

20 Acres

20 Acres  
**Industrial Land**  
South Avenue 4E & 36th Street | Yuma | AZ

**For Sale in Prime Industrial Area**

**Jerry LoCoco, J.D.**  
Vice President  
+1 928 919 6544  
jerry.lococo@colliers.com

**Rob Martensen, SIOR, CCIM**  
Vice Chair  
+1 602 222 5082  
rob.martensen@colliers.com



# Location & Features

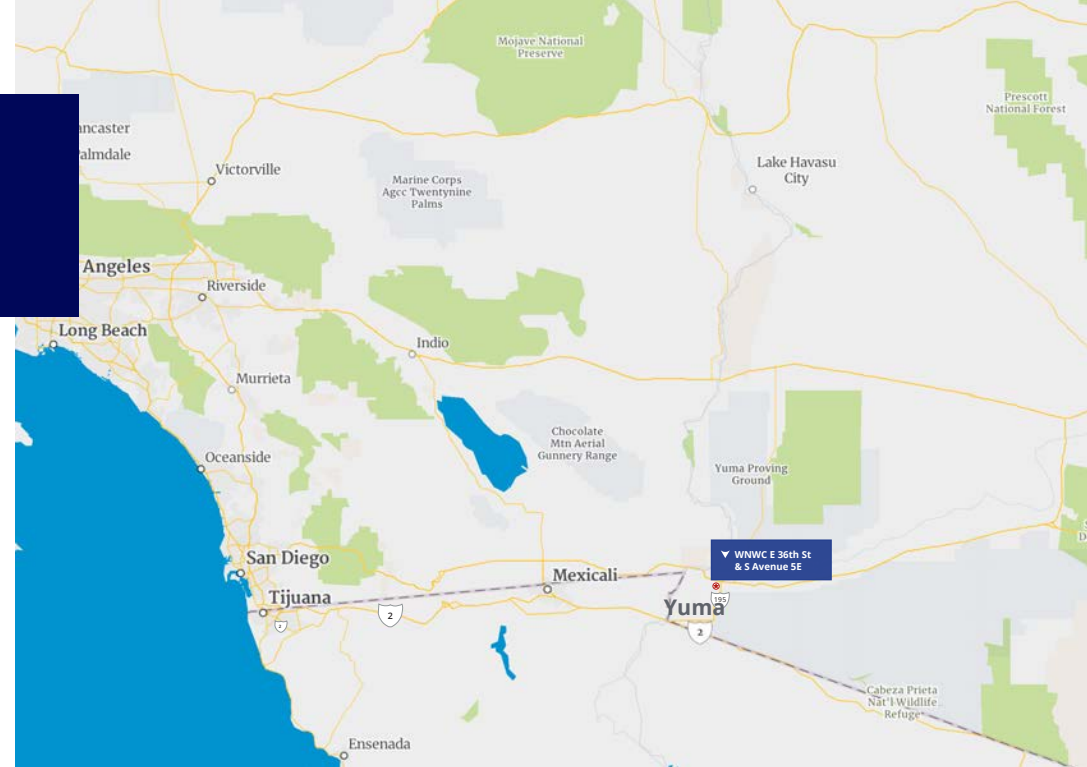
20 Acres For Sale - S Avenue 4E & 36th Street

## Yuma

Yuma is located near the California/Arizona/Mexican borders, allowing companies to enjoy lower regulations and property taxes than California, while accessing a large labor pool. Overall, the cost of land, wages, utilities and taxes are much lower in the Yuma area.

Yuma is 172 miles away from San Diego, CA, 184 miles from Phoenix, AZ, 228 miles away from Tucson, AZ, and 38 miles from San Luis Rio Colorado, Sonora, Mexico, making Yuma the perfection location between these densely populated cities.

Yuma is situated at the nexus of Arizona, California, and Mexico borders and is served by I-8 and US-95, making travel times to several destinations less than four hours. Located only minutes from Mexico, the San Luis Port of Entry provides commercial vehicles with immediate access to Mexico and is located 20 minutes south of Yuma via SR 195. Tijuana to Yuma is a 3.5 hour drive and can be done entirely via Mexico without traveling through California. Other transportation services for Yuma include Union Pacific Railroad for freight and the Yuma International Airport.



