No. SA704683000 (AZ)

Simon Assaf
Senior Vice President & Director
(949) 873-0275
simon.assaf@matthews.com
License No. BR663663000 (AZ)

David Harrington
Broker of Record
Broker Lic. No.: BR715518000 (AZ)
Firm Lic. No.: CO701910000 (AZ)

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PROPERTY OVERVIEW

INVESTMENT SUMMARY

List Price

$7,900,000

Property Details

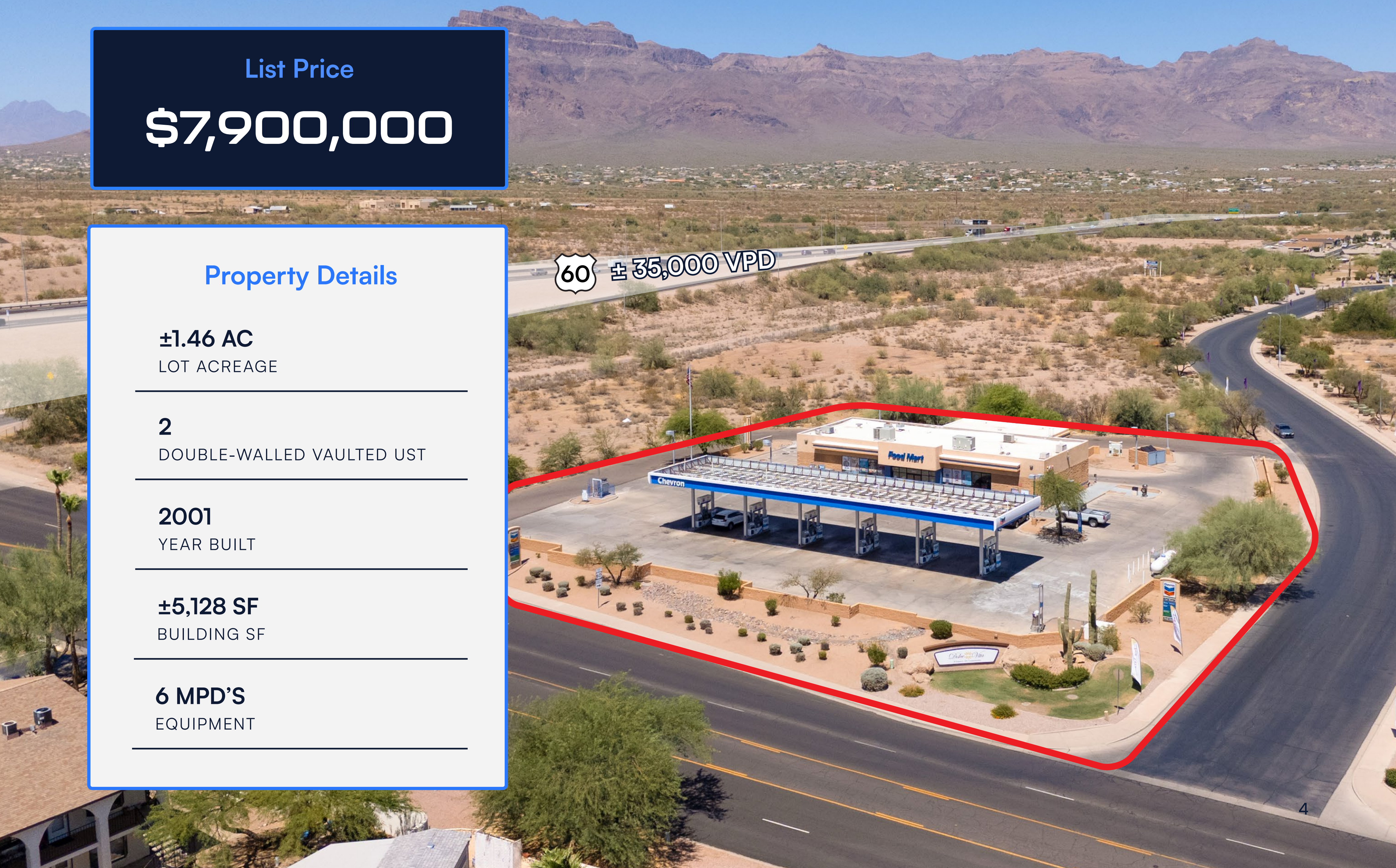
±1.46 AC
LOT ACREAGE

2
DOUBLE-WALLED VAULTED UST

2001
YEAR BUILT

±5,128 SF
BUILDING SF

6 MPD'S
EQUIPMENT



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Investment Highlights

- **Chevron Branding -** Chevron is one of the strongest brands in the Phoenix MSA commanding premium pump pricing and above-average customer loyalty.

- **Highway Location -** The site sits at the signalized intersection of S Goldfield Road and US-60, one of the primary east-west arterials connecting the East Valley to greater Phoenix. Dual-direction highway exposure captures commuters, recreational travelers, and local Apache Junction residents in a single location.

- **Business and Real Estate -** This offering includes both the operating business and the underlying real estate.

