



**WESTERN**  
RETAIL ADVISORS

RETAIL PROPERTY FOR LEASE

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365

**JASON FESSINGER**

602.368.1090

jfessinger@w-retail.com

**KALEN RICKARD**

602.931.4492

krickard@w-retail.com

**JULIE GREEN**

602.710.1786

jgreen@w-retail.com

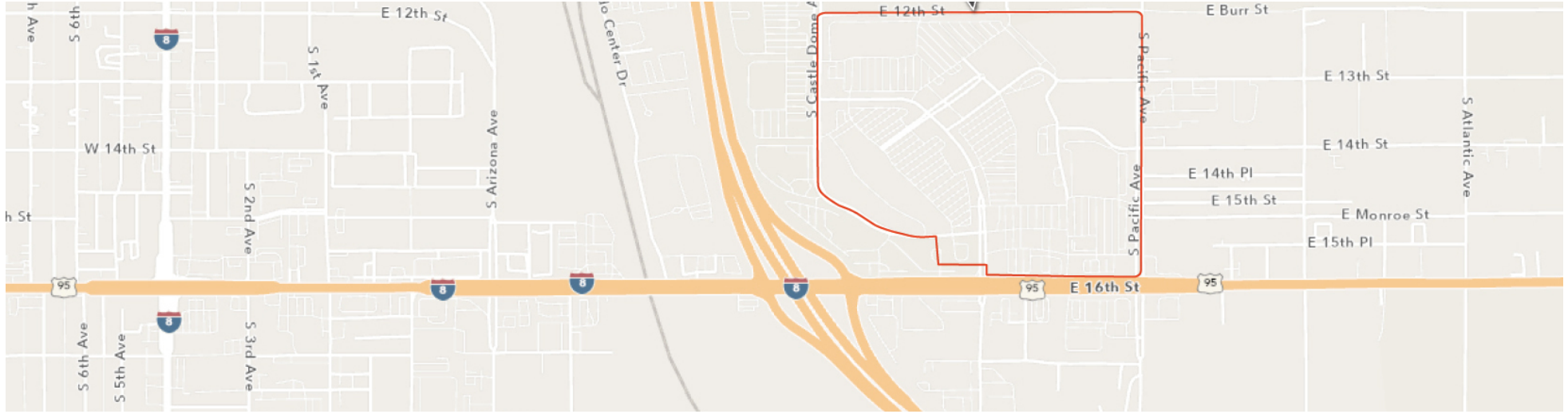
WESTERN RETAIL ADVISORS | 2555 E Camelback Rd, Suite 200 Phoenix AZ, 85016 | 602.778.3747 | w-retail.com

Owned and Managed by:

**BRIDGE33**

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365



## LOCATION DESCRIPTION

Yuma Palms

## PROPERTY HIGHLIGHTS

- Approximately 9.4 Million Visits Per Year
- Several National Tenants also rank in the top of their entire chain.
- 11 National Tenants at Yuma Palms Rank 1st to 4th in the entire state of Arizona.
- 6 National Tenants at Yuma Palms Rank 6th to 11th in the entire state of Arizona.
- Harkins Theater, Target, Ross, Best Buy, Marshalls, JC Penny, Dillards, Sam's Club, Kohl's, Petsmart, Michael's, Old Navy, Ulta are just some of our Box Tenants.
- Chipotle, Red Lobster, In N Out, Panda Express, Del Taco, Olive Garden and Black Bear Diner are just some of our food operators.
- Two Pads available for Ground Lease. Join other outlot users Chili's, Jack In The Box, Famous Dave's BBQ, Red Lobster, Olive Garden, In-N-Out, Black Bear Diner and Discount Tire.
- Only a handful of opportunities left available.