## Property Summary

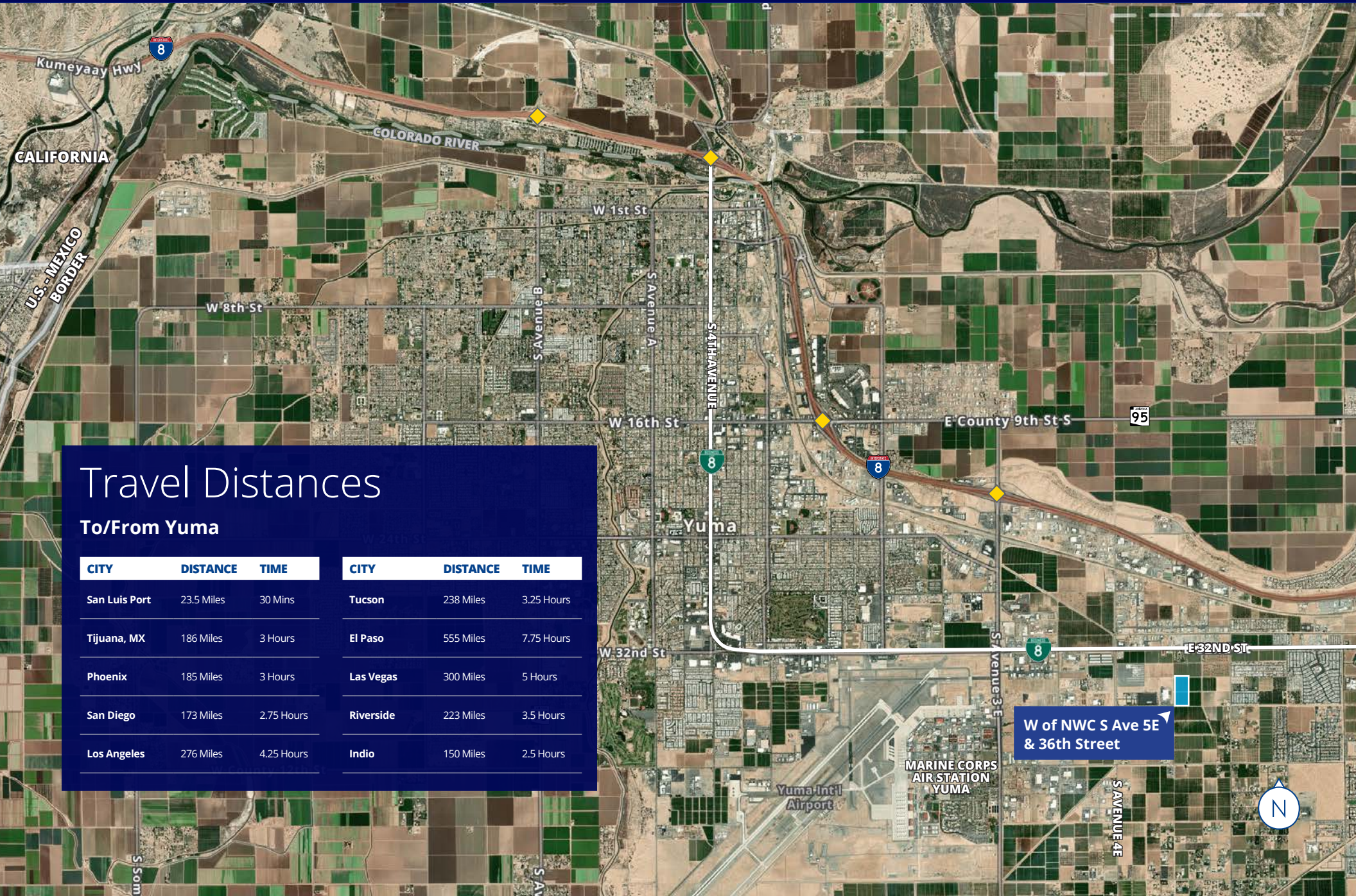
<b>Site Area</b>	20 Acres
<b>Square Feet</b>	871,200
<b>APN</b>	697-43-001
<b>Zoning</b>	Light Industrial
<b>General Plan</b>	Light Industrial
<b>2024 Taxes</b>	\$872.00
<b>Sale Price</b>	<b>\$2,178,000 (\$2.50/SF)</b>

This 20-acre parcel is a highly desirable site for industrial development with close proximity to the 100,000 SF Michael Foods Processing Facility, Yuma Marine Corp Air Station, Yuma International Airport, Yuma County Fair Grounds, Arizona Western College and Northern Arizona University campus, and Interstate 8.



