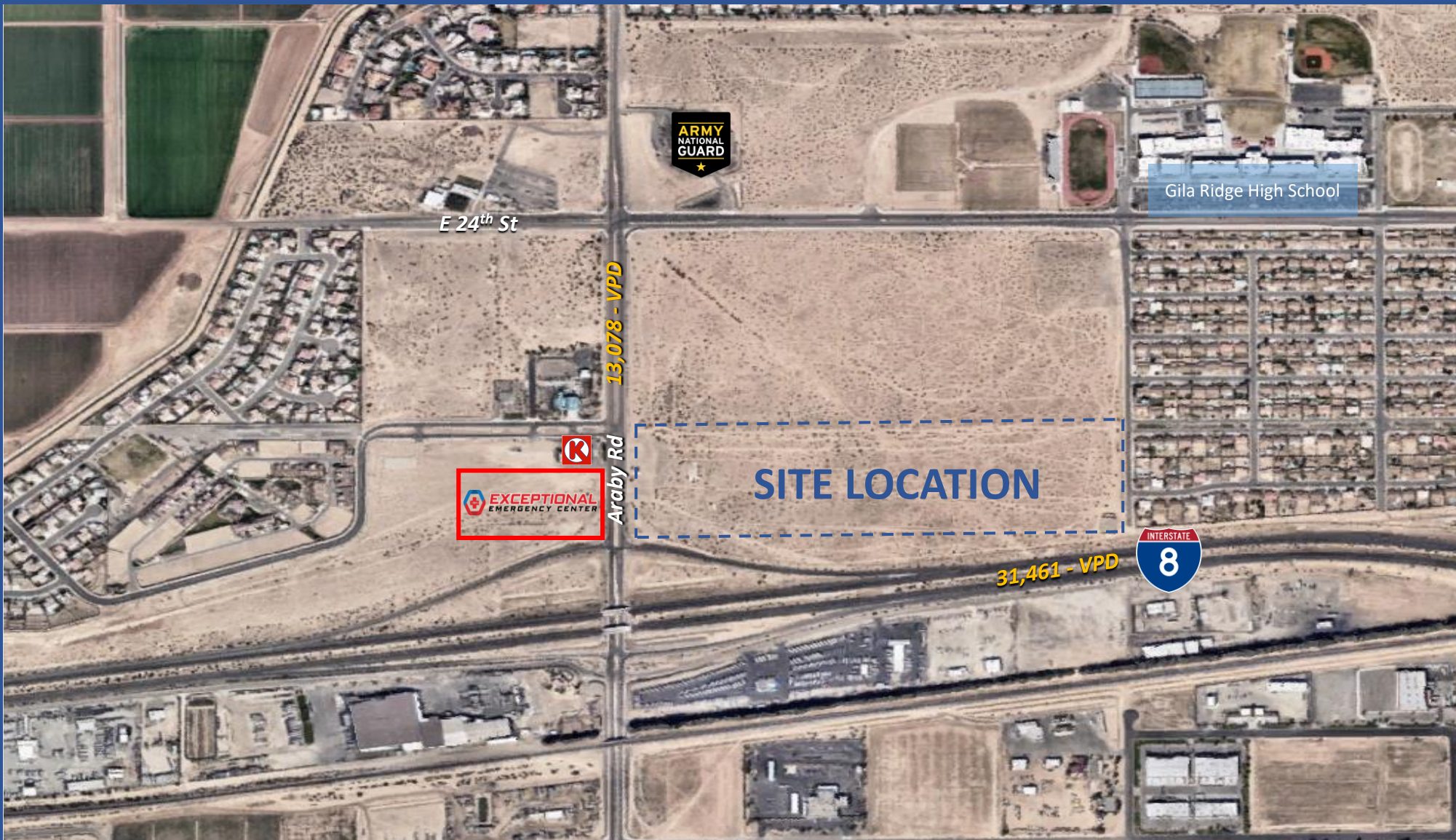


NEW FREEWAY DEVELOPMENT - YUMA PADS AND SHOPS AVAILABLE



NEC Araby Rd and Interstate 8, Yuma, AZ | YUMA PLAZA



AVAILABILITY

Lease Rate: Call for Pricing

Available: Potential Fast Food Pads
Potential Car Wash Pad
Retail and Big Box Space
Shop Space
Drive-Thru Endcap

PROPERTY OVERVIEW

- New commercial development near High School and Walmart Supercenter
- High traffic along Interstate 8
- New 12.9 acre proposed residential adjacent to the East
- \$74,866 Avg Household Income within (3) miles

DEMOGRAPHICS

2020	1 MILE	3 MILES	5 MILES
Median Income	\$81,729	\$62,782	\$70,216
Population	3,139	21,145	44,080
Households	1,120	6,972	14,865