## AREA CO-TENANTS



*The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.*

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365

## PLACER.AI RETAIL VISIT RANKINGS

Yuma, AZ

	259,700 Visits	1st in the state
	445,800 Visits	1st in the state
	268,900 Visits	1st in the state
	523,600 Visits	2nd in the state
	635,500 Visits	2nd in the state
	266,100 Visits	2nd in the state
	125,500 Visits	2nd in the state
	1.9M Visits	3rd in the state
	363,700 Visits	4th in the state

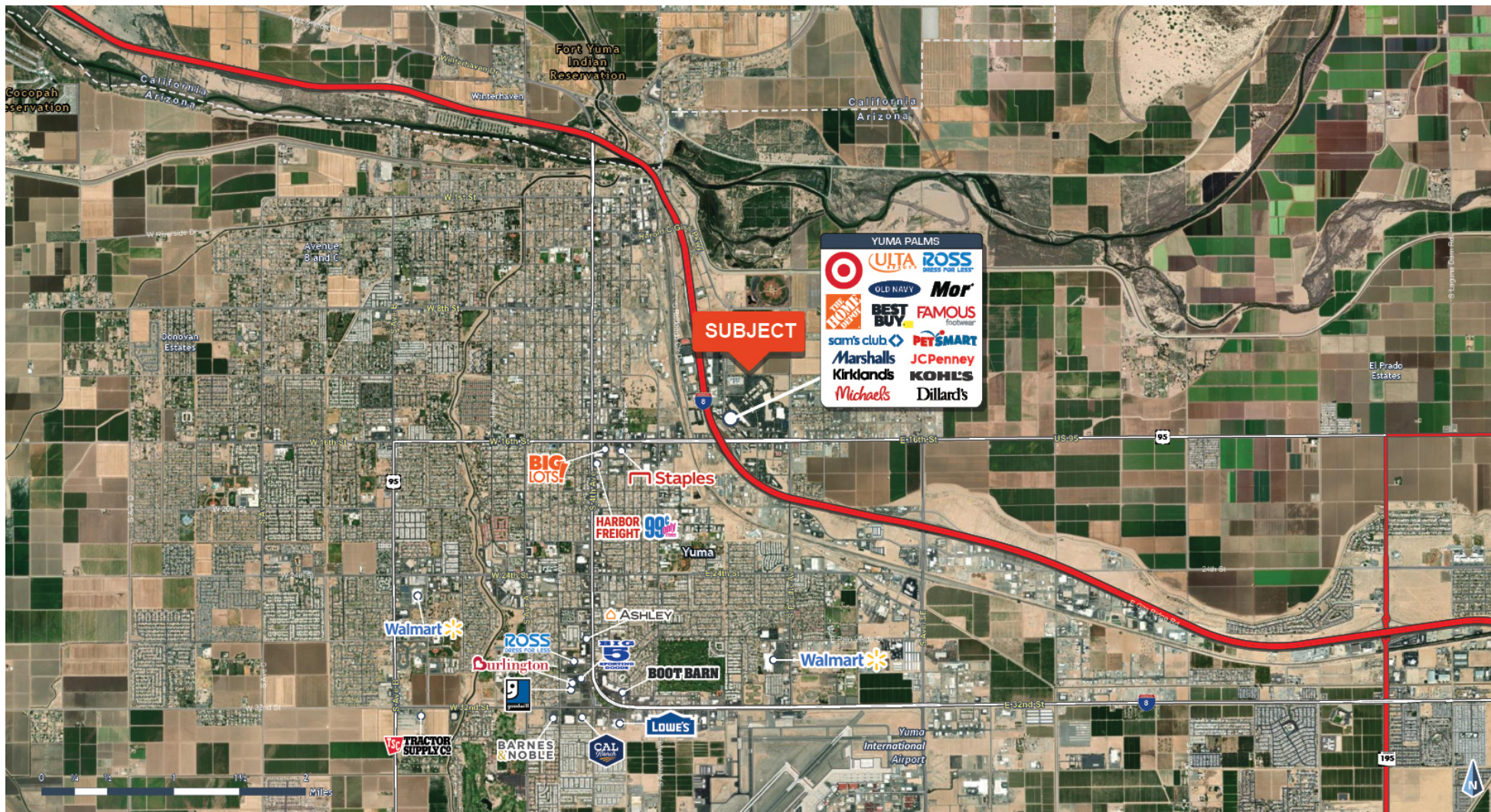
	251,300 Visits	4th in the state
	233,800 Visits	4th in the state
	436,600 Visits	6th in the state
	277,300 Visits	6th in the state
	128,800 Visits	8th in the state
	638,900 Visits	9th in the state
	132,700 Visits	9th in the state
	1.5M Visits	11th in the state

Source: 2022 Placer.ai

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365



**Yuma Palms Regional Power Center**

This premier shopping center in Yuma 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 placera.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.

