

**SUBJECT**

4,906 SF  
AVAILABLE

1,200 SF  
AVAILABLE

**ACE**  
Hardware

**DOLLAR**  
**TREE**

3,600 SF  
AVAILABLE

CAN BE COMBINED

2,400 SF  
AVAILABLE

FULLY BUILT OUT  
MEDICAL SPACE

**SUBWAY**

4,680 SF  
AVAILABLE

**TRACTOR**  
**SUPPLY CO.**

**Best**  
**Western.**

**Applebee's**  
GRILL + BAR

2,620 SF  
PAD AVAILABLE

1,200 SF  
AVAILABLE

**Carl's Jr.**

**ups**

Caliber Arms

**O'Reilly**  
AUTO PARTS

Frontage Rd

**CIRCLE K**

RETAIL PROPERTY FOR LEASE & PAD FOR SALE

# PIONEER VILLAGE SHOPPING CENTER

11274 S Fortuna Rd Yuma, AZ 85367

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## PIONEER VILLAGE SHOPPING CENTER

11274 S Fortuna Rd Yuma, AZ 85367



### LOCATION DESCRIPTION

SWC I-8 & Fortuna Rd  
Directly off of Interstate 8 - The Primary Connector Between Phoenix, Yuma, and San Diego - Full Diamond Interchange

### PROPERTY HIGHLIGHTS

- FULLY BUILT OUT MEDICAL ENDCAP SPACE - 4,680 SF
- 2,400 SF & 3,600 SF SPACES CAN BE COMBINED FOR 6,000 SF
- ADDITIONAL SHOP SPACE AVAILABLE FROM 1,200 SF
- GAS STATION PAD FOR SALE
- Population over 49,000 and Average Income over \$81,000 within 5 miles
- Yuma retail serves nearby communities of San Luis, Somerton, and Welton with a seasonal population of over 200,000

