



2,283 SQ FT | MODERN OFFICE/INVESTMENT/RETAIL SUITE

Fortuna Palms Plaza Foothills Opportunity

11375 S FORTUNA ROAD, SUITE F, YUMA, AZ 85367




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 KELLERWILLIAMS.
REALTY YUMA | 
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

Executive Summary

A well-maintained retail/office unit in the thriving Fortuna Palms Plaza—a modern commercial condominium complex strategically positioned along Yuma's most traveled Foothills corridor with exceptional visibility and consistent tenant demand.

Ideal for both investor ownership and owner-user occupancy, this 2,283 sq ft space combines flexible layout potential with proven location strength, complementary neighboring tenants, and strong market fundamentals in one of Yuma's most active commercial corridors.

Current tenant lease through April 2026.

20260839	700-45-249	2,283	\$749K	C-2
MLS	APN	SQUARE FEET	ASKING PRICE	ZONING



Property Specifications

Building Specifications

Suite F Area	2,283 SF
Year Built	2018
Lot Size (Plaza)	0.85 Acres
Stories	Single Story

Zoning & Access

Zoning	C-2 Commercial
Parking	Ample Shared

Designed for Flexible Tenancy

Retail

Professional Office

Service-Based

Owner-User Value

For owner-users, acquiring this property offers significant savings versus leasing. Build equity while securing your business location in a premier market.