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365

## Key regional industry, economic, and development assets include the following:

Agriculture, MCAS-Yuma, Yuma Proving Ground, Tourism, and Manufacturing

### Agriculture

- Produces nearly \$3.4B in products annually, 90% of the U.S. supply of winter vegetables, and features the Yuma Center of Excellence for Desert Agriculture

### MCAS-Yuma

- Functions as the U.S. Marine Corps' premier aviation training facility and represents \$654M in economic activity annually.

### Yuma Proving Ground

- Functions as the Army's most versatile weapons testing facility, including small weapons, tanks, helicopters, and artillery, represents \$1.12B in economic activity.

### Tourism

- The winter months see the Yuma County population grow by over 76,000 as the winter visitors make their annual trek to Yuma and contribute \$452M in economic activity.

### Manufacturing

- The region's manufacturing sector features Fortune 500 companies such as Johnson Controls, Shaw Carpets, Associated Materials, and International paper and is expanding into agricultural food product production and aerospace systems.

Source: [yumacountyaz.gov](http://yumacountyaz.gov)

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365

## Border Consumer Traffic

The importance of the retail sector to Yuma is further magnified when considering the cross-border spending of Mexican visitors. Although curtailed during the pandemic, this spending is now regaining its footing. The estimated annual impact of these visitors is nearly \$2.4 billion.

Source: yumaaz.gov

ANNUAL WINTER VISITORS

90k

ANNUAL VISITORS FROM CANADA

33%

ANNUAL WINTER VISITOR SPENDING

\$179m

## YUMA, AZ DATA

Yuma County's population has grown nearly 15% since 2010, and employment growth over the same time period was nearly 6%.

Source: yumacountyaz.gov

Yuma is a prime business location along Interstate 8, halfway between San Diego and Phoenix. Yuma's proximity to Mexico also facilitates access to consumer and supplier markets for companies seeking international growth. The San Luis Port of Entry is 20 miles south and Algodones, Baja California lies 8 miles west of Yuma off Interstate 8.

Source: yumaaz.gov



**Fastest-Growing Arizona City outside of Phoenix & Tucson**  
BETWEEN 2014 AND 2017, THE YUMA AREA EXPERIENCED JOB GROWTH OF 3.5% FOR A NET GAIN OF NEARLY 3,100 NEW JOBS.

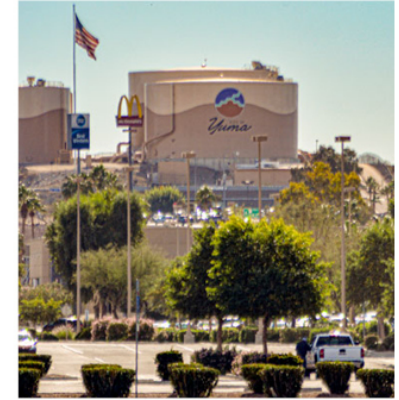
Source: yumacountyaz.gov

## MILITARY

Yuma's two military bases are critical to the nation's defense and a stabilizing influence on the local economy.

- YPG is the Army's center for desert natural environment testing and evaluation. This includes testing of all types of materiel, including prototype combat vehicles, artillery, conventional munitions, aircraft and other items critical to the Army's mission. YPG also contracts with other nations to test specialized equipment from around the globe. One of the largest military installations in the world.

