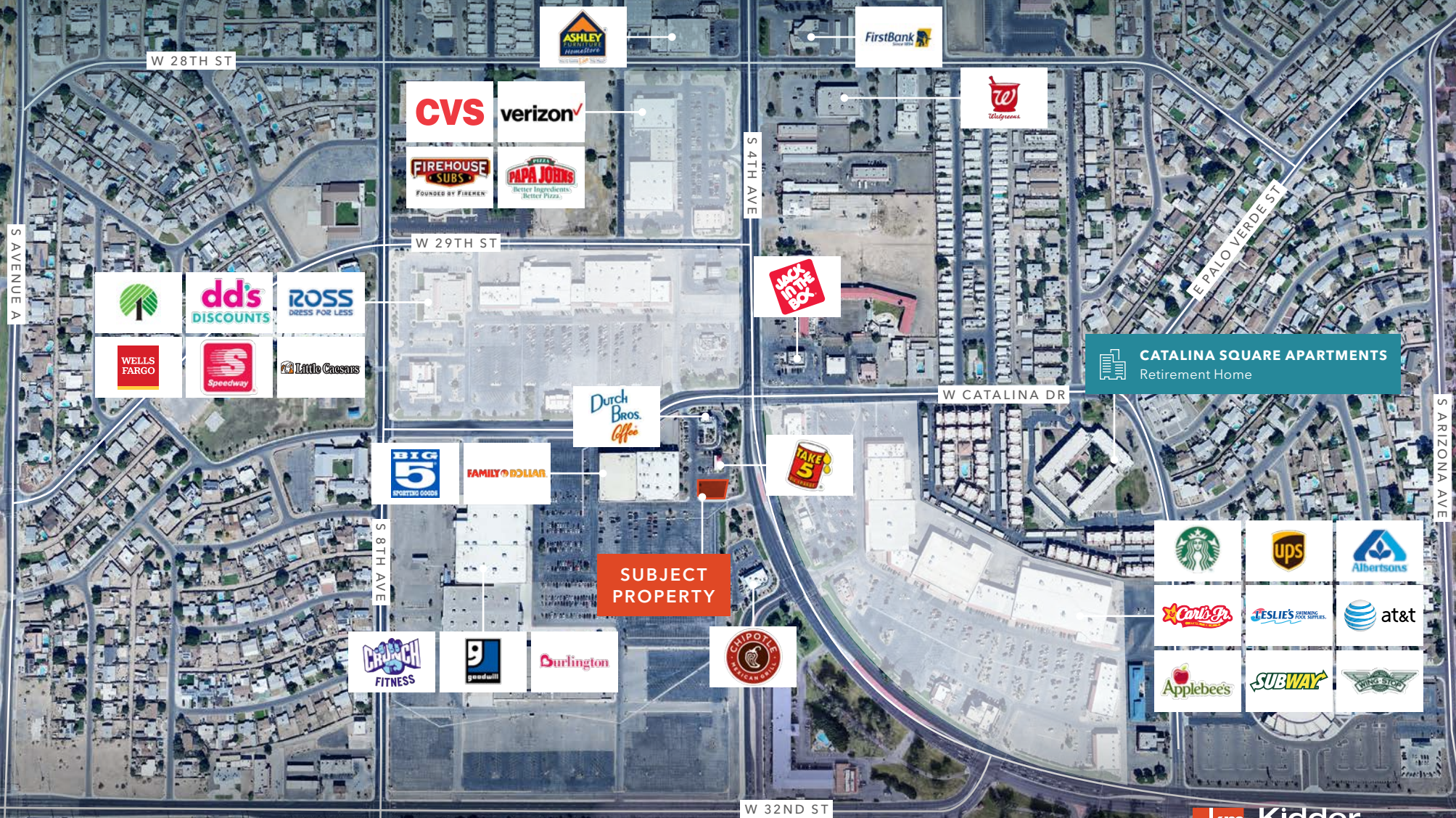


REDUCED PRICE: \$349,000

PAD FOR SALE

*±0.51 AC Commercially Zoned B-2
Pad in Yuma, AZ*



3010 SOUTH 4TH AVENUE, YUMA, ARIZONA 85364

KIDDER.COM

km Kidder Mathews

\$349,000

ASKING PRICE

±22,243

SQUARE FEET

±0.51

ACRES

SUBJECT
PROPERTY

Property is a ±0.51 acre lot located on South 4th Avenue, a major road in Yuma

Offering a premier opportunity for retail development due to the improved site and location

Zoned B-2, General Commercial Business, City of Yuma

Partially improved site

Strong household incomes

Great co-tenancy in the area

Strategically located between Southgate Mall and Westgate Mall

±2 miles from Yuma International Airport

Parcel No. 695-26-008

Call Brokers for more details

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	11,181	58,232	93,175
AVG HH INCOME	\$69,507	\$86,697	\$85,644
EMPLOYEES	8,518	31,423	40,401
CONSUMER SPENDING	\$366M	\$1.9B	\$2.9B

source: REGIS 2026







For more information, contact

RANDOLPH C. TITZCK

602.828.1327

randy.titzck@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