- **QSR Currently Vacant -** The property includes a vacant QSR space that represents an immediate value-add opportunity to introduce a branded food concept and generate incremental NOI. Adding an established QSR flag would increase traffic, extend dwell time, and boost overall site income without acquiring additional land.

- **UST Double-Walled Vaulted Tanks -** Vaulted USTs significantly reduce environmental liability exposure compared to standard underground tanks, a major due diligence concern for most fuel retail buyers. This infrastructure upgrade lowers regulatory risk and can meaningfully reduce the cost and complexity of financing, insurance, and future ownership. Qualifies for one-cent-per-gallon rebate from the State of Arizona.

N
S Goldfield Rd
Chevron
Resort Blvd


Apache Junction High School
±796 Students
Jacob's Ranch
±124 New Homes | Built in 2007
NW
Raindance Mobile Park
±287 Lots
Goldfield Estates
±148 New Homes
Saguaro Canyon Village
55+ Retirement Community
±103 Lots
60
Desert Sun
±191 Condos
± 35,000 VPD
60
Golden Vista RV Resort
55+ Retirement Community
±1,074 Lots
S Goldfield Rd
Subject Property
Resort Blvd


SW
Golden Vista RV Resort
55+ Retirement Community
±312 Lots
Ironwood Estates at Tomahawk
±105 Homes | Built in 2001
HYUNDAI
Ford
Saguaro Canyon Village
55+ Retirement Community
±103 Lots
Golden Vista RV Resort
55+ Retirement Community
±1,074 Lots
Desert Sun
±191 Condos
S Goldfield Rd
Subject Property
Resort Blvd


