

0.37 ACRES OF LAND FOR LEASE IN CIELO VERDE RETAIL CENTER

SOUTH AVENUE 8 EAST & EAST 32ND STREET, YUMA, CA 85365



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REAL ESTATE SERVICES



PROPERTY FEATURES

- » 0.37 Acres of Vacant Land Available For Lease
- » Located in Busy Walmart Anchored Center
- » East Yuma Just West of Fortuna Foothills
- » Positioned on Heavily Trafficked Interstate 8 Freeway And 32nd Street
- » Nearby Growing Subdivision Of Cielo Verde
- » Lease Rate: Unpriced

JOIN THESE TENANTS:



HOUSEHOLD INCOME

\$53,597 **\$60,992** **\$46,529**
1 MILE 3 MILE 5 MILE

OF HOUSES

1,325 **9,215** **48,589**
1 MILE 3 MILE 5 MILE

DAYTIME EMPLOYEES

1,268 **3,529** **43,180**
1 MILE 3 MILE 5 MILE

HOME VALUE

\$53,597 **\$60,992** **\$57,958**
1 MILE 3 MILE 5 MILE

TRAFFIC COUNTS

COLLECTION STREET

CROSS STREET

TRAFFIC VOLUME

I-8

E GILA RIDGE RD NW

35,034

EAST 32ND STREET

W VISTA RD E

19,253

E FRONTAGE RD

S DESERT AIR BLVD W

3,332

E 32ND ST

OLD US HWY 80 S

2,356

SOUTH AVENUE

8 1/2 EAST

AVE 8 1/2 N

2,018

2000

MEDIAN
YEAR HOME BUILT

35.7

MEDIAN
AGE

POPULATION

4,243

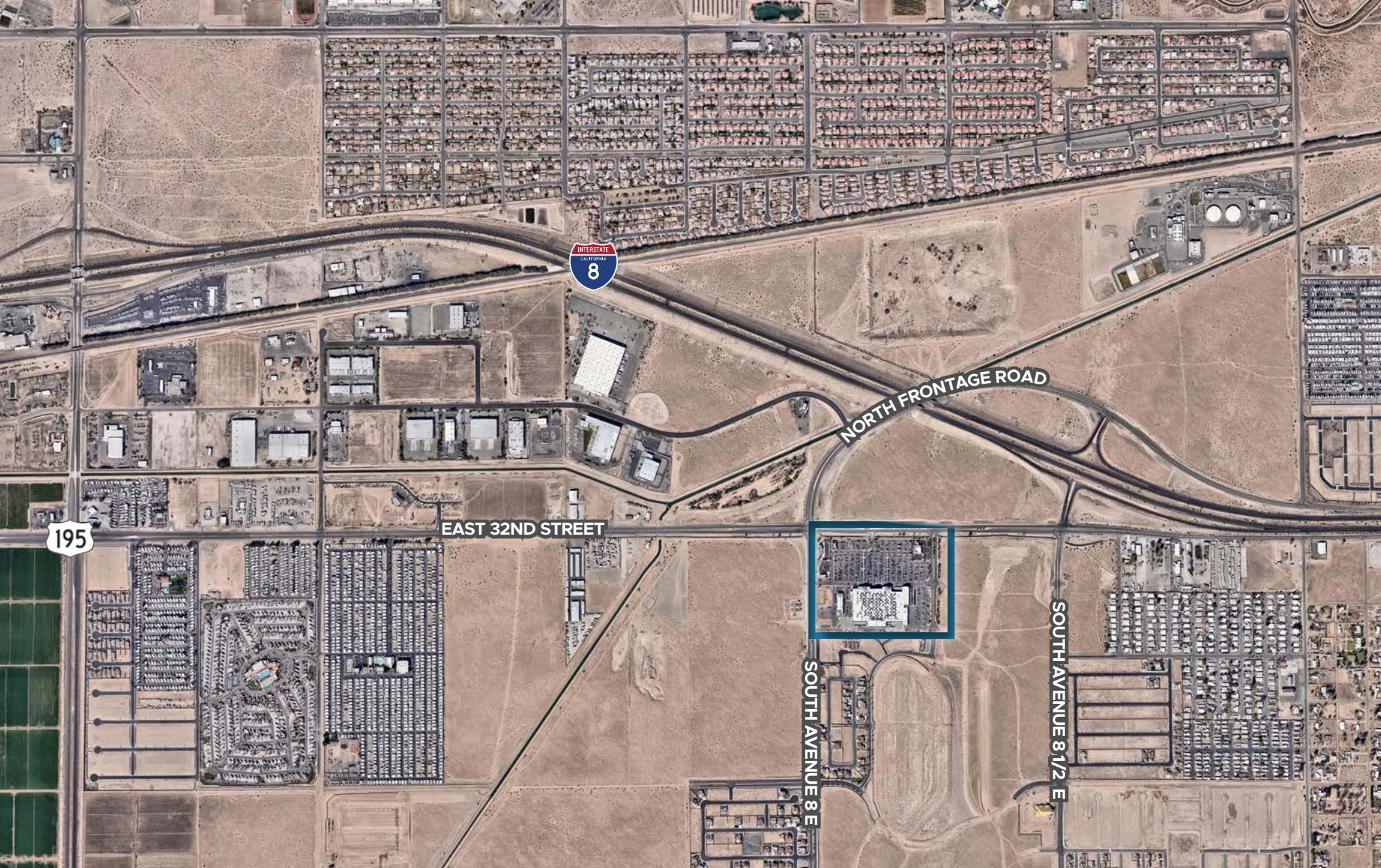
1 MILE

25,771

3 MILE

133,555

5 MILE



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