



RETAIL PROPERTY FOR LEASE

# SOUTHGATE MALL

505 W. Catalina Dr. Yuma, AZ 85367

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### LOCATION DESCRIPTION

NEC 32nd St. & 8th Ave

### PROPERTY HIGHLIGHTS

- SPACE AVAILABLE
- +/-21,860 SF
- +/-10,530 SF & +/-2,916 SF ENDCAP - CAN BE COMBINED FOR +/-13,400 SF
- PROPOSED PAD AVAILABLE
- Nearly 70,000 vehicles per day at the intersections surrounding the property
- Population nearly 95,000 and Average Income over \$79,000 within 5 miles
- Yuma retail serves nearby communities of San Luis, Somerton, and Wellton with a seasonal population of over 200,000

### AREA CO-TENANTS



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## LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN; CALL	Lease Term:	Negotiable
Total Space:	2,916 - 21,860 SF	Lease Rate:	Negotiable

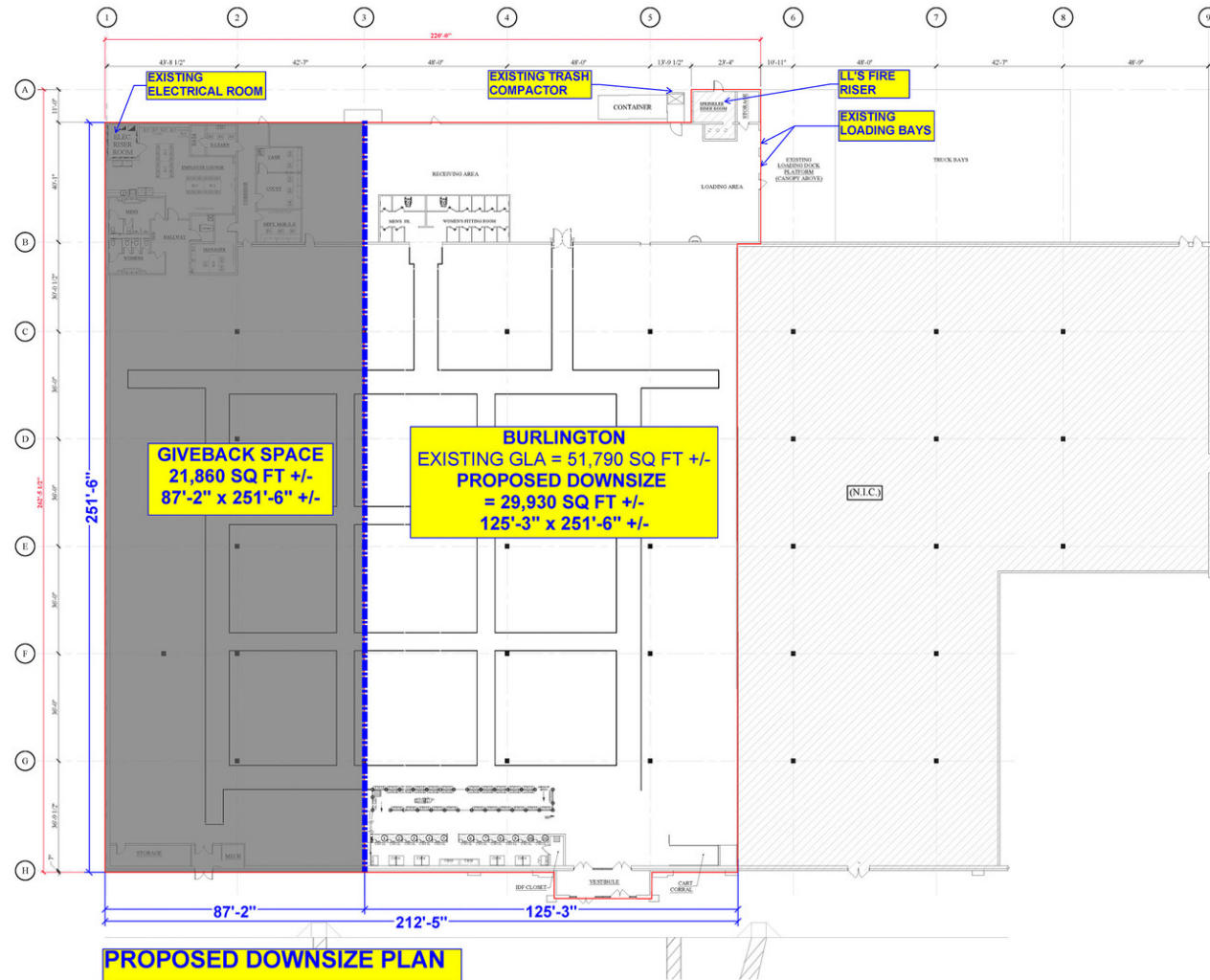
AVAILABLE SPACES

TENANT	SIZE	TYPE	RATE	DESCRIPTION
CRUNCH FITNESS	38,180 SF	NNN	-	-
BURLINGTON COAT FACTORY	29,930 SF	NNN	-	-
Available	21,860 SF	NNN	CALL FOR PRICING	-
GOODWILL	48,428 SF	NNN	-	-
BIG 5 SPORTING GOODS	16,507 SF	NNN	-	-
RRP LIQUIDATIONS	4,560 SF	NNN	-	-
CSL	10,890 SF	NNN	-	-
Available	10,530 SF	NNN	CALL FOR PRICING	CAN BE COMBINED FOR +/-13,400 SF
Available	2,916 SF	NNN	CALL FOR PRICING	CAN BE COMBINED FOR +/-13,400 SF
DUTCH BROS	892 SF	NNN	-	-
CHIPOTLE	2,400 SF	NNN	-	-
Available	3,000 SF	CALL	CALL FOR PRICING	PROPOSED PAD

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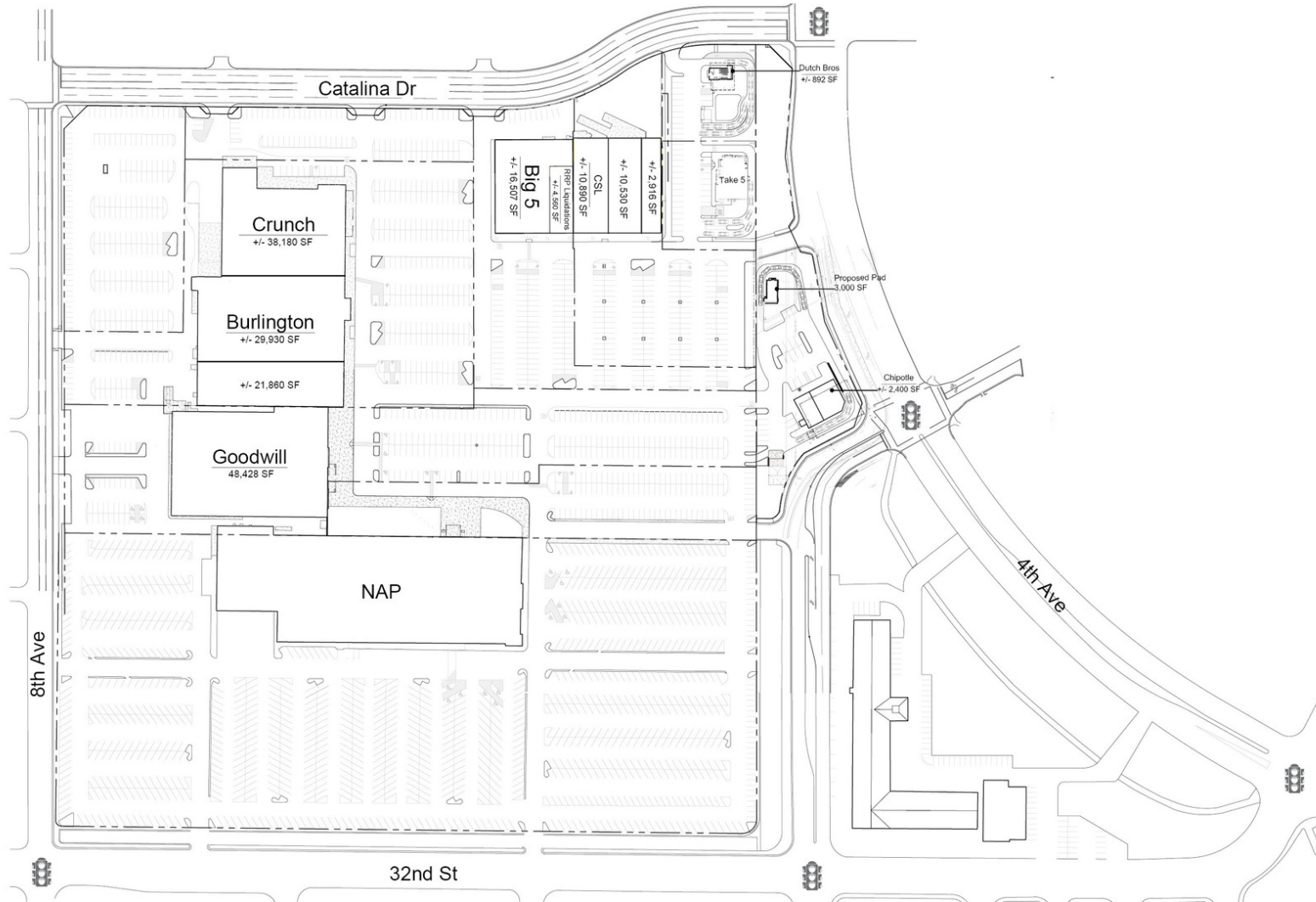
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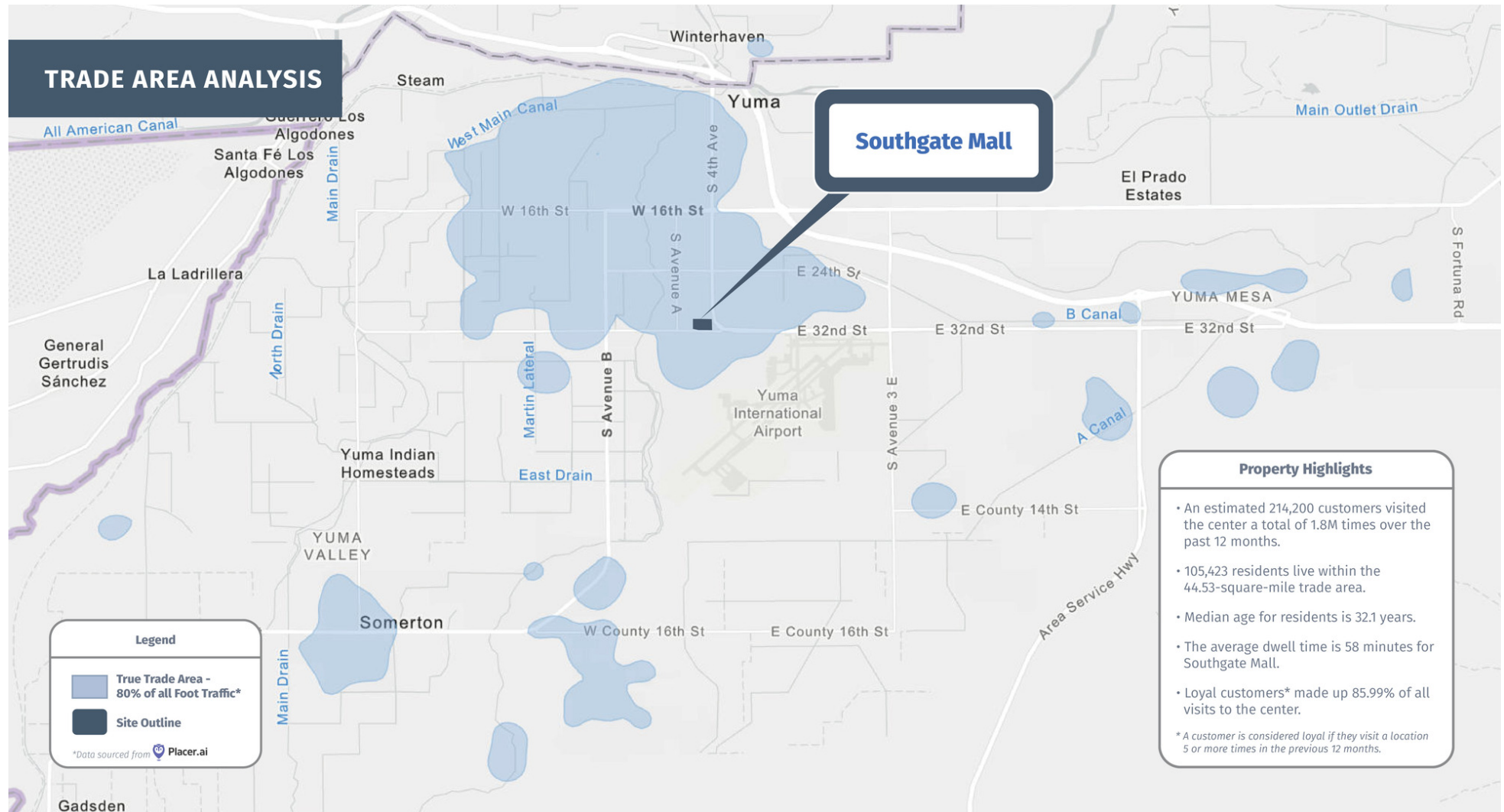


