



# 4TH AVE REDEVELOPMENT OPPORTUNITY

3150 S. 4TH AVE  
YUMA, AZ 85364

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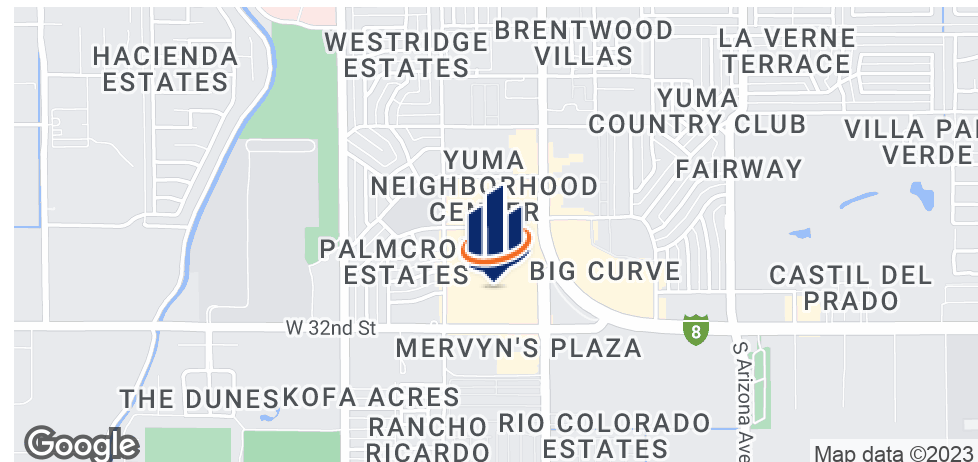
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# Investment Offering



## PROPERTY OVERVIEW

Lot Size:	13.66 Acres
Building Size:	91,118 SQFT
APN:	695-26-009
Year Built:	1967
Zoning:	B-2 [General Commercial]
2020 Taxes:	\$82,160

## INVESTMENT OFFERING

Excellent Redevelopment Opportunity located on 3150 S. 4th Avenue in central Yuma, Arizona.

The subject property is in a prime location at the intersection of one of Yuma's busiest roadways offering high visibility to over 33,000 vehicles per day.

The U.S. Government is one of the top employers in Yuma County. Tourism is the third largest contributor to the economy, bringing in roughly \$2.2 billion in revenue per year. During the winter months, Yuma County experiences a nearly 2x surge in population due to winter visitors.

Yuma's permanent residents (within a 10 mile radius surrounding the subject property) holds a population over 140,000 boasting an average household income of \$65,389. This concentration of working adults with disposable income would support a variety of uses for this property.

Potential strategies for redevelopment include: a Call Center, Restaurant space, Automotive Service Stations, Office and Service Establishments, and Retail.

Property is within close proximity to the Yuma International Airport, Yuma County Fairgrounds, and Marine Corps Air Station Yuma; as well as Kofa High School, Yuma Catholic High School, Yuma Union High School District Offices, Yuma Regional Medical Center and Corporate Offices, multiple higher-education campuses, and the Convey Call Center.

Building as-is consists of an open floor plan offering several office spaces, auto center, employee break room, 4 loading dock bays, and 4 roll up doors. Property offers 928 parking spaces with multiple entrances. Property also offers the option for multi-tenant capabilities.



# Exterior Photos





# Retailer Map



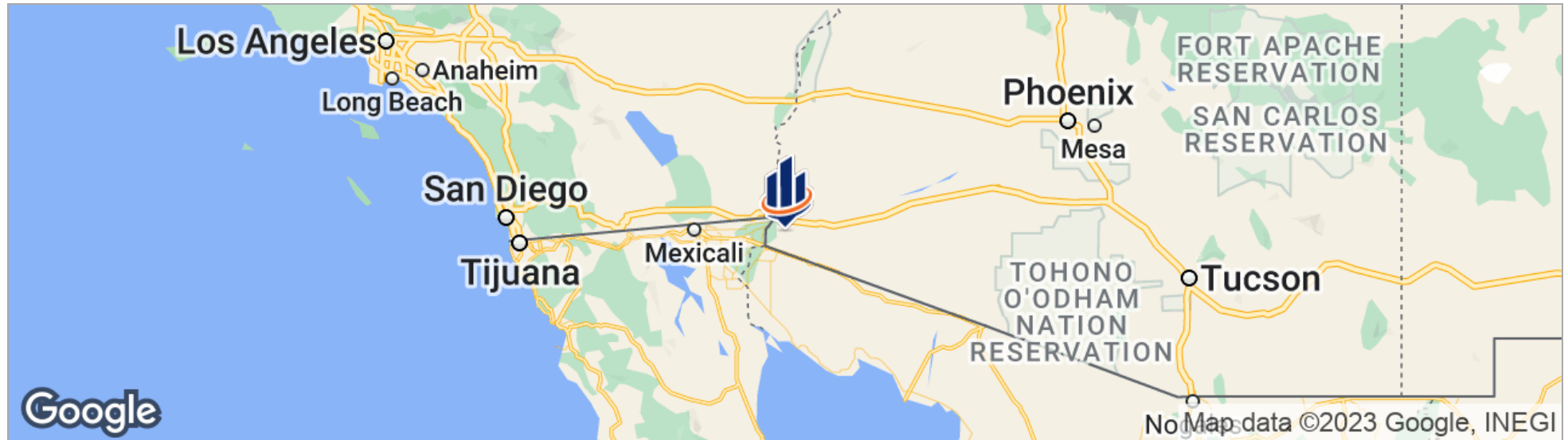
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# Location Maps



## DEMOGRAPHICS

RADIUS	POPULATION	AVG. HH INCOME
3 Miles	56,831	\$64,182
5 Miles	94,480	\$62,464
10 Miles	140,273	\$65,389

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