



137.87 Acres Gross

# Industrial Land

South of the SWC Avenue 5E & 40th Street | Yuma | AZ

**For Sale - Prime Industrial  
Development Site**

**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

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## 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.

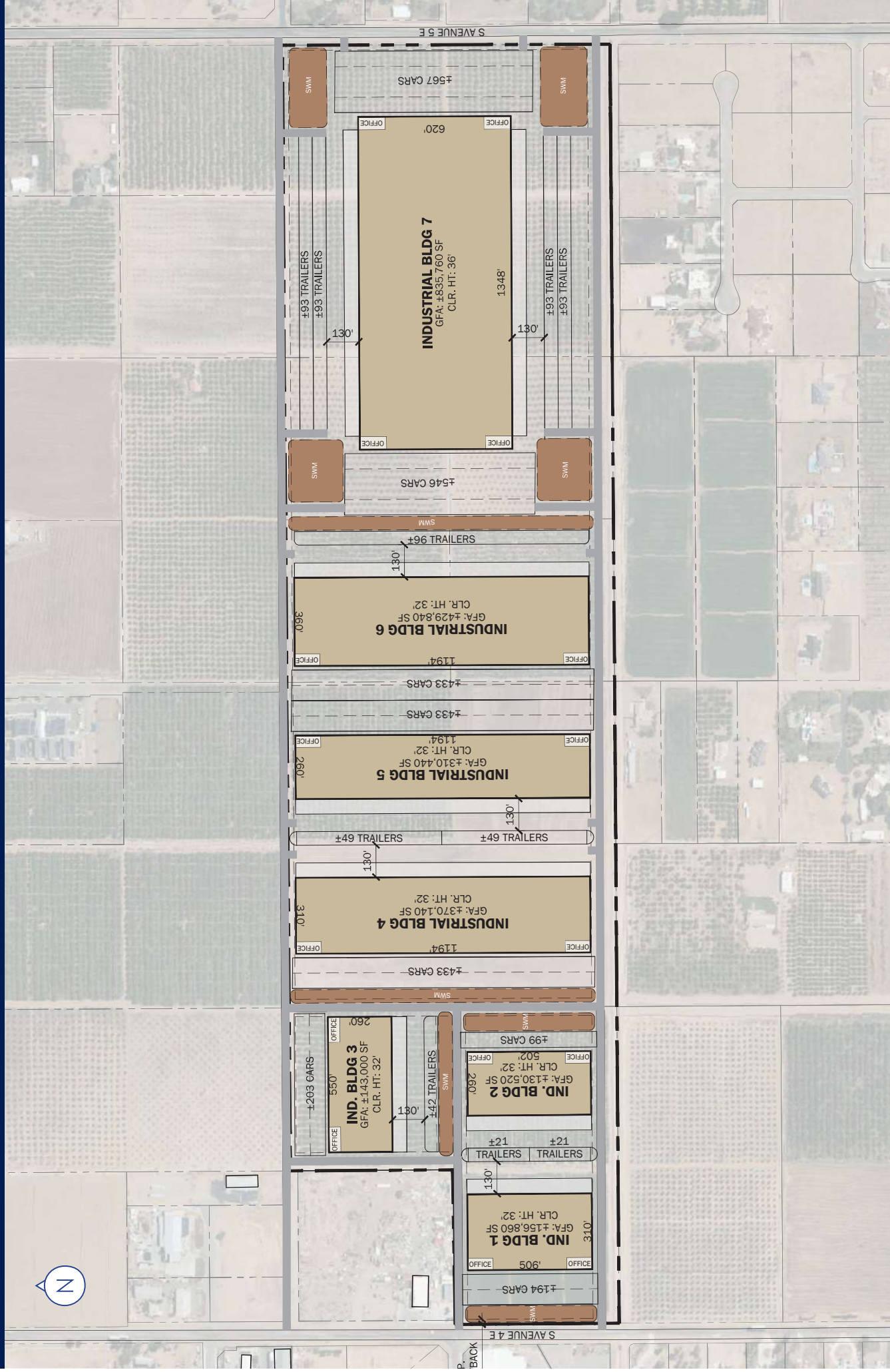
Yuma is situated at the nexus of Arizona, California, and Mexico borders and is served by I-8 and US-95, making travel times to several destinations less than four hours. Located only minutes from Mexico, the San Luis Port of Entry provides commercial vehicles with immediate access to Mexico and is located 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

