

FOR SALE

**3650 W. 8th St.
Yuma, AZ 85364**

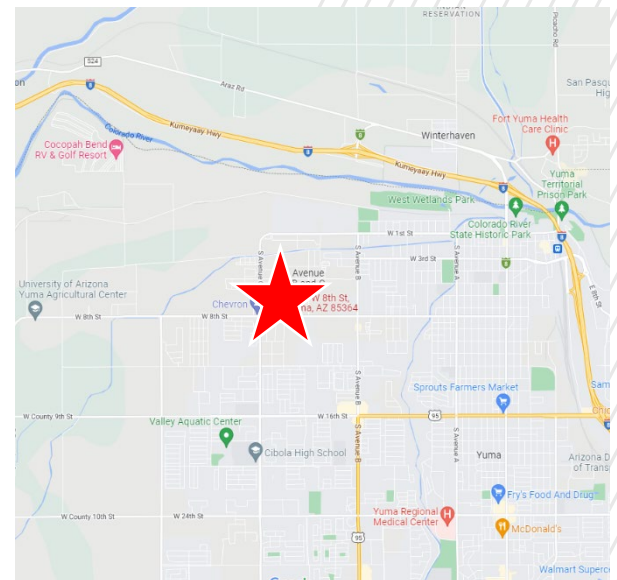


PROPERTY HIGHLIGHTS

- Free-standing building built in 1967
- Located in a highly populated area
- Great for retail or office space: law firm, pet clinic, plasma center, appliance repair, or auto repair.

BUILDING SF	2613
LAND SF	14,687
YEAR BUILT	1967
PARKING	20 Spaces (Est.)
TRAFFIC COUNTS	24,423 Total Traffic Count

SIGNAGE TYPE	N/A
1-MILE (POP.)	14,383
3-MILE (POP.)	67,129
MED. INCOME	\$50,775
SPACE USE	Retail / Office



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MARKET COMMENTARY

Median household income of \$51,817.

Top industries are agriculture, military, health care and social services, retail, construction accommodation and food services.

Top employers are Yuma Regional Medical Center (2,050 employees), Trax International (1,050 employees), Alside Windows (520 employees), Convey Health Solutions (520 employees). From 2016 to 2018, Yuma has added five new industrial facilities.



LEGAL INFORMATION

TAX PARCEL ID	632-57-052 & 632-57-100
2021 RE TAXES	\$1,883.16
ZONING	C-2

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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