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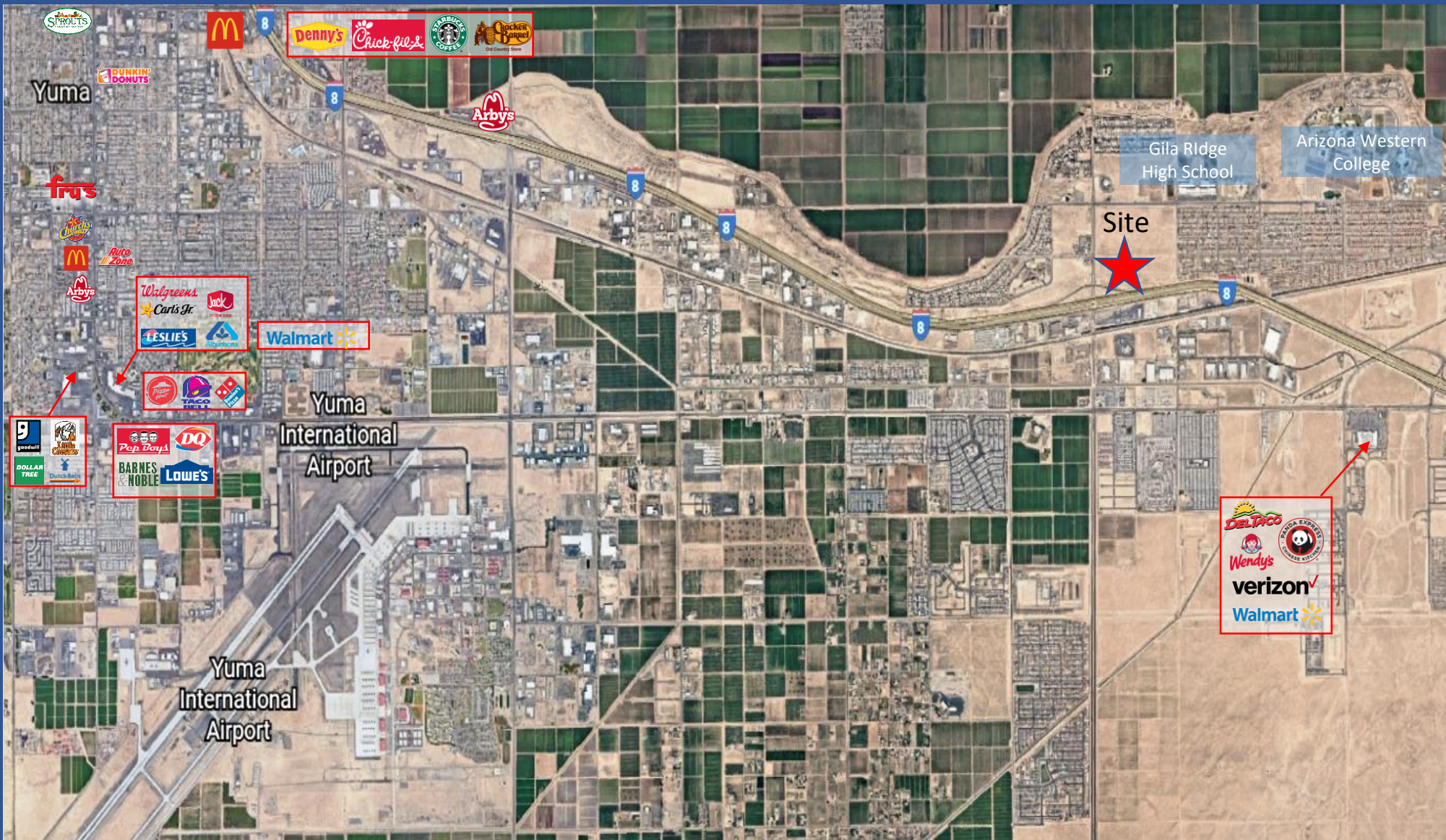
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YUMA MARKET OVERVIEW

- Primary Industries – Agriculture, military, tourism
- Visitors from Mexico contribute approx. \$2.2 billion annually to Yuma County
- Yuma has three Native American Casino Resorts within a few miles of the city proper
- Migration haven for snowbirds – thousands of seasonal farm workers and retirees
- High traffic counts along Interstate 8 with Walmart Supercenter to the Southeast
- Home to Marine Corps Air Station