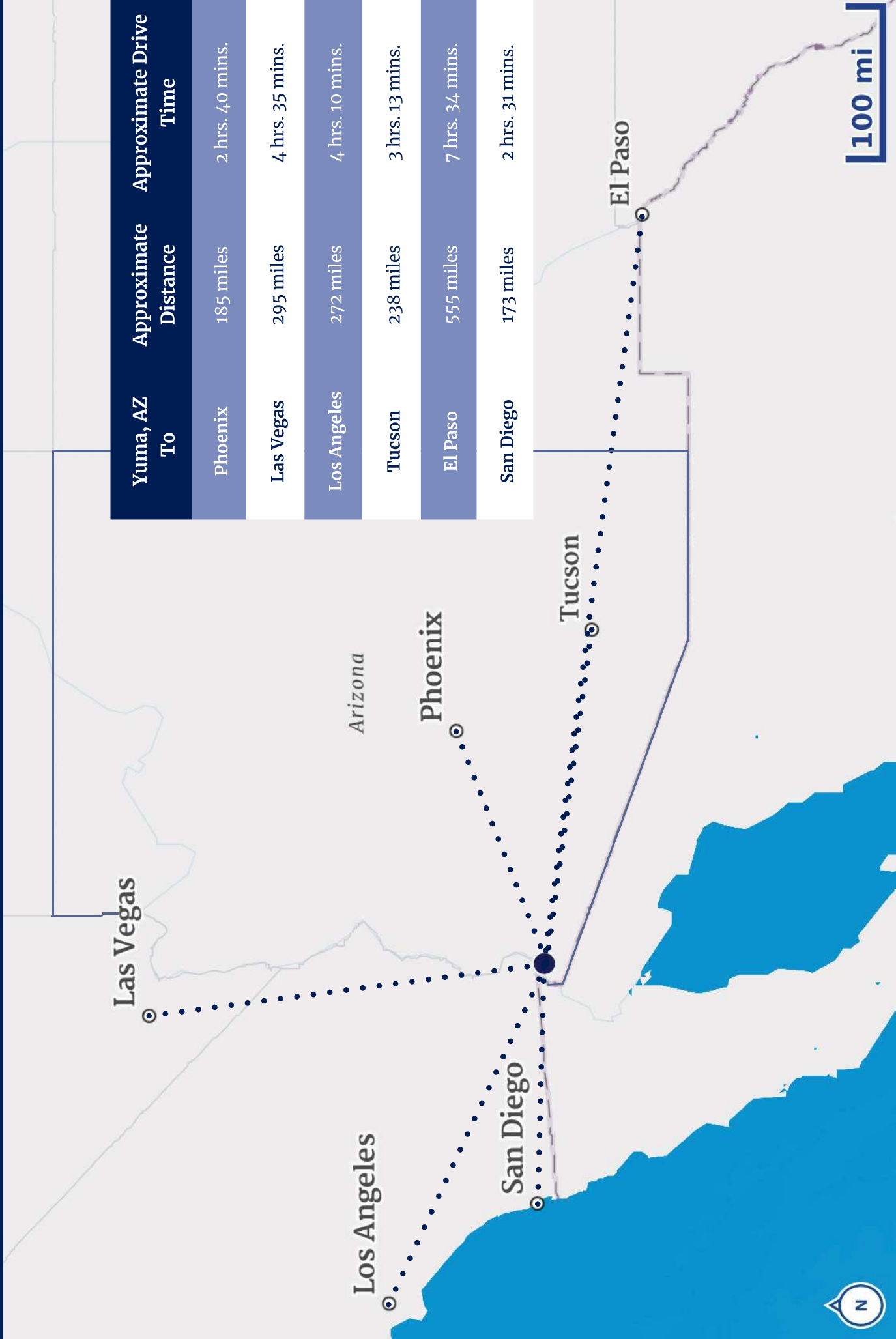
|                           |                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Area                 | 137.87 Acres Gross                                                                                                                                |
| Square Feet               | 6,005,617.20                                                                                                                                      |
| APN / Acreage             | 724-09-003 / 19.50 AC<br>724-10-001 / 40.00 AC<br>724-11-001 / 10.00 AC<br>724-11-002 / 9.98 AC<br>724-11-003 / 19.98 AC<br>724-12-001 / 38.41 AC |
| 2024 Taxes                | \$9,621.08                                                                                                                                        |
| Zoning                    | RA-10, Yuma County<br>SSB-2, Yuma County<br><a href="#">Yuma Zoning Ordinance</a>                                                                 |
| Utilities                 | <a href="#">Proximate</a>                                                                                                                         |
| Noise Level               | 70 DB                                                                                                                                             |
| City of Yuma General Plan | Light Industrial & Low Density Residential                                                                                                        |
| Sale Price                | Call to Inquire                                                                                                                                   |

Six (6) parcels create this assemblage for sale creating a prime industrial development site, without the constraints of California’s AB 98 legislation, which imposes state-wide building design and location regulations on new or expanded “logistics use” projects.

