

SUBJECT

RETAIL PROPERTY FOR LEASE

PIONEER VILLAGE SHOPPING CENTER

11274 S Fortuna Rd Yuma, AZ 85367

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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

- Pad & Shop Space Available
- Population over 47,000 and Average Income over \$63,000 within 5 miles
- Yuma retail serves nearby communities of San Luis, Somerton, and Welton with a seasonal population of over 200,000
- Gas station PAD for sale

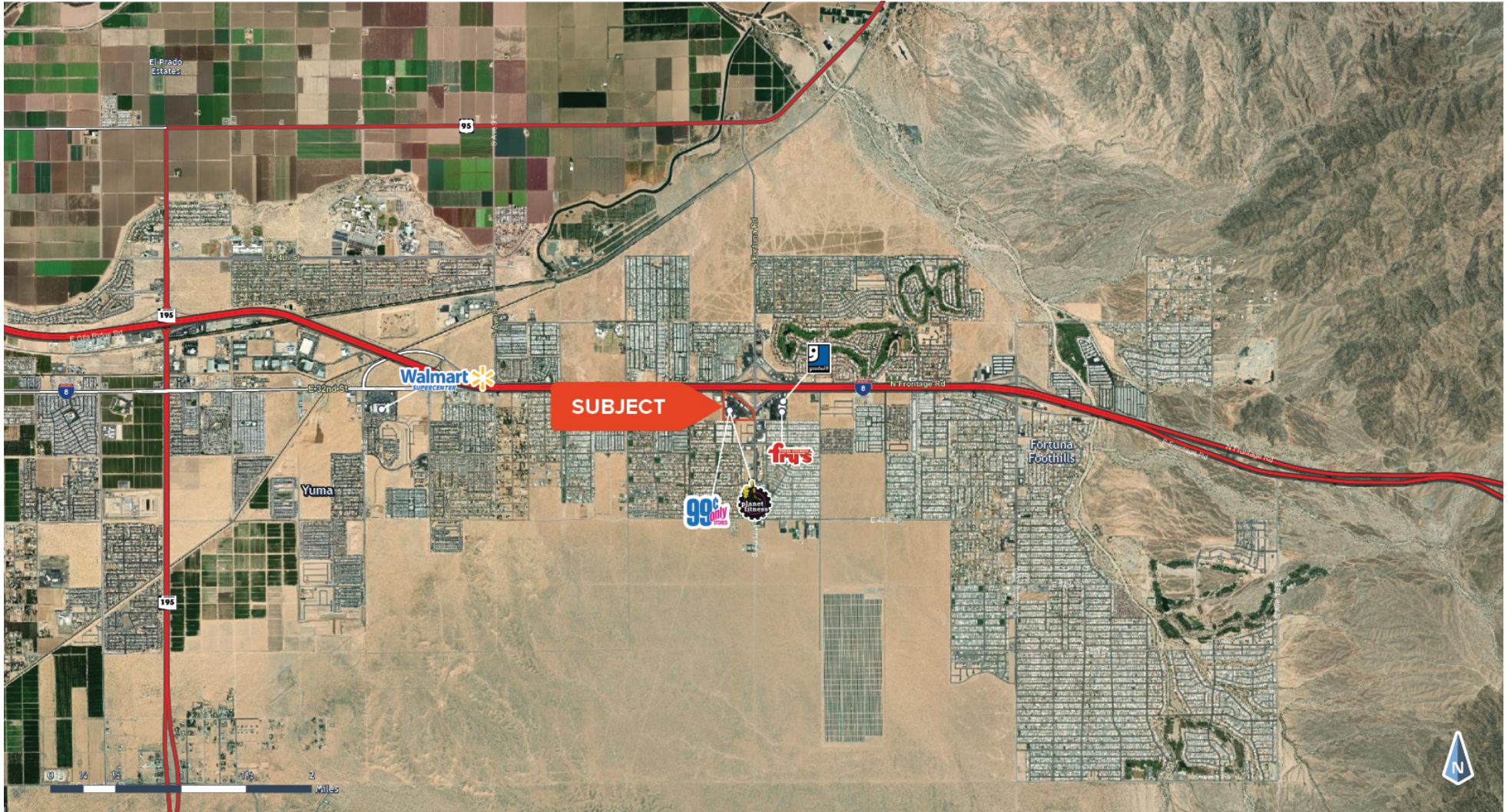
AREA CO-TENANTS



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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 2,620 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	-	-
Available	1,320 SF	NNN	CALL FOR PRICING	-
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	-	-
FOOTHILLS SHOES	4,906 SF	NNN	-	-
BARBER	2,000 SF	NNN	-	-
YUMA THAI	1,000 SF	NNN	-	-

