

Ground Lease Available - Drive Thru Pad Site



CBRE

SWC 16th St & Arizona Ave

Yuma, AZ 85364



Property Description

Property Address	1640 S Arizona Ave Yuma, AZ 85364	Lease Rate	\$100,000.00 annually
PAD Size	± 36,844 SF	Zoning	City of Yuma, B-2-AO

Highlights



16th Street Frontage



Drive Thru Pad



Traffic Counts:
Arizona Ave: ±19,167 VPD
16th St: ± 13,735 VPD
Source: Costar



Located in an Opportunity Zone

Demographics

Demographic Comprehensive	±1 Mile	±3 Miles	±5 Miles
2024 Population - Current Year Estimate	7,683	68,282	93,600
2029 Population - Five Year Projection	7,964	70,042	95,746
2024 Households - Current Year Estimate	2,864	25,671	33,520
2029 Households - Five Year Projection	2,998	26,632	34,698
2024 Average Household Income	\$55,546	\$70,033	\$75,923
2029 Average Household Income	\$68,299	\$83,960	\$90,334
2024 Daytime Population	20,805	85,883	108,285

Source: ESRI

Yuma, Arizona

Ready to launch or expand your drive-thru business in Yuma? Secure the ideal location on 16th Street in Yuma, AZ. This strategically positioned drive-thru pad offers exceptional visibility and access, ensuring maximum customer reach. Benefit from the high-volume traffic on 16th Street and capitalize on the growing Yuma market. Invest in your future with a prime drive-thru space designed for success. Explore leasing options and discover the potential of this lucrative location.

Contact Us

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