

FORMER 99 CENTS ONLY

1701 S. 4th Ave | Yuma, AZ 85364

FOR LEASE

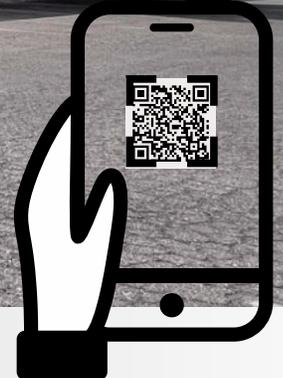


Chris Cleary

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Virtual Tour

Property Summary



LEASE RATE:
\$1.00 PSF/MONTH (NNN)



SUITE 1: FORMER 99 CENTS STORE
BUILDING SIZE: ±28,689 SF



SUITE 2:
BUILDING SIZE: ±18,248 SF



ZONING: COMMERCIAL B-2



PARCEL NUMBER: 665-35-040

PROPERTY HIGHLIGHTS



Located on a prominently
visible thoroughfare,
High Foot Traffic



Convenient customer &
employee parking



Exceptional investment
opportunity: a thriving plaza
with established tenants



Aerial Overview



SPROUTS
FARMERS MARKET

S 4TH AVE

±33,142 VPD



W 16TH ST

±44,948 VPD



Aerial Overview



Suite 2
±18,248 SF

Former 99 Cents Only
±28,689 SF



S 4TH AVE
±33,142 VPD

S 4TH AVE



W 16TH ST

±44,948 VPD



SPROUTS FARMERS MARKET



AREA OVERVIEW

Yuma, Arizona

Yuma supplies 91% of the nation's leafy greens during the winter. Growers across Yuma are busy harvesting lettuce, spinach, and vegetables like cauliflower. Agribusiness now contributes more than \$3 billion annually to Yuma's economy. The Yuma area is one of the most productive agricultural centers in the United States. Yuma is recognized as the Lettuce Capital of the World. Pleasant winter weather annually draws an estimated 90,000 winter visitors, nearly doubling Yuma's population. Yuma is gaining traction as a location for new manufacturing operations due to its lower cost of doing business (especially compared to California), labor availability, and its proximity to the Southern California market and Mexico.

Yuma resides near the borders of California and the Mexican states of Sonora and Baja California, and near the convergence of the Colorado and Gila rivers. Known as one of the sunniest places on Earth, Yuma offers residents a year-round vista of surrounding mountains and valleys with lush agricultural fields



TOP EMPLOYERS



@ <https://www.yumaaz.gov/home>

Demographics

Mesa Del Sol Commercial Centre

Yuma Trade Area

(Yuma County, Winter Visitors, San Luis Mexico)

Population	Yuma County Average HHI
±207,842	\$79,833

Bonus Population

Yuma County Winter Visitors
October-April

±80,000

San Luis, Mexico Population

±209,724

Yuma's Economy

- \$3.4 Billion Agriculture Industry
90% of the U.S. supply of winter vegetables
- Yuma Marine Corps Air Station (±12,000 population)
\$654M in economic activity annually
- Yuma Proving Ground (±2,000 personnel)
\$1.12B in economic activity
- Yuma tourism represents
\$452M in economic activity



<https://www.yumaaz.gov/home>

<https://www.yumacountyaz.gov/government/county-administrator/economic-development-plans>

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