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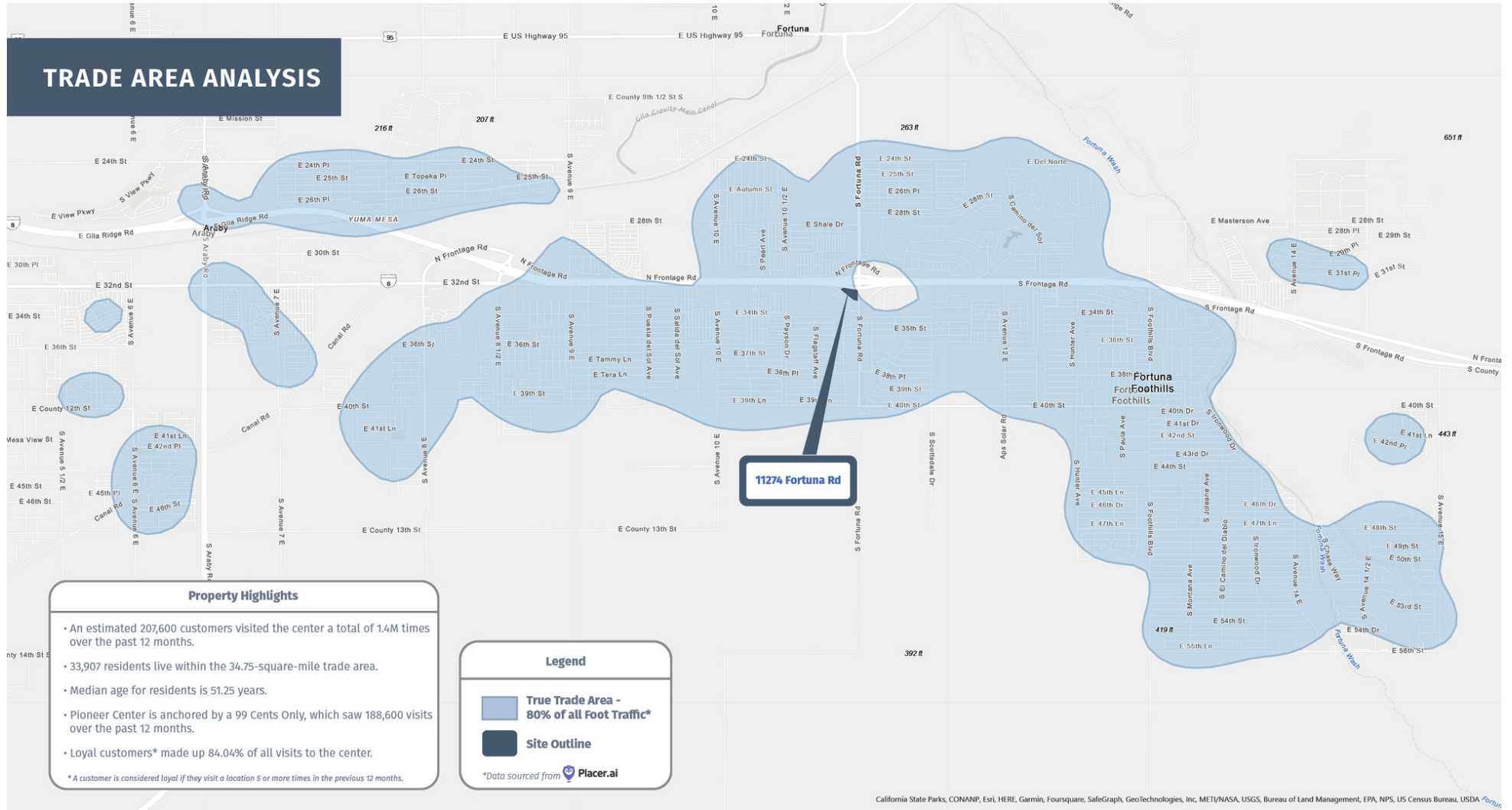
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TENANT	SIZE	TYPE	RATE	DESCRIPTION
FRATERNAL ORDER OF EAGLES	6,000 SF	NNN	-	-
LOTUS DAY SPA	5,073 SF	NNN	-	-
TIKI HUT	1,200 SF	NNN	-	-
PLANET FITNESS	15,750 SF	NNN	-	-
ACE HARDWARE	20,000 SF	NNN	-	-
99 CENT ONLY	20,554 SF	NNN	-	-
Available	1,420 SF	NNN	CALL FOR PRICING	-
JIU JITSU GYM	3,600 SF	NNN	-	-
BOXING GYM	2,400 SF	NNN	-	-
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	-	-
FOOTHILLS URGENT CARE	4,680 SF	NNN	-	-
ICE CREAM	805 SF	NNN	-	-
LOS MANJARES	1,610 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	9,237	31,238	47,918
Median Age	52.7	52.4	53.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$65,738	\$63,471	\$63,395
Average	\$81,616	\$81,058	\$81,777



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	182	395	525
Employees	1,786	3,769	5,618
Daytime Population	8,189	24,853	38,809



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	30.4%	28.4%	30.2%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	58.8%	59.5%	60.3%
Services	20.6%	17.2%	16.2%
Blue Collar	20.6%	23.3%	23.6%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,437	21,257	32,694
Median Home Value	\$181,435	\$189,957	\$205,531

*2023 Demographic data derived from ESRI

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