### AREA CO-TENANTS

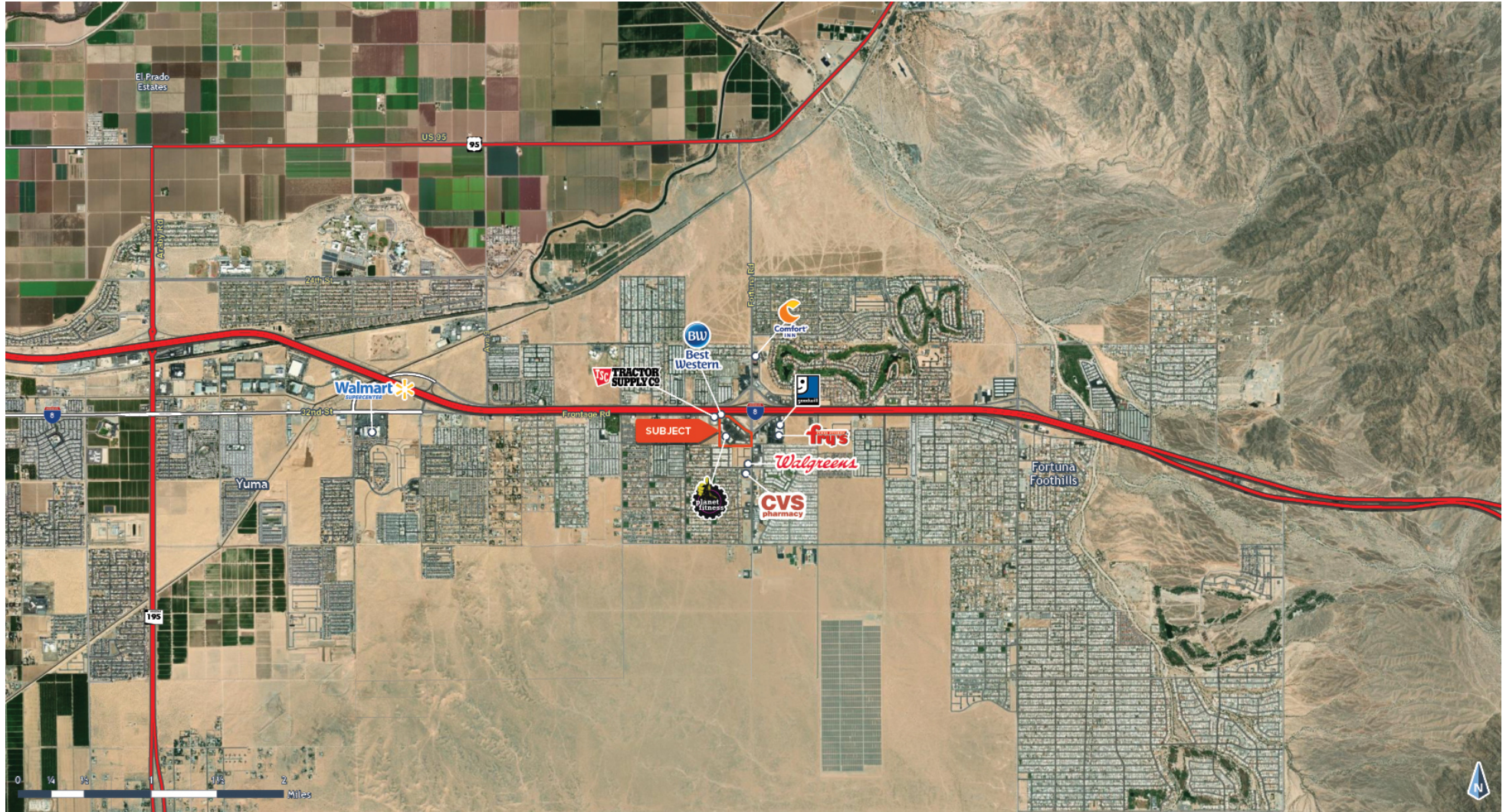


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## LEGEND

Available

Unavailable

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 4,906 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

TENANT	SIZE	TYPE	RATE	DESCRIPTION
APPLEBEE'S	5,689 SF	NNN	-	-
Available	2,620 SF	NNN	CALL FOR PRICING	GAS STATION PAD FOR SALE
PIONEER EXPRESS LUBE / CARWASH	3,420 SF	NNN	-	-
CALIBER ARMS	1,320 SF	NNN	-	-
UPS STORE	1,200 SF	NNN	-	-
EDWARD JONES	1,200 SF	NNN	-	-
DERMATOLOGY	1,200 SF	NNN	-	-
FARMERS	3,600 SF	NNN	-	-
Available	1,200 SF	NNN	CALL FOR PRICING	-
MMS	3,720 SF	NNN	-	-
CRAZY EARL'S	5,600 SF	NNN	-	-
DA BOYZ PIZZA	2,400 SF	NNN	-	-
Available	4,906 SF	NNN	CALL FOR PRICING	-
BARBER	2,000 SF	NNN	-	-
YUMA THAI	1,000 SF	NNN	-	-