Source: yumaaz.gov



Source: yumaaz.gov

4,000  
Active-duty  
Marines & Sailors

2,000  
Civilian Employees

\$700M  
Annual Economic  
Impact

Source: yumaaz.gov

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365



## LEGEND

Available

NAP

Other

Unavailable

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	0 - 4,126 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Michaels - 2	Michaels - 2	24,864 SF	NNN	-	-
Harkins Theatres - 4	Harkins Theatres - 4	63,255 SF	NNN	-	-
Coldstone Creamery - 5	Coldstone Creamery - 5	1,200 SF	NNN	-	-
Buffalo Wild Wings - 7	Buffalo Wild Wings - 7	7,805 SF	NNN	-	-
<b>AVAILABLE - 8</b>	<b>Available</b>	<b>943 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>	<b>CALL FOR PRICING</b>
L&L Hawaiian BBQ - 9	L&L Hawaiian BBQ - 9	1,455 SF	NNN	-	-
Honey Leaf Boba Tea - 10	Honey Leaf Boba Tea - 10	857 SF	NNN	-	-
Thai Restaurant - 11	Thai Restaurant - 11	1,400 SF	NNN	-	-
Ah-So Steak & Sushi - 12	Ah-So Steak & Sushi - 12	4,351 SF	NNN	-	-
Zumiez - 13	Zumiez - 13	2,696 SF	NNN	-	-
Hot Topic - 14	Hot Topic - 14	1,750 SF	NNN	-	-
Claire's Accessories - 15	Claire's Accessories - 15	1,260 SF	NNN	-	-
Liz's Nail Spa - 16	Liz's Nail Spa - 16	1,400 SF	NNN	-	-
Journeys - 17	Journeys - 17	1,750 SF	NNN	-	-
Bath & Body Works - 18	Bath & Body Works - 18	2,843 SF	NNN	-	-
American Eagle - 19	American Eagle - 19	5,000 SF	NNN	-	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

**YUMA PALMS**

1305 Yuma Palms Parkway Yuma, AZ 85365

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
AVAILABLE - 20	Available	3,600 SF	NNN	CALL FOR PRICING	CALL FOR PRICING
Journey's Kidz - 21	Journey's Kidz - 21	1,286 SF	NNN	-	-
Aeropostale - 22	Aeropostale - 22	5,200 SF	NNN	-	-
Bath & Body Works - 23	Bath & Body Works - 23	1,442 SF	NNN	-	-
AVAILABLE - 24	Available	1,260 SF	NNN	CALL FOR PRICING	CALL FOR PRICING
Sunglass Hut - 25	Sunglass Hut - 25	1,400 SF	NNN	-	-
AVAILABLE - 26	Available	1,260 SF	NNN	CALL FOR PRICING	CALL FOR PRICING
Euphoria Perfumes - 27	Euphoria Perfumes - 27	910 SF	NNN	-	-
Just Sports - 28	Just Sports - 28	2,030 SF	NNN	-	-
Foot Locker - 29	Foot Locker - 29	4,493 SF	NNN	-	-
Planet X - 30	Planet X - 30	5,490 SF	NNN	-	-
Sleep Number - 31	Sleep Number - 31	3,150 SF	NNN	-	-
Get Axed - 32	Get Axed - 32	4,860 SF	NNN	-	-
AVAILABLE - 36	Available	4,126 SF	NNN	CALL FOR PRICING	CALL FOR PRICING
AVAILABLE - 37	Available	3,167 SF	NNN	CALL FOR PRICING	CALL FOR PRICING
AVAILABLE - 38	Available	2,155 SF	NNN	CALL FOR PRICING	CALL FOR PRICING
Zales Jewelers - 39	Zales Jewelers - 39	2,295 SF	NNN	-	-
Spectrum - 40	Spectrum - 40	3,600 SF	NNN	-	-
Kay Jewelers - 41	Kay Jewelers - 41	1,980 SF	NNN	-	-
AVAILABLE - 42	Available	1,980 SF	NNN	CALL FOR PRICING	CALL FOR PRICING