# Location & Access

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## Travel Distances

### To/From Yuma

CITY	DISTANCE	TIME	CITY	DISTANCE	TIME
San Luis Port	23.5 Miles	30 Mins	Tucson	238 Miles	3.25 Hours
Tijuana, MX	186 Miles	3 Hours	El Paso	555 Miles	7.75 Hours
Phoenix	185 Miles	3 Hours	Las Vegas	300 Miles	5 Hours
San Diego	173 Miles	2.75 Hours	Riverside	223 Miles	3.5 Hours
Los Angeles	276 Miles	4.25 Hours	Indio	150 Miles	2.5 Hours





# Location & Access

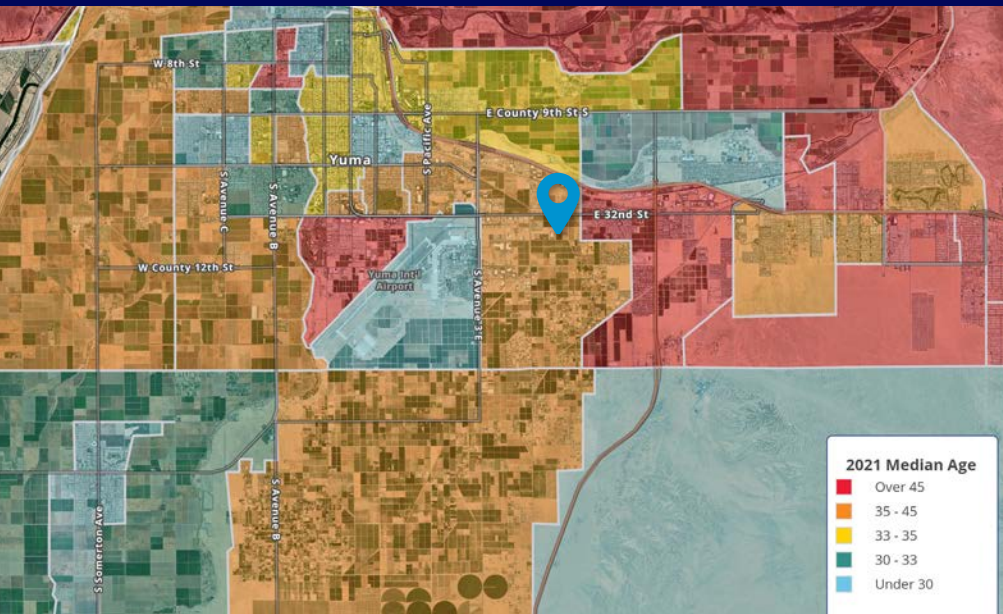
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# Location & Demographics

20 Acres For Sale - S Avenue 4E & 36th Street



## Top 10 Employers in Greater Yuma 2024

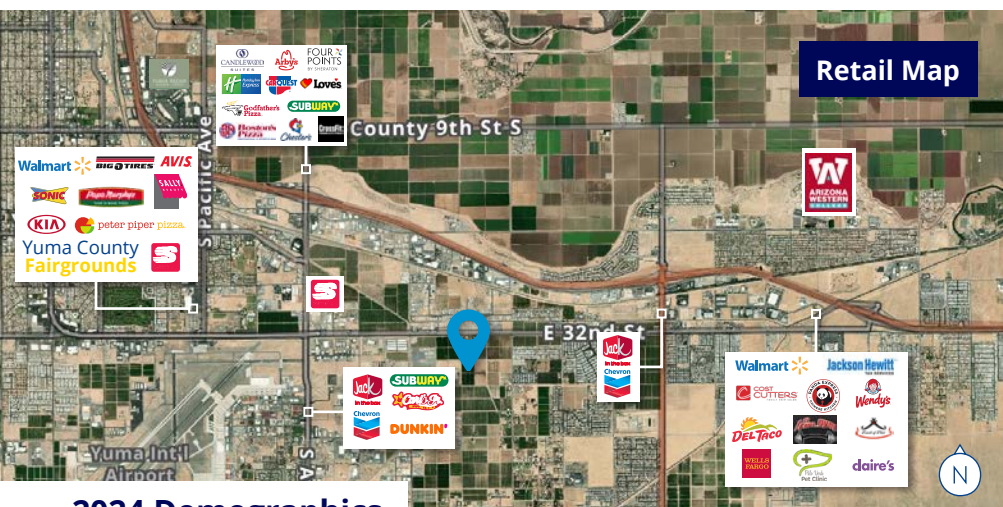
COMPANY	NUMBER OF EMPLOYEES
1. MCAS Yuma	3,597
2. US Army Yuma Proving Ground	2,520
3. Yuma County	1,355
4. City of Yuma	1,270
5. Yuma Elementary School District #1	1,259 (866 FT/360 PT)
6. Yuma Union High School District	1,059
7. Department of Corrections R & R	1,022
8. City of San Luis	339
9. Department of Economic Security	325
10. City of Somerton	219

