



RETAIL PROPERTY FOR LEASE OR SALE

# RESTAURANT BLDG AVAILABLE

1521 Yuma Palms Parkway Yuma, AZ 85365



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## LOCATION DESCRIPTION

Located at Yuma Palms Regional Center

## PROPERTY HIGHLIGHTS

- 7,274 SF RESTAURANT BLDG AVAILABLE
- Rare Existing Restaurant Opportunity in the Yuma Palms Regional Center with over 9.4m visits in the past year.
- Join Target, Harkins, Ross, Sam's Club, JC Penney, Ross, Marshalls, Petsmart, Five Below and many more.
- Primary Regional shopping and dining for Yuma and Southwestern Arizona.

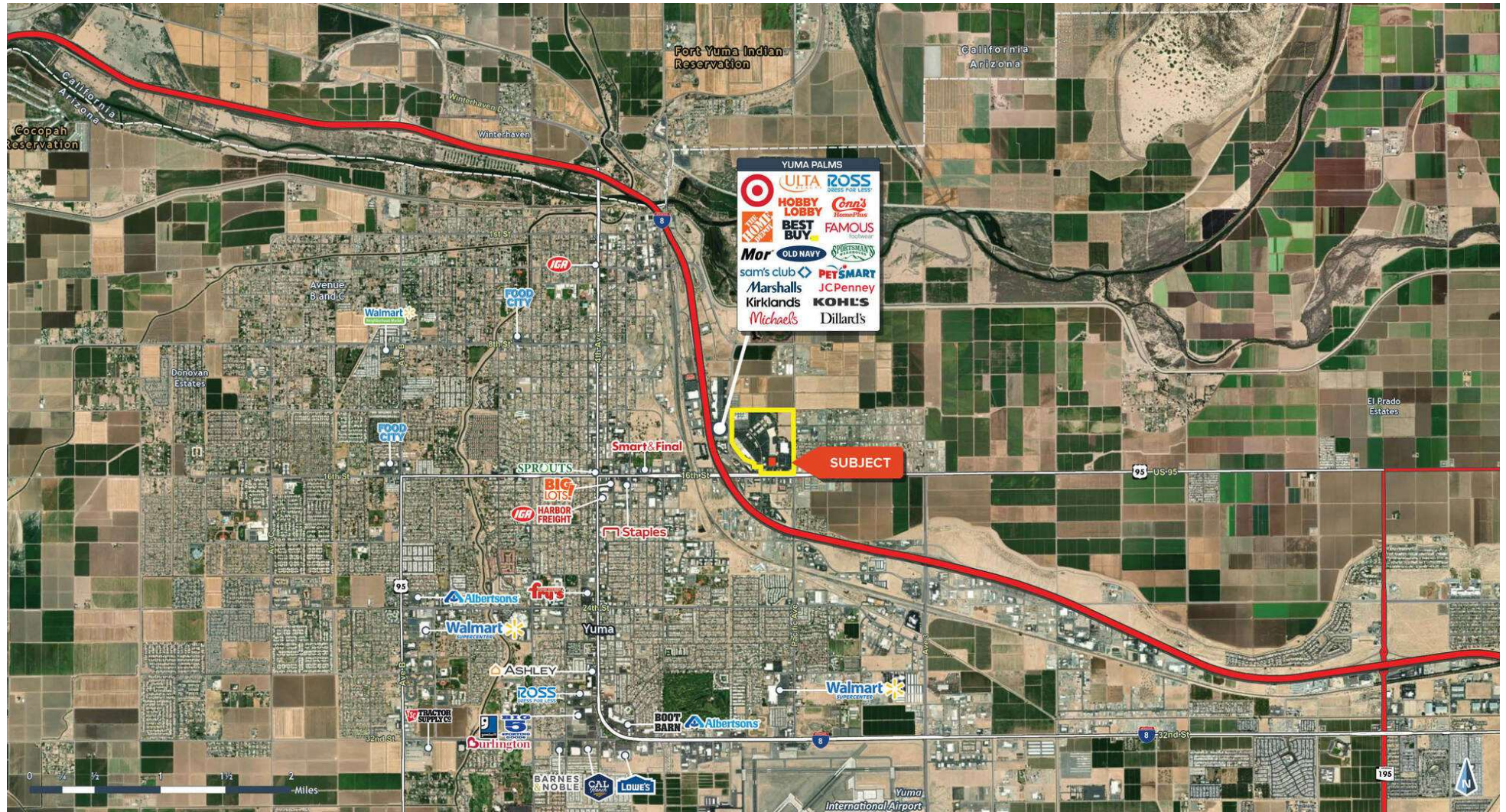
## AREA CO-TENANTS



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## Yuma Palms Regional Power Center

This premier shopping center includes attractive anchor tenants such as: Target, Dillards, JCPenney, Kohl's, and Sam's Club.

Yuma Palms received 9.4M visits in the past year, according to Placer.ai. Loyal customers made up 96.2% of all visits to the center.

