

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	TRAFFIC COUNTS	
Estimated Population (2018)	14,252	79,103	91,718	West 24th St	24,000 VPD
Projected Population (2022)	17,894	91,246	110,274	South Avenue B	21,000 VPD
Average Household Income (2018)	\$62,778	\$56,696	\$55,931		
Household Projected Income (2022)	\$75,793	\$67,637	\$66,603		



6925 E Indian School Rd. | Scottsdale, AZ 85251 | www.wmgraceco.com
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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 - AVAILABLE 6,547 SF

130 - GAMESTOP

140 - SPRINT

150 - SALLY BEAUTY

PAD

DEL TACO



W.M. GRACE COMPANIES
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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 (2019)	14,252	79,103	91,718
Projected Population (2022)	17,894	91,246	110,274
% 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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