

YUMA MARKETPLACE

W. 24th St. & S. Avenue B

2383 West 24th Street
Yuma, Arizona 85364



PROPERTY DETAILS:

- A multi-tenant retail shops building with a separate pad (Del Taco) at the intersection of US 95 and West 24th Street in beautiful Yuma, Arizona. The property is comprised of approximately 15,000 SF on approximately 2.17 acres along West 24th Street with over 2,000 SF Drive-Thru (Del Taco) on approximately .75 acres.
- With an established operating history within an infill trade area, with strong demographics offers a Walmart anchored site, along with National Tenants that include Panda Express, Walgreens, Starbucks, Subway, Kool Smiles, Wells Fargo Bank, Sprint, Game Stop, Sally Beauty Supply and Del Taco.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------------|----------|----------|----------|
| Estimated Population (2017) | 14,252 | 79,103 | 91,718 |
| Projected Population (2022) | 14,251 | 81,103 | 94,274 |
| Average Household Income (2017) | \$62,778 | \$56,696 | \$55,931 |
| Household Projected Income (2022) | \$75,793 | \$67,637 | \$66,603 |

TRAFFIC COUNTS

| | |
|----------------|------------|
| West 24th St | 24,000 VPD |
| South Avenue B | 21,000 VPD |

MORE INFORMATION:



W.M. GRACE COMPANIES
SINCE 1966

(602) 956-8254
info@wmgraceco.com
6925 E Indian School Rd.
Scottsdale, AZ 85251
www.wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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TENANTS

100 - STARBUCKS

110 - SUBWAY

120 - KOOL SMILES

130 - GAMESTOP

140 - SPRINT

150 - SALLY BEAUTY

PAD

DEL TACO

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BASIC SUMMARY REPORT

1 mile **3 miles** **5 miles**

| | 3.14 SQ/MI | 28.27 SQ/MI | 78.53 SQ/MI |
|---|------------|-------------|-------------|
| POPULATION | | | |
| Population (2017) | 14,252 | 79,103 | 91,718 |
| Projected Population (2022) | 14,251 | 81,132 | 94,274 |
| % Growth (2017- 2022) | -1% | 0.5% | 0.6% |
| HOUSEHOLDS | | | |
| Households Avg | 4,825 | 28,347 | 32,032 |
| Household Size | 2.9 | 2.7 | 2.8 |
| EMPLOYMENT | | | |
| Total Employers (2017) | 552 | 2,972 | 3,819 |
| Workplace Employees (2017) | 5,491 | 29,276 | 42,092 |
| RACE | | | |
| % White | 63.5% | 65.1% | 65.0% |
| % Hispanic | 69.5% | 72.4% | 70.6% |
| % Black | 4.0% | 3.4% | 3.5% |
| % Asian | 3.6% | 2.5% | 2.4% |
| % Other | 22.4% | 22.6% | 22.1% |
| White | 9,054 | 51,530 | 59,598 |
| Hispanic | 2,897 | 15,293 | 17,096 |
| Black | 574 | 2,690 | 3,252 |
| Asian | 516 | 1,957 | 2,203 |
| Other | 3,187 | 17,912 | 20,293 |
| HOUSING | | | |
| % Renter Occupied Housing Units | 41.0% | 41.5 % | 42.1% |
| % Owner Occupied Housing Units | 59.0% | 58.5% | 57.9% |
| Median Home Value | \$135,369 | \$123,624 | \$123,201 |
| INCOME | | | |
| Average Household Income (2017) | \$62,778 | \$56,696 | \$55,931 |
| Projected Average Household Income (2022) | \$75,793 | \$67,637 | \$66,603 |
| Per Capita Income (2022) | \$26,485 | \$25,070 | \$24,477 |
| COLLEGE EDUCATION (Age 25+) | | | |
| % < 9th Grade | 6.8% | 13.0% | 13.0% |
| % Some High School | 7.0% | 12.1% | 12.4% |
| % High School | 28.6% | 26.7% | 26.4% |
| % Some College | 29.6% | 25.6% | 25.9% |
| % College - Associates Degree | 8.9% | 7.5% | 7.5% |
| % College - Bachelors Degree | 11.1% | 8.5% | 8.6% |
| % College - Masters Degree | 8.0% | 6.6% | 6.3% |
| % College - Professional/Doctorate Degree | 19.1% | 15.1% | 14.9% |
| AGE | | | |
| Median Age | 30.9 | 34.3 | 33.9 |

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