

C-A-L RANCH

S. 4th Ave. & W. 32nd St.

3250/3280 South 4th Ave.
Yuma, Arizona 85364



TENANTS:

3250 SOUTH 4TH AVENUE

- SUITE D1/D2
CARNITAS EL TASTE
- SUITE E
PAE PROFESSIONAL SERVICES
- SUITE F
GIRL SCOUTS OF SOUTHERN ARIZONA
- SUITE H
GENTS BARBERSHOP

3280 SOUTH 4TH AVENUE

- SUITE A2
FRINGE SALON
- SUITE A1, B3, C4, G
CALVARY CHURCH

PAD B
6,500 SF AVAILABLE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2018)	11,312	63,446	107,487
Projected Population (2022)	8,343	54,193	94,935
Average Household Income (2018)	\$58,115	\$58,202	\$56,920
Estimated Household Income (2022)	\$72,019	\$70,047	\$68,020

TRAFFIC COUNTS

South 4th Ave	10,000 VPD
West 32nd St	23,000 VPD



W.M. GRACE COMPANIES
SINCE 1966

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

C-A-L RANCH

S. 4th Ave. & W. 32nd St.

3250/3280 South 4th Ave.
Yuma, Arizona 85364



TENANTS:

3250 SOUTH 4TH AVENUE

SUITE D1/D2 - CARNITAS EL TASTE
SUITE E - PAE PROFESSIONAL SERVICES
SUITE H - GENTS BARBERSHOP
SUITE F - GIRL SCOUTS OF SOUTHERN ARIZONA

3280 SOUTH 4TH AVENUE

SUITE A2 - FRINGE SALON
SUITE A1, B3, C4, G - CALVARY CHURCH

PAD B
6,500 SF AVAILABLE



W.M. GRACE COMPANIES
SINCE 1966

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

C-A-L RANCH

S. 4th Ave. & W. 32nd St.

3250/3280 South 4th Ave.
Yuma, Arizona 85364

BASIC SUMMARY REPORT

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

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
POPULATION			
Population (2018)	11,312	63,446	107,487
Projected Population (2022)	8,343	54,193	94,935
% Growth (2017- 2022)	0.1%	0.3%	.05%
HOUSEHOLDS			
Households Avg	3,804	19,337	32,315
Household Size	2.1	2.6	2.8
EMPLOYMENT			
Total Employers (2017)	701	2,986	3,942
Workplace Employees (2017)	5,683	31,282	44,054
RACE			
% White	73.1%	68.0%	65.7%
% Hispanic	46.2%	54.6%	60.3%
% Black	3.3%	4.0%	3.6%
% Asian	1.9%	2.9%	2.4%
% Other	16.1%	18.7%	21.8%
White	6,073	36,321	60,732
Hispanic	3,840	29,15	55,795
Black	273	2,157	3,294
Asian	161	1,537	2,229
Other	1,340	10,020	20,148
HOUSING			
% Renter Occupied Housing Units	44.3%	44.2%	41.3%
% Owner Occupied Housing Units	55.7%	55.8%	58.7%
Median Home Value	\$107,574	\$123,807	\$125,090
INCOME			
Average Household Income (2017)	\$58,115	\$58,202	\$56,920
Projected Average Household Income (2022)	\$72,019	\$70,047	\$68,020
Per Capita Income (2022)	\$34,095	\$26,850	\$24,991
COLLEGE EDUCATION (Age 25+)			
% < 9th Grade	8.8%	10.3%	12.8%
% Some High School	10.7%	9.9%	12.1%
% High School	29.6%	27.0%	26.2%
% Some College	25.7%	28.5%	26.1%
% College - Associates Degree	6.5%	7.7%	7.6%
% College - Bachelors Degree	10.0%	9.4%	8.9%
% College - Masters Degree	50.9%	52.8%	48.9%
% College - Professional/Doctorate Degree	18.7%	16.6%	15.2%
AGE			
Median Age	47.1	34.5	34.0



W.M. GRACE COMPANIES
SINCE 1966

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