60
± 35,000 VPD


24Hrs
Car Wash

MARKET OVERVIEW

Apache Junction, AZ

41,058
Total Population

18,015
# of Households

104,909
Employed Population

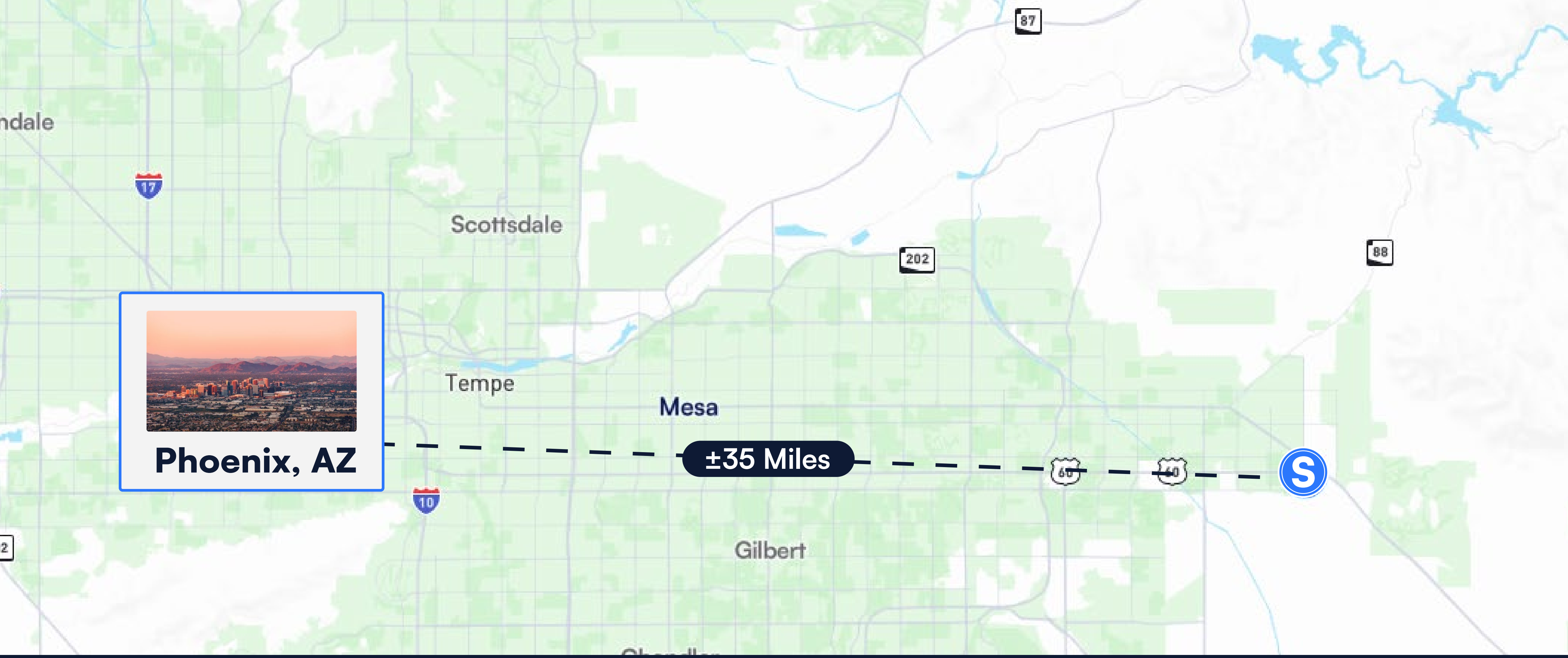
Local Market Overview

Apache Junction is one of the fastest-growing communities in the eastern Phoenix metropolitan area, strategically positioned along U.S. Highway 60 at the gateway to the Superstition Mountains. Located approximately 35 miles east of Downtown Phoenix and immediately adjacent to Mesa and Gilbert, the city benefits from continued residential expansion, strong population growth, and increasing consumer demand as development extends eastward across the Valley. The subject property at 3265 S Goldfield Road is well positioned along a primary commercial corridor serving both local residents and regional travelers, with excellent accessibility to the broader Phoenix MSA.

Apache Junction's economy is supported by a combination of retail, healthcare, tourism, construction, and service-oriented businesses. The community attracts millions of annual visitors traveling to nearby attractions including the Superstition Mountains, Lost Dutchman State Park, Canyon Lake, and Tonto National Forest, creating consistent demand for convenience retail and fuel services. Ongoing residential growth, master-planned communities, and commercial investment continue to strengthen the city's long-term fundamentals while reinforcing its role as an expanding suburban market within Greater Phoenix.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	5,161	25,295	62,099
2025 Population	7,642	30,233	74,993
2030 Population Projection	9,182	35,472	87,101
Annual Growth 2020-2025	9.6%	3.9%	4.2%
Annual Growth 2025-2030	4.0%	3.5%	3.2%
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2020 Households	2,421	11,270	28,299
2025 Households	3,735	13,642	34,514
2030 Household Projection	4,503	16,014	40,123
Annual Growth 2020-2025	1.5%	0.4%	0.6%
Annual Growth 2025-2030	4.1%	3.5%	3.3%
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Avg Household Income	$71,210	$86,233	$84,529



