

FOR SALE

# PAD FOR SALE

*±0.51 AC Commercially Zoned B-2  
Pad in Yuma, AZ*



3010 SOUTH 4TH AVENUE, YUMA, ARIZONA 85364

KIDDER.COM

**km** Kidder Mathews



**\$495,000**  
LIST PRICE

**±22,243**  
SQUARE FEET

**±0.51**  
ACRES

**SUBJECT  
PROPERTY**

Property is a ±0.51 acre lot located on South 4th Avenue, a major road in Yuma

Offering a premier opportunity for retail development due to the improved site and location

Zoned B-2, General Commercial Business, City of Yuma

Partially improved site

Strong household incomes

Great co-tenancy in the area

Strategically located between Southgate Mall and Westgate Mall

±2 miles from Yuma International Airport

Parcel No. 695-26-008

Call Brokers for more details

## DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	15,328	36,245	96,777
AVG HH INCOME	\$57,774	\$66,547	\$73,138
EMPLOYEES	8,643	21,916	44,535
CONSUMER SPENDING	\$153.7M	\$366M	\$973.5M

\*per Costar











*For more information, contact*

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