\*Based on June 2024 numbers supplied by Greater Yuma Economic Development Corporation

## Top 10 Private Employers in Greater Yuma 2024

COMPANY	NUMBER OF EMPLOYEES
1. Yuma Regional Medical Center	3,763
2. Private Contractor ( <i>wishes to remain anonymous for this report</i> )	1,030
3. Arizona Western College	949
4. Alside	542
5. Cocopah Casino Resort	500
6. Regional Center for Border Health Inc.	468
7. Gowan	363
8. Advanced Call Center Technologies	346
9. Paradise Casino	275
10. Bill Alexander	247

\*Based on June 2024 numbers supplied by Greater Yuma Economic Development Corporation



## 2024 Demographics



### Population

1-mile	897
5-mile	51,770
10-mile	146,631



### Avg Household Income

1-mile	\$76,985
5-mile	\$74,263
10-mile	\$76,725



### Median Age

1-mile	49.1
5-mile	35.8
10-mile	37.5



### Households

1-mile	361
5-mile	18,024
10-mile	51,639



# Location & Utilities

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## Utility Overview

Within close proximity to:

**Electric Service** - Arizona Public Services (APS)

**Natural Gas Service** - Southwest Gas

**Sewer** - City of Yuma

**Water** - City of Yuma

**Telecom** - Time Warner Cable/Spectrum and Century Link

## Location Overview

Parcel located off of Avenue 4 E and County 11 1/2 Street in between Avenue 4E and 5E.

±3.00 Miles to **Yuma International Airport**

±2.25 Miles to **Yuma Marine Corp Air Station**

±2.75 Miles to **Interstate 8**




±6.00 Miles to **Highway 95**

±2.25 Miles to **Highway 195**



**Michael Foods** acquired Almark Foods in 2021. Almark Foods broke ground in March 2017 on a new 100,000 SF Food Processing Facility at Avenue 4 1/2 E and 36th Street in Yuma, AZ.

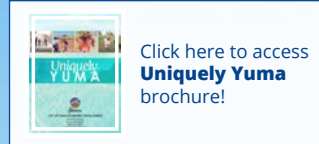


-  Natural Gas - 4" natural gas line
-  Sewer - 10" sewer line
-  Water - 10" ACP water line



# The Yuma Economy

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## Doing Business in Yuma

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. Recent activity includes:

- Almark Foods - 230 new jobs; 100,000 sf new construction
- MPW Industrial Services - 44 new jobs; 30,000 sf new construction
- Alside Windows - 73 new jobs; existing business
- Swire Coca Cola, USA - 10 new jobs; 57,000 sf new construction

Yuma is the retailing center of Yuma County. The city has a retail shed of nearly 50 miles with a resident population of 235,000, a gain of nearly 20 % over 2010. Consumers currently support approximately 580 Yuma County retail establishments including 415 located in the city of Yuma. The retail sector employs approximately 6,750 people.

The importance of the retail sector to Yuma is further magnified when considering the cross-border spending of Mexican visitors. Although curtailed during the pandemic, this spending is now regaining its footing. The estimated annual impact of these visitors is nearly \$2.4 billion.



2390 East Camelback Road

Suite 100

Phoenix, AZ 85016

P: +1602 222 5000

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