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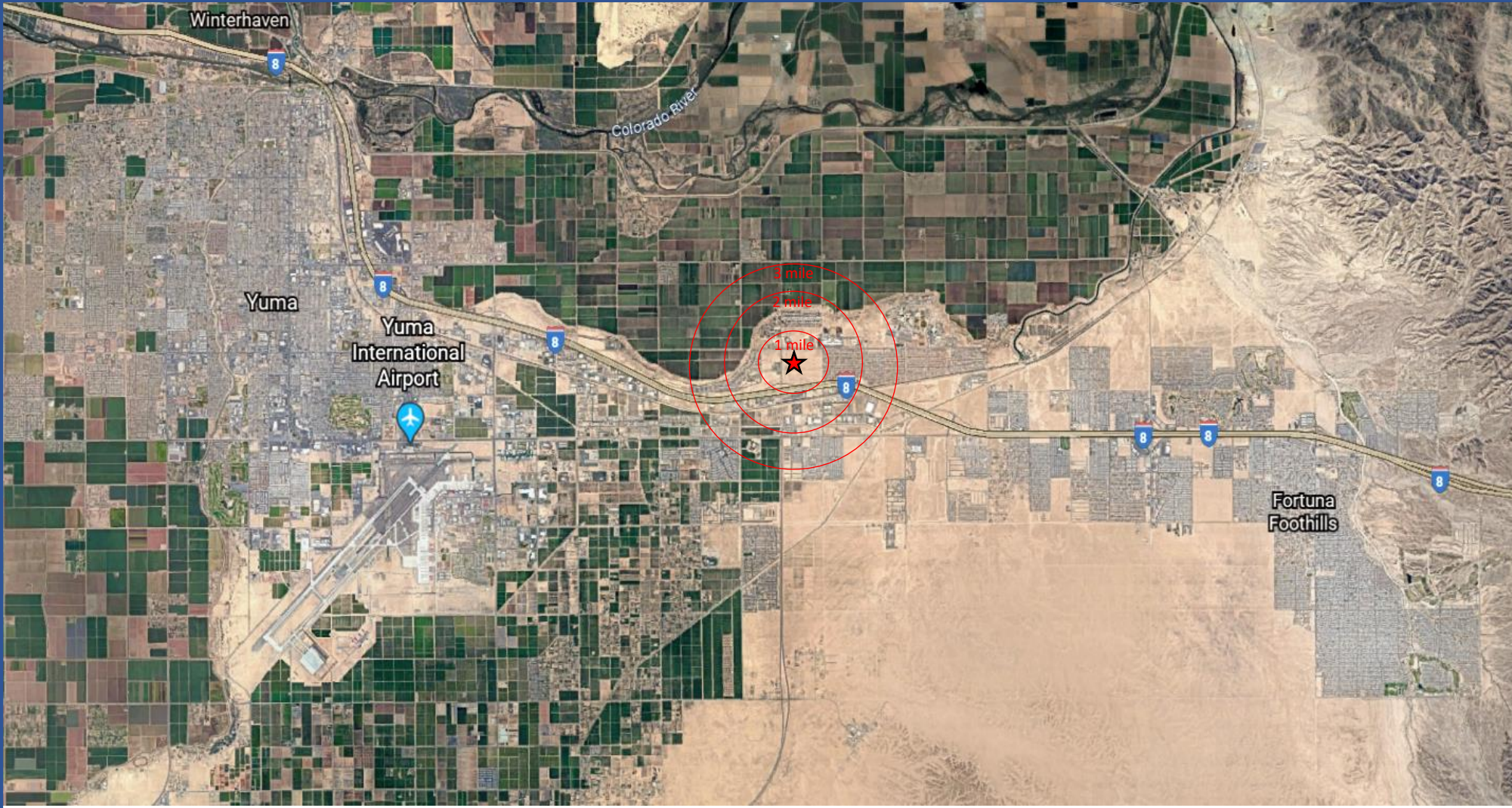
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NEC Araby Rd and Interstate 8, Yuma, AZ | YUMA PLAZA



2020 Summary

Population	3,139	21,145	44,080
Households	1,120	6,972	14,865
Families	902	5,377	11,228
Average Household Size	2.77	2.97	2.81
Owner Occupied Housing Units	984	5,795	11,132
Renter Occupied Housing Units	136	1,177	3,732
Median Age	39.4	37.1	36.5
Median Household Income	\$81,729	\$62,782	\$56,488
Average Household Income	\$91,787	\$74,866	\$69,977

2025 Summary

Population	3,345	22,895	46,593
Households	1,200	7,525	15,690
Families	962	5,775	11,805
Average Household Size	2.76	2.99	2.83
Owner Occupied Housing Units	1,054	6,275	11,828
Renter Occupied Housing Units	146	1,250	3,861
Median Age	40.6	37.6	36.9
Median Household Income	\$87,327	\$70,617	\$62,090
Average Household Income	\$102,572	\$83,268	\$77,844

Trends: 2020-2025 Annual Rate

Population	1.28%	1.60%	1.12%
Households	1.39%	1.54%	1.09%
Families	1.30%	1.44%	1.01%
Owner Households	1.38%	1.60%	1.22%
Median Household Income	1.33%	2.38%	1.91%

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