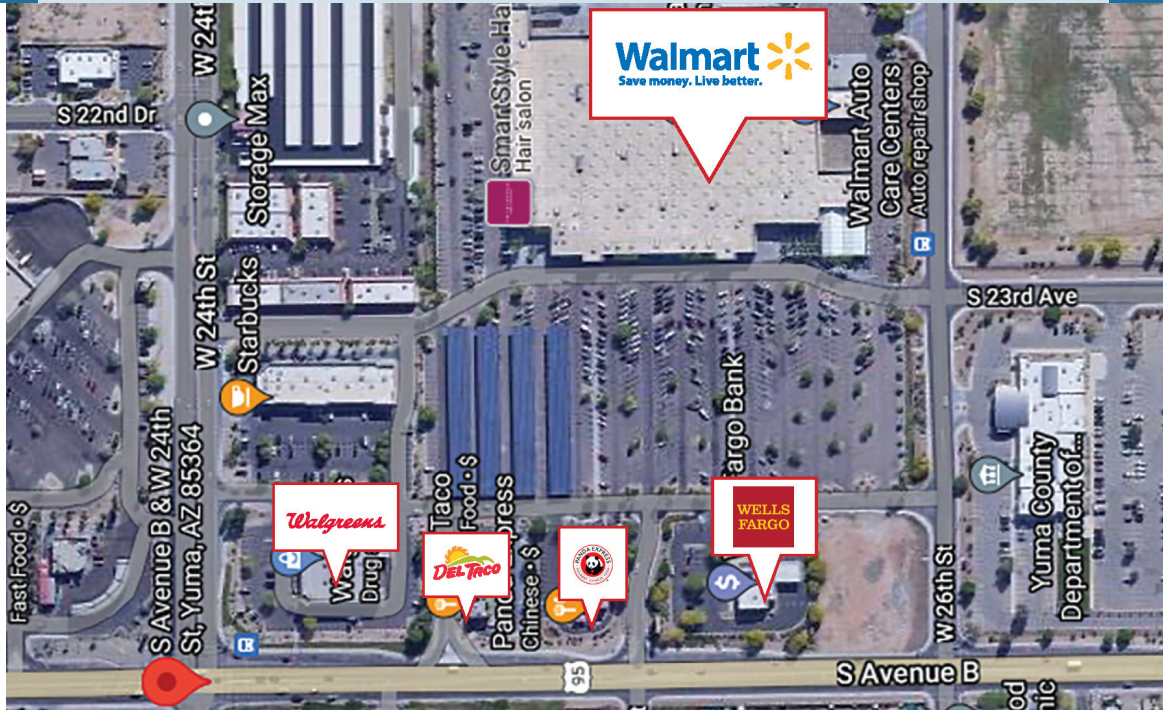




YUMA MARKETPLACE



WEST 24TH STREET & SOUTH AVENUE B
2383 WEST 24TH STREET | YUMA, ARIZONA 85364

PROPERTY HIGHLIGHTS

- » 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 including Panda Express, Walgreens, Starbucks, Subway, Kool Smiles, Wells Fargo Bank, Sprint, Game Stop, Sally Beauty Supply and Del Taco

DEMOGRAPHIC HIGHLIGHTS

	1 MILE	3 MILE	5 MILE
2024 Population	14,409	74,248	193,147
2029 Population	14,777	76,312	198,235
2024 Average Household Income	\$141,426	\$125,288	\$120,165
2024 Daytime Population	10,523	60,939	180,374

TRAFFIC COUNTS

	VEHICLES PER DAY
Lake Pleasant Pkwy	21,469
Deer Valley Rd	16,896



W.M. GRACE COMPANIES
SINCE 1966

CONTACT

MIKE PEARLSTEIN
(602) 315-3260
MPEARL@WMGRACECO.COM

JERRY STRAUSS
(602) 418-9164
JSTRAUSS@WMGRACECO.COM



TENANTS

100: STARBUCKS

110: SUBWAY

115: PAPA MURPHY'S

118: NAIL SALON

120: YUMA DENTISTRY

130: GAMESTOP

140: T-MOBILE

150: SALLY BEAUTY

PAD

DEL TACO

BASIC SUMMARY REPORT**1 MILE****3 MILE****5 MILE****POPULATION**

Population	14,252	79,103	91,718
Projected Population	17,894	91,246	110,274
% Growth	-1.0%	0.5%	0.6%

HOUSEHOLDS

Households Avg	4,825	28,347	32,032
Household Size	2.9	2.7	2.8

EMPLOYMENT

Total Employers	552	2,972	3,819
Workplace Employees	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	\$62,778	\$56,696	\$55,931
Projected Average Household Income	\$75,793	\$67,637	\$66,603
Per Capita Income	\$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
------------	------	------	------

