# USHMAN & PICOR

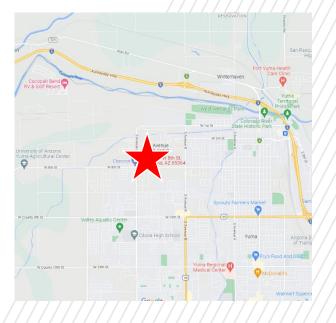
FOR SALE 3650 W. 8th St. Yuma, AZ 85364



## **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	SIGNAGE TYPE	N/A
LAND SF	14,687	1-MILE (POP.)	14,383
YEAR BUILT	1967	3-MILE (POP.)	67,129
PARKING	20 Spaces (Est.)	MED. INCOME	\$50,775
TRAFFIC COUNTS	24,423 Total Traffic Count	SPACE USE	Retail / Office



JEFF SCHEIDEGGER Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com

#### TUCSON CONTACT **Greg Furrier Principal, Retail Properties** +1 520 546 2735 gfurrier@picor.com

TUCSON CONTACT Rob Tomlinson Principal, Retail Properties +1 520 546 2757 rtomlinson@picor.com

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## MARKET COMMENTARY

Median household income of \$51,817.

Top industries are agriculture, military, heath 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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