

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		



W.M. GRACE COMPANIES
SINCE 1966

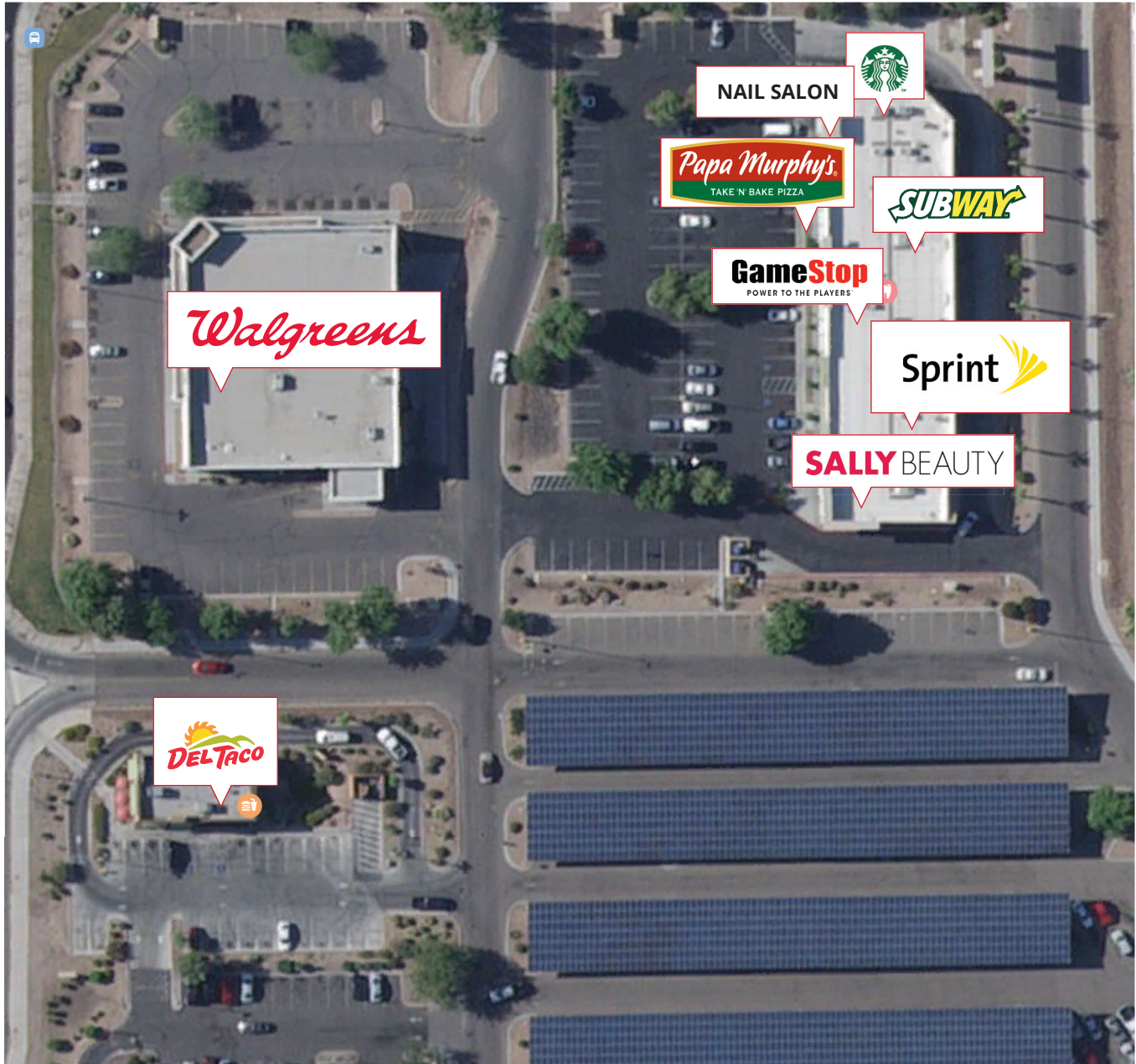
6925 E Indian School Rd. | Scottsdale, AZ 85251 | www.wmgraceco.com
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TENANTS

100 - STARBUCKS
110 - SUBWAY
118 - NAIL SALON

120 - PAPA MURPHY'S
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 (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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