

# Tuscany Surgical Center

2851 S Avenue B #28, Yuma, AZ 85364



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- Single-story outpatient surgery center with four pre-op bays and one operating room
- Utilized by YRMC as a dedicated outpatient surgery center
- Centrally located less than one mile from YRMC's main hospital campus
- On-campus specialties including orthopedics, pediatrics, women's health, dentistry, and therapy
- Integrated within a growing medical campus of over 30 properties
- Generous Tenant Improvement allowance and flexible terms

[VIEW LISTING](#)

# Outpatient surgery center surrounded by multi-specialty providers within Tuscany Medical Plaza.

POPULATION (5-MILE RADIUS)

93,166

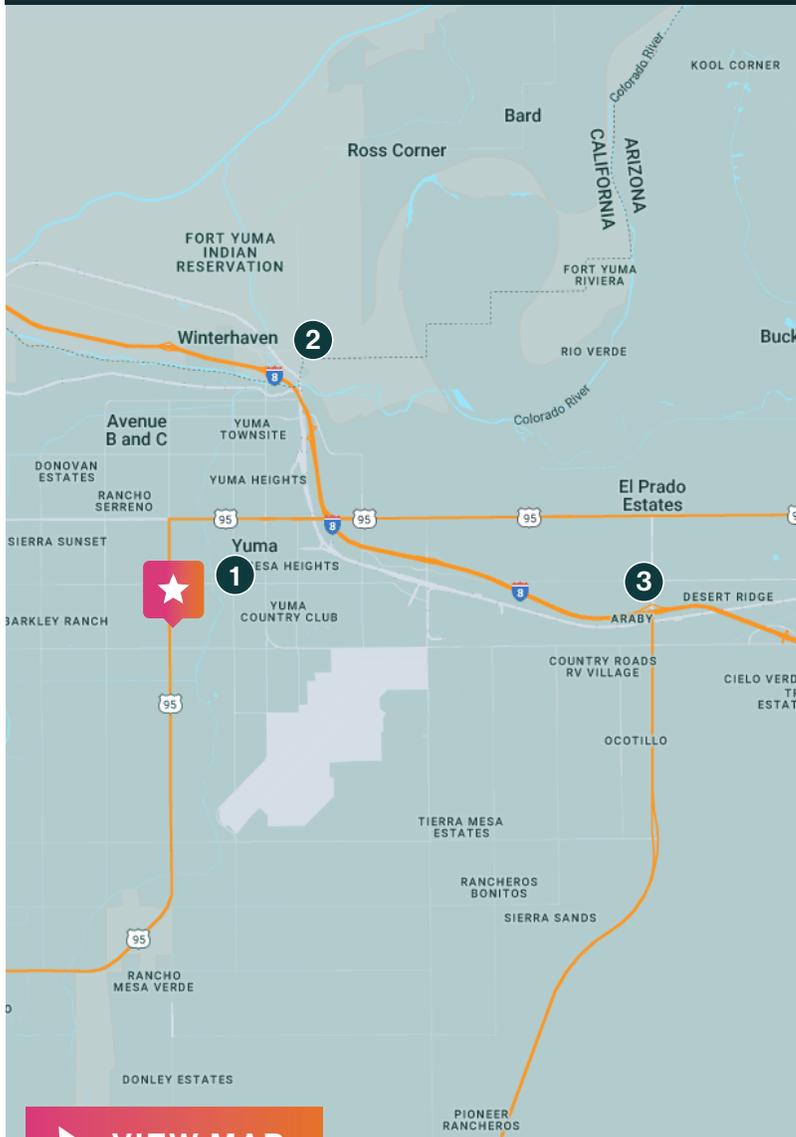
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$78,585

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

96.5%

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## SURROUNDING POINTS OF INTEREST

- Arizona Western College
- Yuma International Airport
- Fort Yuma Indian Reservation
- Yuma Palms Regional Center
- Emerald Springs Senior Living
- Marine Air Corps Station Yuma

## NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Onvida Health Emergency, Yuma Medical Center	1.9 mi	6 min
2. Fort Yuma Health Care Center	6.4 mi	16 min
3. Exceptional Community Hospital - Yuma	9.4 mi	20 min