

FOR SALE

# PAD FOR SALE

$\pm 0.51$  AC Commercially Zoned B-2  
Pad in Yuma, AZ



3010 SOUTH 4TH AVENUE, YUMA, ARIZONA 85364

KIDDER.COM

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Mathews

\$495,000

LIST PRICE

 $\pm 22,243$ 

SQUARE FEET

 $\pm 0.51$ 

ACRES



AVAILABLE FOR SALE

Property is a  $\pm 0.51$  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

$\pm 2$  miles from Yuma International Airport

Parcel No. 695-26-008

Call Brokers for more details

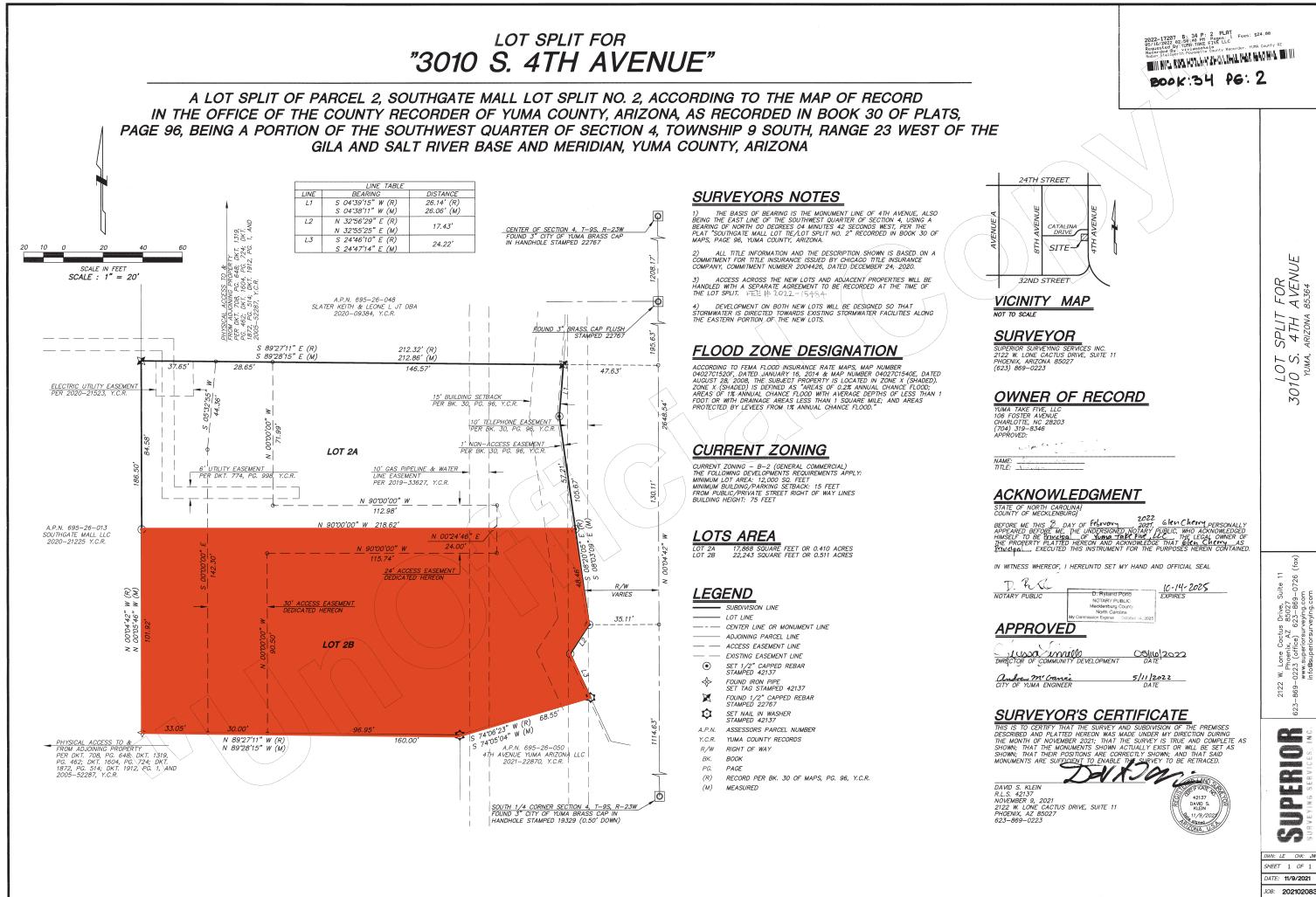
## DEMOGRAPHICS

	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

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## PLAT MAP



3010 S 4TH AVE



AVAILABLE FOR SALE

KIDDER MATHEWS



*For more information, contact*

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