

YUMA BUILDING

502 EAST 8TH AVENUE | YUMA, COLORADO 80759

**RETAIL SPACE FOR SALE OR LEASE**

For Sale: \$2,640,00.00 (\$120.00/SF) | For Lease: \$8.00-\$9.00/SF NNN
(Space can be subdivided, lease rate negotiable)

502 East 8th Avenue is located at the main intersection of US Highway 34 and South Detroit Street which is the main intersection in town and providing the best visibility. Co-tenant is a recently opened new Family Dollar & Dollar Tree combination store occupying 12,100 SF on the north side leaving 9,900 SF fronting on US Highway 34. New first class regional Bank of Colorado building located immediately west and on the south side is First Farm Bank, Dollar General, Dairy Queen and Pizza Hut with the only supermarket in town (ShopAll) across the intersection. With excellent exposure and a signalized intersection this location cannot be beat.

INVESTMENT HIGHLIGHTS

- Great for owner user who wants long-term stable strong credit co-tenant
- Over 8.5 years left on the corporate lease term
- Excellent opportunity for an investor looking to add value through remaining lease up or sub-dividing

PROPERTY HIGHLIGHTS

Building Size	22,000 SF
Available Size	9,900 SF (Endcap For Lease)
Lot Size	1.66 Acres (72,310 SF)
Renovations	Fresh New Exterior Paint



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Demographics

CoStar, 2023

	3 Mile	5 Mile	10 Mile
2022 Population	3,772	3,933	4,318
2022 Households	1,444	1,506	1,658
Average HH Income	\$70,192	\$70,209	\$69,892
Daytime Population	2,468	2,562	2,735



LOCATION HIGHLIGHTS

- Best Location in Yuma
- Highway 34 Frontage
- Corner of Yuma's Main Intersection with Amazing Visibility

For more information, please contact:

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