YUMA PALMS REGIONAL
E. 16th St. & S. Pacific Ave.

1590 South Pacific Ave.
Yuma, Arizona 85365

PROPERTY DETAILS:

- The Yuma Palms Center is where The Black Bear Diner is home and offers 7,426 SF and sits on 1.23 acres in the growing city of Yuma, Arizona and offers the small-home-town feeling.
- The true Southwest is in Yuma, Arizona. Come immerse yourself in the rich culture and heritages, rooted in centuries of history. Soak in our blue skies and sun that shines 310 days a year-perfect for outdoor activities.
- Breathe in the desert air and you'll understand why Yuma, AZ is a destination like no other

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2018)	1,133	46,783	93,399
Projected Population (2022)	1,142	48,165	95,960
Average Household Income	$42,469	$49,256	$56,218
Projected Household Income (2022)	$51,900	$58,376	$67,000
Workplace Employees (2018)	6,988	32,435	44,047

TRAFFIC COUNTS	
Hwy 95	19,000 VPD
South Pacific Ave	8,000 VPD

W.M. GRACE COMPANIES
SINCE 1966

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.

BLACK BEAR DINER
E. 16th St. & S. Pacific Ave.

1590 South Pacific Ave.
Yuma, Arizona 85365

BASIC SUMMARY REPORT	1 mile	3 miles	5 miles
	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
POPULATION			
Population (2018)	1,133	46,783	93,399
Projected Population (2022)	1,142	48,165	95,960
% Growth (2018- 2022)	0.2%	0.6%	0.5%
HOUSEHOLDS			
Households Avg	419	17,283	32,790
Household Size	2.7	2.6	2.7
EMPLOYMENT			
Total Employers (2017)	461	3,086	3,953
Workplace Employees (2017)	6,988	32,435	44,047
RACE			
% White	75.7%	65.3%	65.2%
% Hispanic	61.8%	60.5%	60.1%
% Black	1.9%	3.8%	3.5%
% Asian	1.2%	1.9%	2.3%
% Other	17.1%	21.6%	21.8%
White	858	30,531	60,931
Hispanic	33	18,466	37,282
Black	21	1,780	3,301
Asian	14	890	2,156
Other	193	10,088	20,340
HOUSING			
% Renter Occupied Housing Units	23.7%	46.2%	41.4%
% Owner Occupied Housing Units	76.3%	53.8%	58.6%
Median Home Value	$95,011	$110,801	$123,254
INCOME			
Average Household Income (2017)	$42,469	$49,256	$56,218
Projected Average Household Income (2022)	$51,900	$58,376	$67,000
Per Capita Income (2022)	$19,676	$22,629	$24,732
COLLEGE EDUCATION (Age 25+)			
% < 9th Grade	10.8%	13.4%	12.8%
% Some High School	16.5%	13.6%	12.2%
% High School	35.4%	28.4%	26.6%
% Some College	24.1%	25.5%	26.2%
% College - Associates Degree	4.7%	6.3%	7.5%
% College - Bachelors Degree	4.8%	7.5%	8.8%
% College - Masters Degree	37.3%	44.7%	48.4%
% College - Professional/Doctorate Degree	8.5%	12.8%	14.7%
AGE			
Median Age	38.4	35.4	34.0

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