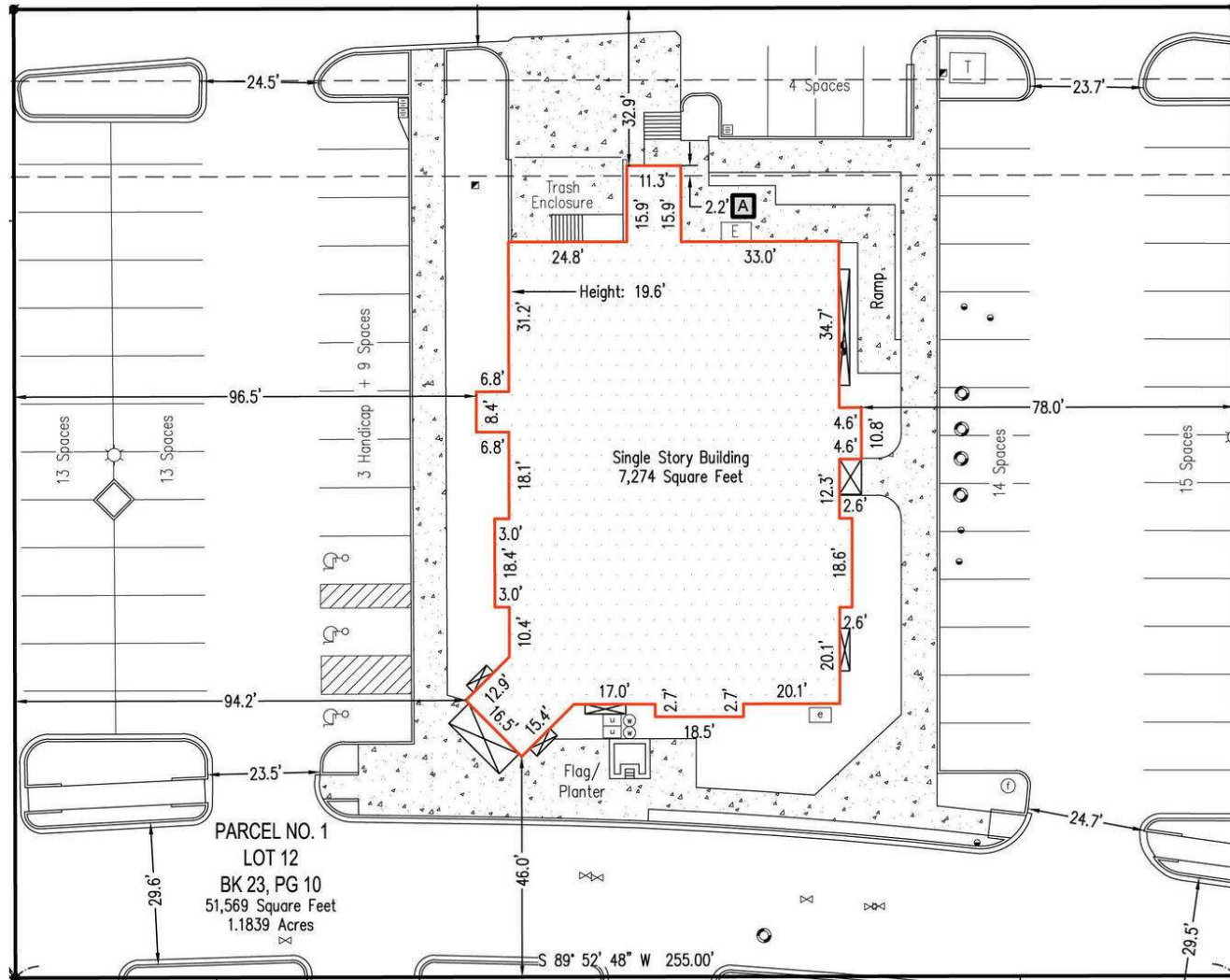
This successful mixed-use and retail center reigns as the dominant shopping center in Yuma, AZ.



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## LEGEND

Available

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## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	7,274 SF	Lease Rate:	CONTACT FOR PRICING

## AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE	DESCRIPTION
RESTAURANT BLDG	Available	7,274 SF	CONTACT FOR PRICING	-

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## POPULATION

	3 MILES	5 MILES	10 MILES
Area Total	48,961	95,850	148,895
Median Age	37.2	35.8	36.7



## HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
Median	\$50,138	\$55,635	\$59,003
Average	\$66,929	\$76,679	\$79,421



## DAYTIME WORKFORCE

	3 MILES	5 MILES	10 MILES
Total Businesses	2,608	3,212	3,926
Employees	38,370	47,656	56,826
Daytime Population	71,789	110,434	153,489



## EDUCATION

	3 MILES	5 MILES	10 MILES
Percentage with Degrees	28.6%	31.8%	31.3%



## EMPLOYMENT

	3 MILES	5 MILES	10 MILES
White Collar Occupation	51.1%	53.0%	53.0%
Services	25.1%	22.4%	21.6%
Blue Collar	23.8%	24.6%	25.4%



## HOUSEHOLD STATISTICS

	3 MILES	5 MILES	10 MILES
Households	18,560	34,456	52,859
Median Home Value	\$219,049	\$246,608	\$259,077

\*2024 Demographic data derived from ESRI

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