*The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.*

**YUMA PALMS**

1305 Yuma Palms Parkway Yuma, AZ 85365

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Lost Empire - 43	Lost Empire - 43	3,150 SF	NNN	-	-
Lane Bryant - 44	Lane Bryant - 44	4,800 SF	NNN	-	-
<b>AVAILABLE - 46</b>	<b>Available</b>	<b>1,580 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>	<b>CALL FOR PRICING</b>
T-Mobile - 47	T-Mobile - 47	2,005 SF	NNN	-	-
<b>AVAILABLE - 48</b>	<b>Available</b>	<b>1,817 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>	<b>CALL FOR PRICING</b>
OneMain Financial - 49	OneMain Financial - 49	1,800 SF	NNN	-	-
Five Below - 62	Five Below - 62	10,966 SF	NNN	-	-
The Children's Place - 64	The Children's Place - 64	3,483 SF	NNN	-	-
Famous Footwear - 65	Famous Footwear - 65	8,005 SF	NNN	-	-
Old Navy - 66	Old Navy - 66	14,800 SF	NNN	-	-
PetSmart - 67	PetSmart - 67	19,184 SF	NNN	-	-
Ulta Beauty - 68	Ulta Beauty - 68	9,767 SF	NNN	-	-
Ross Dress for Less - 69	Ross Dress for Less - 69	29,983 SF	NNN	-	-
Beall's Outlet - 70	Beall's Outlet - 70	24,943 SF	NNN	-	-
Marshalls - 71	Marshalls - 71	28,500 SF	NNN	-	-
Best Buy - 72	Best Buy - 72	19,792 SF	NNN	-	-
America's Best - 76 & 77	America's Best - 76 & 77	2,913 SF	NNN	-	-
The Joint Chiropractic - 78	The Joint Chiropractic - 78	1,080 SF	NNN	-	-
uBreakiFix - 79	uBreakiFix - 79	1,080 SF	NNN	-	-
GNC - 80	GNC - 80	1,030 SF	NNN	-	-

*The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.*

**YUMA PALMS**

1305 Yuma Palms Parkway Yuma, AZ 85365

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Gamestop - 81	Gamestop - 81	1,200 SF	NNN	-	-
Vitamin Shoppe - 82	Vitamin Shoppe - 82	3,400 SF	NNN	-	-
Mor Furniture - 93	Mor Furniture - 93	24,811 SF	NNN	-	-
<b>AVAILABLE - OUTLOT</b>	<b>Available</b>	<b>0 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>	<b>CALL FOR PRICING</b>
<b>AVAILABLE - OUTLOT</b>	<b>Available</b>	<b>0 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>	<b>CALL FOR PRICING</b>
Kohl's	Kohl's	0 SF		Negotiable	NAP
Jack-In-The-Box	Jack-In-The-Box	0 SF		Negotiable	NAP
Target	Target	0 SF		Negotiable	NAP
AT&T Mobility	AT&T Mobility	0 SF		Negotiable	NAP
Discount Tire	Discount Tire	0 SF		Negotiable	NAP
Verizon Wireless	Verizon Wireless	0 SF		Negotiable	NAP
Chuck E. Cheese	Chuck E. Cheese	0 SF		Negotiable	NAP
Chili's Grill & Bar	Chili's Grill & Bar	0 SF		Negotiable	NAP
JC Penney	JC Penney	0 SF		Negotiable	NAP
Dillard's	Dillard's	0 SF		Negotiable	NAP
Sam's Club	Sam's Club	0 SF		Negotiable	NAP
Famous Dave's BBQ	Famous Dave's BBQ	0 SF		Negotiable	NAP
Hooters	Hooters	0 SF		Negotiable	NAP
Red Lobster	Red Lobster	0 SF		Negotiable	NAP
Chipotle Mexican Grill	Chipotle Mexican Grill	0 SF		Negotiable	NAP

*The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.*

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
	Kneader's Bakery	0 SF		Negotiable	NAP
	Olive Garden	0 SF		Negotiable	NAP
	Del Taco	0 SF		Negotiable	NAP
	Panda Express	0 SF		Negotiable	NAP
	In-N-Out Burger	0 SF		Negotiable	NAP
	Black Bear Diner	0 SF		Negotiable	NAP