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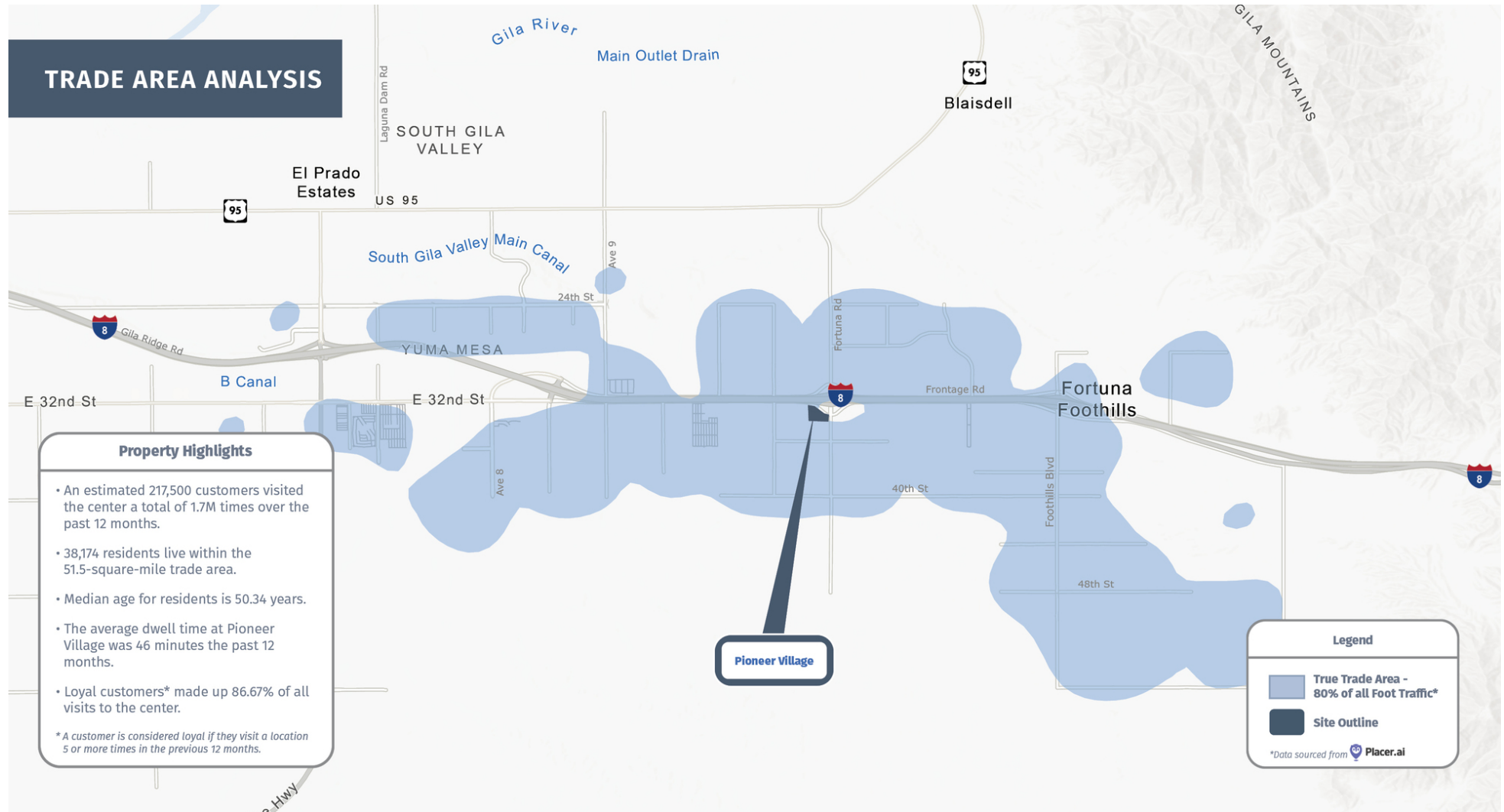
TENANT	SIZE	TYPE	RATE	DESCRIPTION
FRATERNAL ORDER OF EAGLES	6,000 SF	NNN	-	-
LOTUS DAY SPA	5,073 SF	NNN	-	-
Available	1,200 SF	NNN	CALL FOR PRICING	-
PLANET FITNESS	15,750 SF	NNN	-	-
ACE HARDWARE	20,000 SF	NNN	-	-
DOLLAR TREE	20,554 SF	NNN	-	-
NAIL SALON	1,420 SF	NNN	-	-
Available	3,600 SF	NNN	CALL FOR PRICING	CAN BE COMBINED WITH 2,400 SF SPACE FOR 6,000 SF
Available	2,400 SF	NNN	CALL FOR PRICING	CAN BE COMBINED WITH 3,600 SF SPACE FOR 6,000 SF
SUBWAY	1,164 SF	NNN	-	-
SUNSHINE HERBS	1,200 SF	NNN	-	-
SMOKE SHOP	1,420 SF	NNN	-	-
WONG'S KITCHEN	1,200 SF	NNN	-	-
CHIROPRACTOR	1,200 SF	NNN	-	-
Available	4,680 SF	NNN	CALL FOR PRICING	FULLY BUILT OUT MEDICAL SPACE
ICE CREAM	805 SF	NNN	-	-
LOS MANJARES	1,610 SF	NNN	-	-

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	9,066	31,403	49,312
Median Age	53.3	51.1	50.4



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$64,639	\$64,588	\$65,847
Average	\$77,350	\$79,737	\$81,446



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	205	419	594
Employees	1,725	3,740	5,927
Daytime Population	7,855	24,742	39,859



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	29.7%	25.9%	29.8%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	59.0%	59.2%	59.8%
Services	20.7%	17.4%	16.3%
Blue Collar	20.3%	23.5%	23.9%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,899	13,641	20,773
Median Home Value	\$247,570	\$255,160	\$269,858

\* 2025 Demographic data derived from ESRI

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