# Conceptual Site Plan



# Drive Time Map



# Location & Access

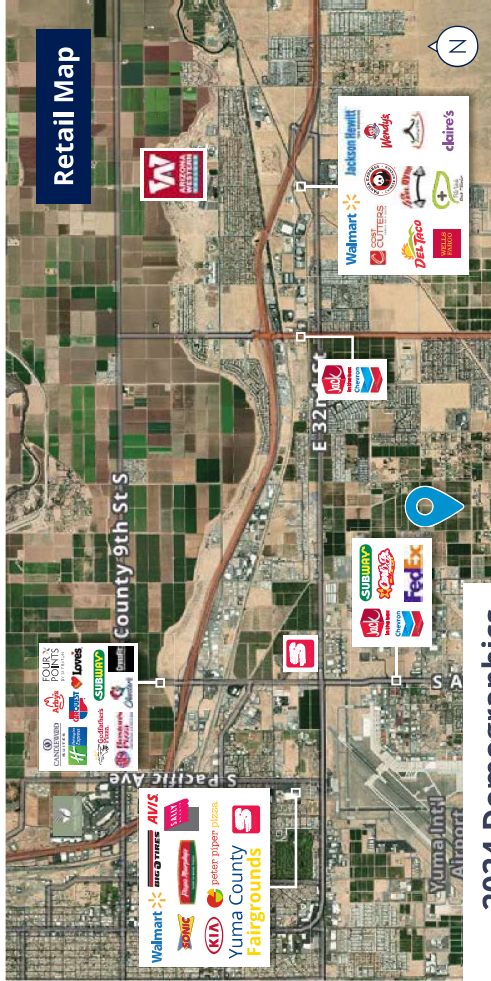
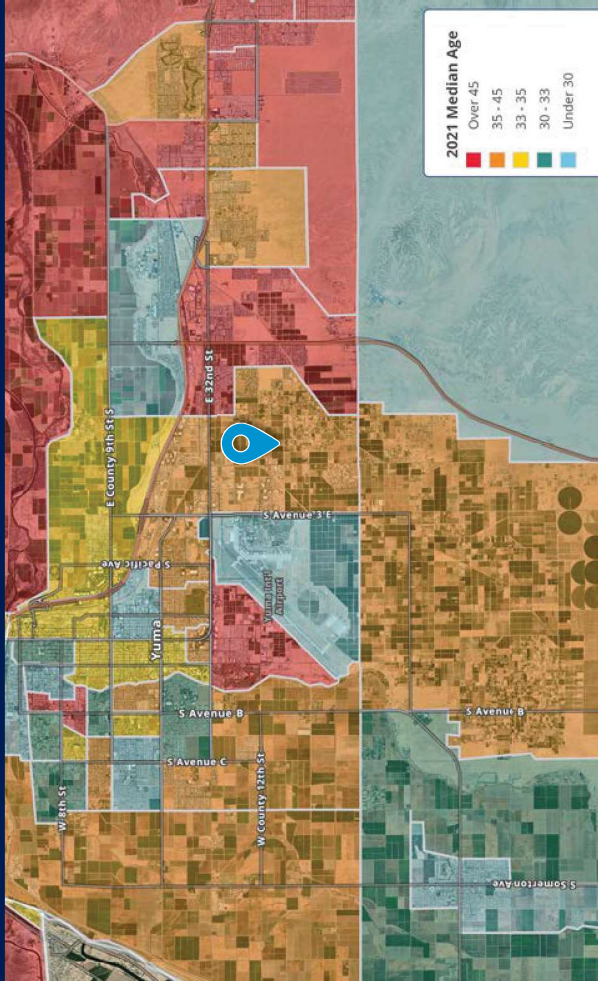
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# Location & Demographics

137.87 Acres Gross for Sale - South of the SWC of Avenue 5E & 40th 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 (wishes to remain anonymous for this report) | 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

|         |         |
|---------|---------|
| 3-mile  | 15,694  |
| 5-mile  | 54,055  |
| 10-mile | 169,054 |



### Avg Household Income

|         |          |
|---------|----------|
| 3-mile  | \$92,498 |
| 5-mile  | \$73,788 |
| 10-mile | \$75,039 |



### Median Age

|         |      |
|---------|------|
| 3-mile  | 33.9 |
| 5-mile  | 34.9 |
| 10-mile | 37.3 |



### Households

|         |        |
|---------|--------|
| 3-mile  | 5,338  |
| 5-mile  | 19,907 |
| 10-mile | 61,558 |

# 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.

## Contact:

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rob.martensen@colliers.com



2390 East Camelback Road  
Suite 100  
Phoenix, AZ 85016  
P: +1602 222 5000

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