*The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.*

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# YUMA PALMS

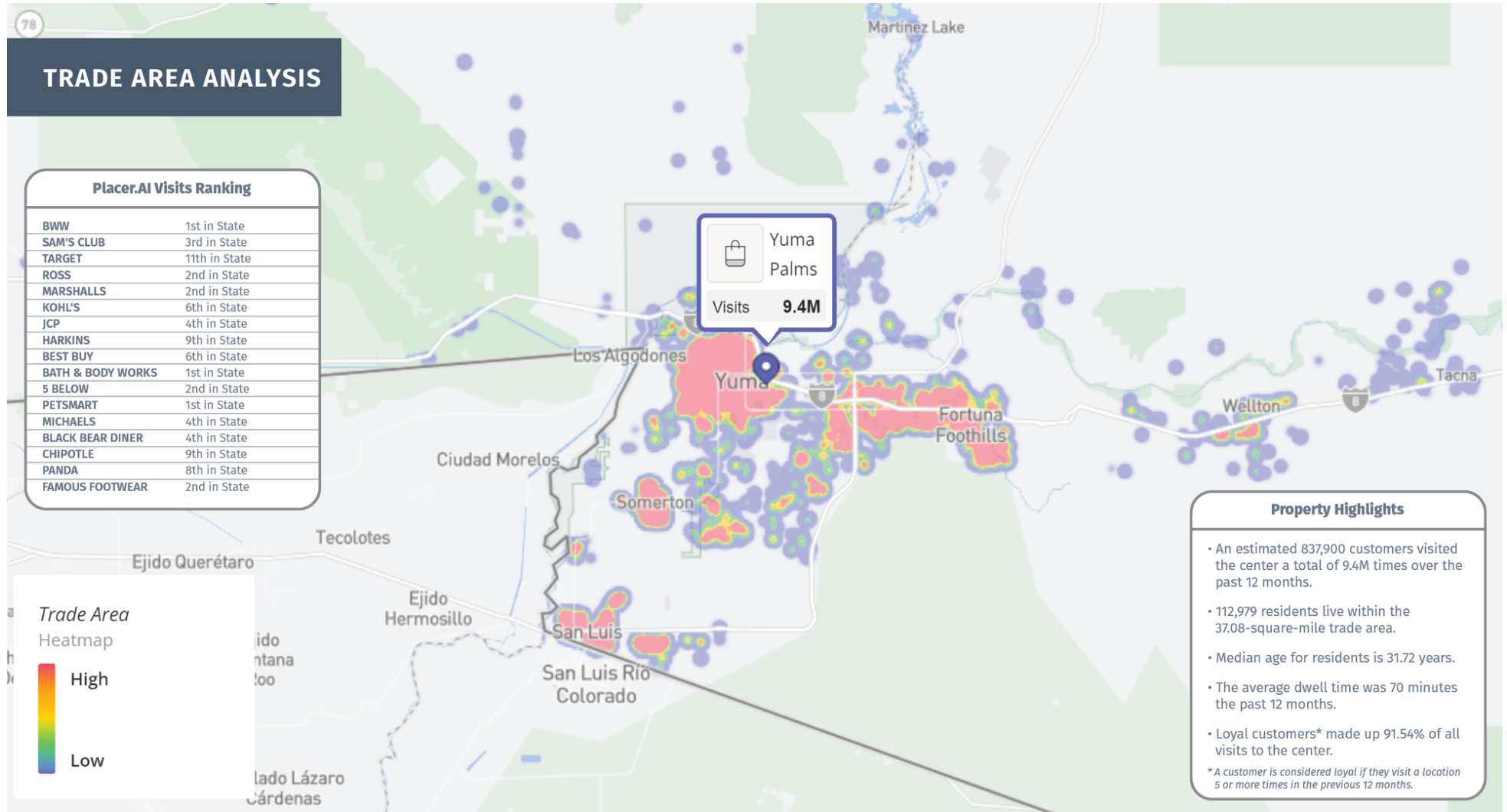
1305 Yuma Palms Parkway Yuma, AZ 85365



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365

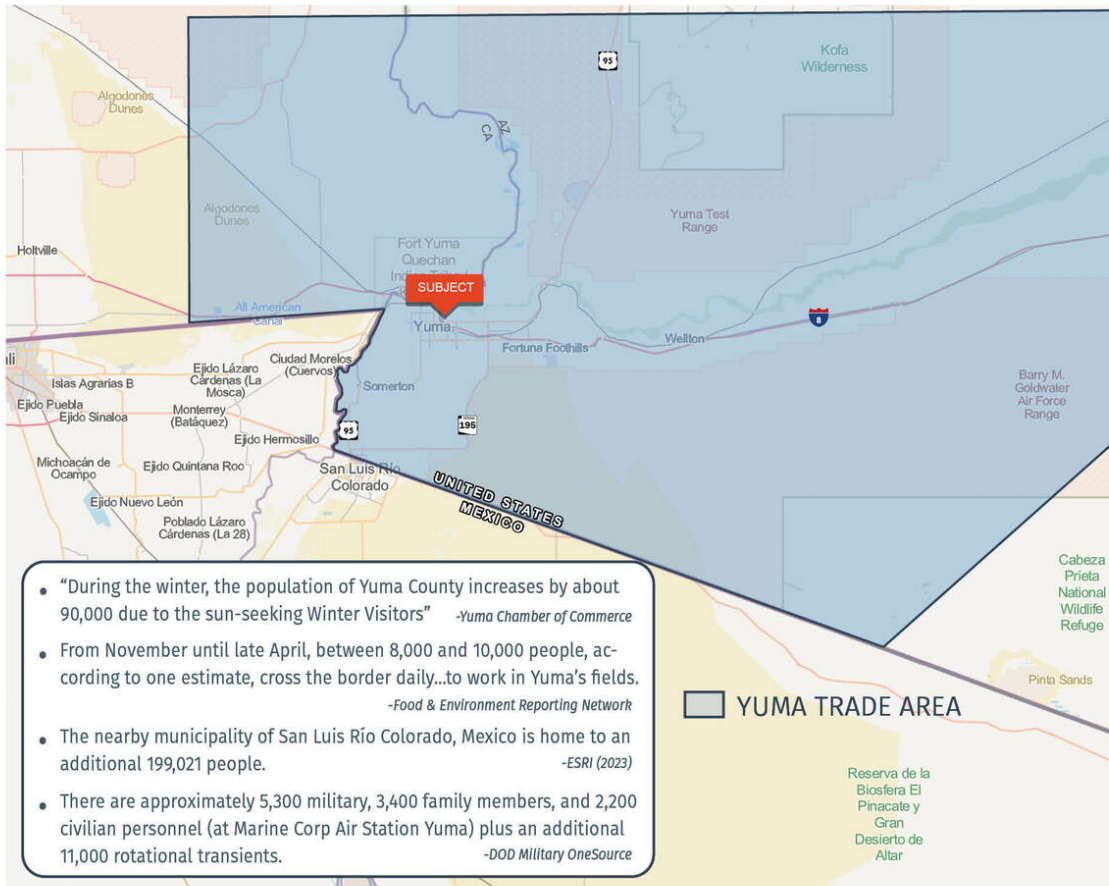


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365



## POPULATION

Area Total 213,197  
Median Age 36.5

## EDUCATION

Percentage with Degrees 27.2%

## HOUSEHOLD INCOME

Median \$58,118  
Average \$77,919

## EMPLOYMENT

White Collar Occupation 50.4%  
Services 19.8%  
Blue Collar 29.8%

## DAYTIME WORKFORCE

Total Businesses 4,307  
Employees 64,045  
Daytime Population 208,593

## HOUSEHOLD STATISTICS

Households 73,328  
Median Home Value \$190,479

\* 2023 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365



## POPULATION

	3 MILES	5 MILES	10 MILES
Area Total	53,132	95,571	145,909
Median Age	35.1	34.0	34.9



## HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
Median	\$50,148	\$55,453	\$60,062
Average	\$67,580	\$76,058	\$79,842



## DAYTIME WORKFORCE

	3 MILES	5 MILES	10 MILES
Total Businesses	2,495	3,040	3,695
Employees	35,846	44,991	53,508
Daytime Population	74,009	110,251	151,925



## EDUCATION

	3 MILES	5 MILES	10 MILES
Percentage with Degrees	28.3%	30.7%	30.9%



## EMPLOYMENT

	3 MILES	5 MILES	10 MILES
White Collar Occupation	51.3%	52.9%	53.0%
Services	24.3%	21.6%	20.7%
Blue Collar	24.4%	25.4%	26.3%



## HOUSEHOLD STATISTICS

	3 MILES	5 MILES	10 MILES
Households	20,162	34,157	51,331
Median Home Value	\$164,773	\$181,906	\$189,886

\*2023 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.