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<div> <b>POPULATION</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Area Total</td><td>12,158</td><td>62,298</td><td>94,908</td></tr><tr><td>Median Age</td><td>39.8</td><td>35.4</td><td>35.4</td></tr></table>					1 MILE	3 MILES	5 MILES	Area Total	12,158	62,298	94,908	Median Age	39.8	35.4	35.4	<div><div></div> <b>HOUSEHOLD INCOME</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Median</td><td>\$51,178</td><td>\$63,048</td><td>\$61,714</td></tr><tr><td>Average</td><td>\$66,126</td><td>\$80,268</td><td>\$79,118</td></tr></table>					1 MILE	3 MILES	5 MILES	Median	\$51,178	\$63,048	\$61,714	Average	\$66,126	\$80,268	\$79,118	<div><div></div> <b>DAYTIME WORKFORCE</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Total Businesses</td><td>590</td><td>2,471</td><td>3,258</td></tr><tr><td>Employees</td><td>8,298</td><td>34,191</td><td>45,687</td></tr><tr><td>Daytime Population</td><td>18,667</td><td>77,277</td><td>109,873</td></tr></table>					1 MILE	3 MILES	5 MILES	Total Businesses	590	2,471	3,258	Employees	8,298	34,191	45,687	Daytime Population	18,667	77,277	109,873
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\* 2025 Demographic data derived from ESRI

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