Financial Snapshot

Investment Metrics

PURCHASE PRICE

\$749,000

PRICE PER SF

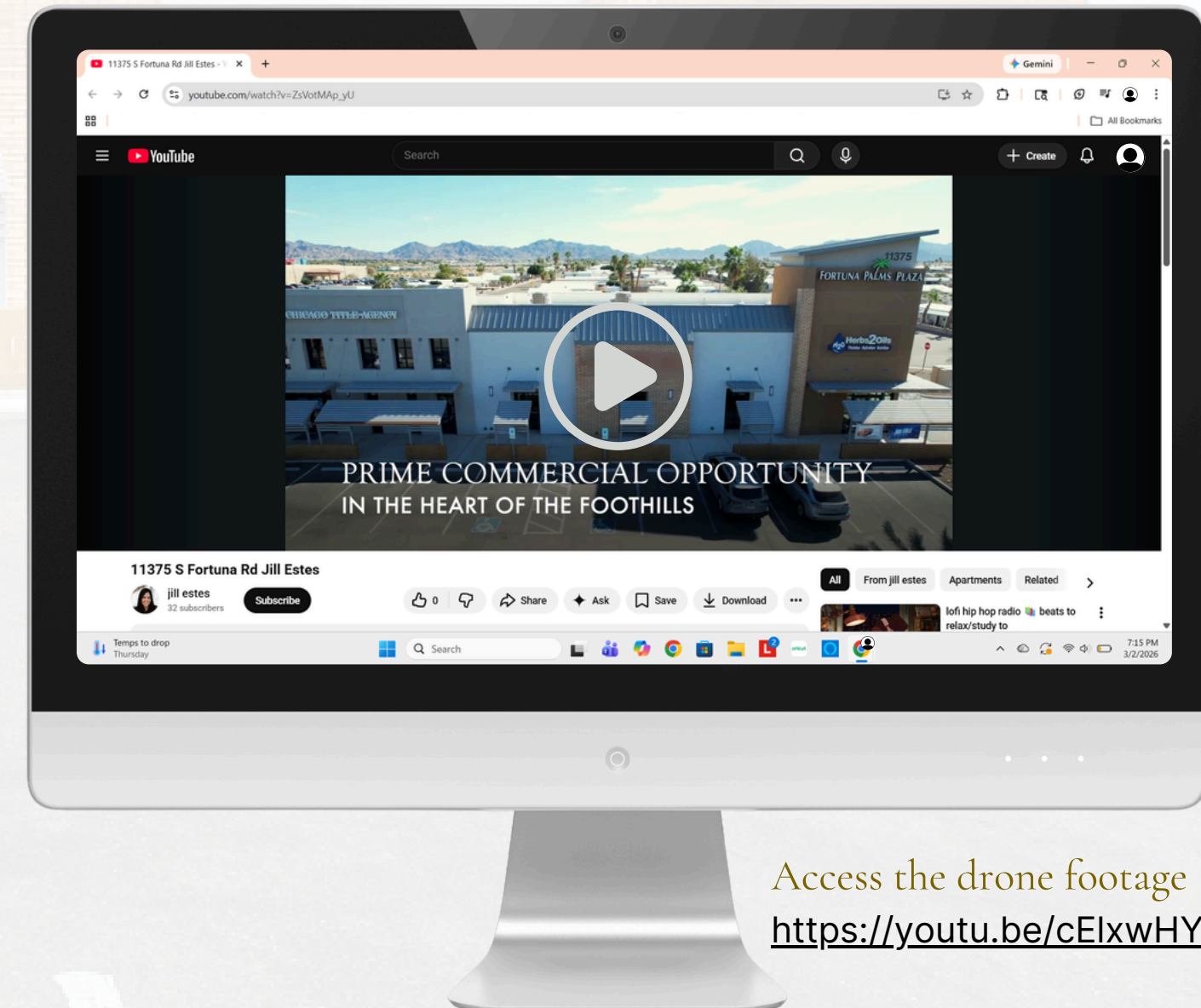
\$328/SF

MONTHLY HOA

~\$1,027

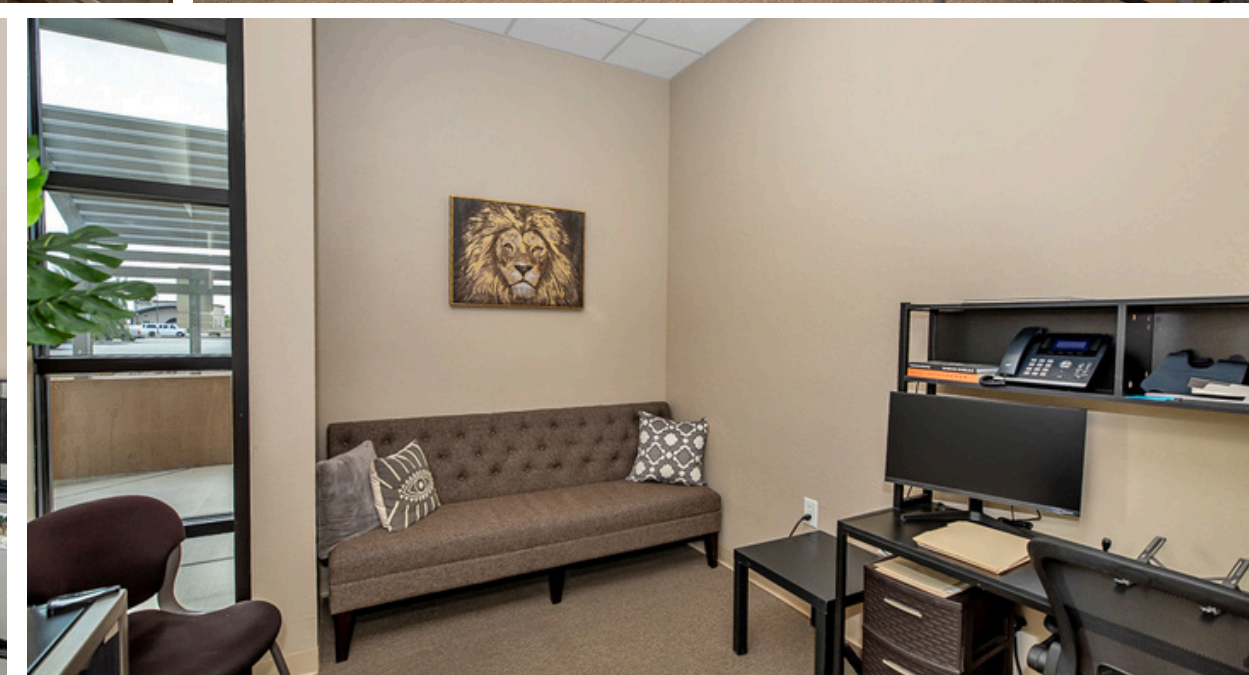
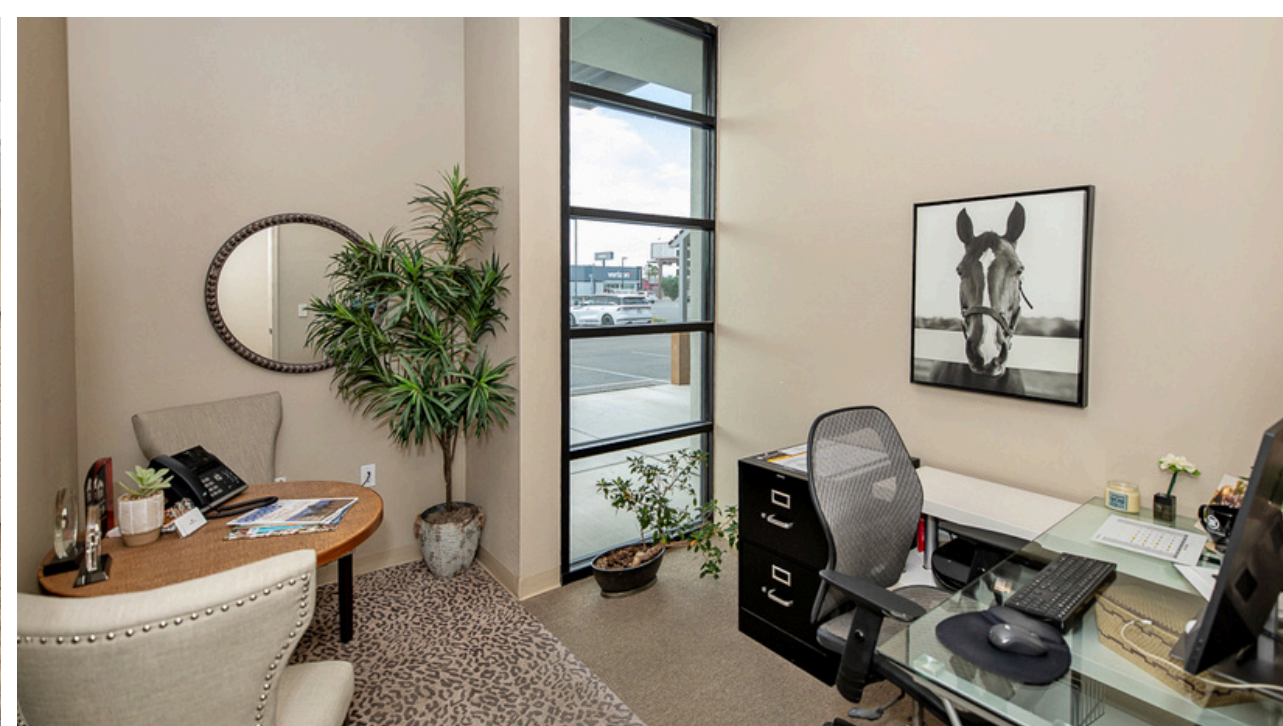
Monthly FPOA includes:

- ✓ Property taxes for the suite
- ✓ Water service
- ✓ Trash service
- ✓ Landscape maintenance
- ✓ Parking lot & walkway lighting (common areas)
- ✓ Fire alarm system monitoring
- ✓ Parking lot resurfacing (as needed)
- ✓ Exterior pest control
- ✓ A/C filter maintenance and service



Access the drone footage here:
<https://youtu.be/cElxwHYmXqo>





Fortuna Road Foothills Hub

Located directly on South Fortuna Road, one of Yuma's premium retail corridors, Fortuna Palms Plaza commands exceptional visibility.

- Site Visibility
- Close to major retailers & services



Area Context

Nearby tenants

- National Retailers
- Professional Services
- Dining Options
- Medical/Dental
- Financial Services
- Wellness

Residential development continues in surrounding areas, expanding customer base and workforce availability.

Unit Layout

Reception Area

Professional entry with natural light

Private Offices

8 offices — individually configured

Conference Room

Large format meeting space

Support Areas

Break room, restrooms, storage




CHICAGO TITLE AGENCY
LET'S SCHEDULE A TOUR

Ready to Discuss This Opportunity

CONTACT ME FOR MORE INFORMATION OR TO SCHEDULE A PRIVATE SHOWING




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