Economic Drivers

- Part of the Phoenix-Mesa-Chandler MSA, one of the fastest-growing metropolitan areas in the United States.
- Rapid Residential Growth fueled by continued eastward expansion of the Phoenix metro and new master-planned communities.
- Tourism & Outdoor Recreation supported by the Superstition Mountains, Lost Dutchman State Park, Canyon Lake, Tonto National Forest, and nearby recreation destinations.
- Healthcare anchored by regional providers in Apache Junction, Mesa, and East Valley communities.
- Retail & Consumer Services serving both a growing permanent population and significant visitor traffic throughout the year.
- Construction & Home Services benefiting from sustained residential development across Pinal and eastern Maricopa counties.
- Transportation & Regional Access via U.S. Highway 60 connecting Apache Junction with Mesa, Gilbert, Tempe, Phoenix, and the broader East Valley.
- Education & Workforce Development supported locally by Central Arizona College — Superstition Mountain Campus and nearby institutions throughout the East Valley.

Phoenix, AZ

The Phoenix metropolitan area is one of the fastest-growing economic regions in the United States, supported by strong population growth, a business-friendly environment, and a highly diversified economy. The region has emerged as a major hub for advanced manufacturing, technology, healthcare, and logistics, driven by large-scale corporate investment and a deep talent pipeline from institutions like Arizona State University. Continued in-migration, expanding infrastructure, and sustained job creation position the Phoenix MSA as a leading market for long-term economic growth and investment activity in the Southwest.

5.25M+
Total Population

1.3% Growth
in Population Annually

$91K
Median HH Income

46.7M+
Visitors Annually

Source: CoStar Group, Visit Phoenix, U.S. Census Bureau, Arizona Office of Economic Opportunity | **2025 Dataset**

Employment

Phoenix's employment market continues to demonstrate strong, broad-based growth, supported by sustained population inflows and ongoing business expansion. The region benefits from a diversified economic base, which has helped position it among the top U.S. metros for job growth and long-term economic stability. Continued corporate investment and workforce growth are expected to support steady employment expansion across the market.

2025 Statistics

2.5M+
Total Workforce Base

1.4%
Employment Growth

Household Growth

38K Housing Units Added in 2024 • **Highest in the U.S.**

60K+ New Residents
(2024-2025)

Source: BLS, BEA, Census, AZOEO, GPEC, CoStar Group | **2025 Dataset**

Top Employers

Employees in Greater Phoenix

Banner Health	46,000+ Employees
ARIZONA	41,000+ Employees
Walmart	35,000+ Employees
amazon	35,000+ Employees
ASU	35,000+ Employees
intel	12,000+ Employees
WELLS FARGO	12,000+ Employees

Next-Gen Technology & Manufacturing Hub

Greater Phoenix Area Emerging as a Top U.S. Tech & Manufacturing Hub

$38B Sector Output • 1,000+ Tech Companies

Semiconductors • EV/Battery • Aerospace • Data Infrastructure

$165B+ Semiconductor Investment	**12,000+** Tech Jobs Added Annually	**40,000+** Semiconductor & Manufacturing Jobs

tsmc

Taiwan Semiconductor Manufacturing Company

$165B investment | 3 Advanced Fabs
6,000 Employees Expected by 2030

Apple

Largest Customer of
Arizona-Based Chip Production

LG Energy Solution

$1.4B+ EV Battery Facility
Large-Scale Production

Meta

Meta Platforms

$800M+ Hyperscale
Data Center in Mesa

Honeywell

Honeywell Aerospace

Major Aerospace & Defense Hub
HQ Presence in Phoenix

Microsoft Google

Microsoft & Google

Multi-Billion-Dollar Hyperscale
Data Center Expansion

Source: BMS Commercial Services, Greater Phoenix Economic Council, Company Reports | **2025 Dataset**

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3265 S Goldfield Rd, Apache Junction, AZ 85119** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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