

FOR SALE OR LEASE

Las Palmillas Shopping Center

1130 S. Castle Dome Avenue, Yuma, AZ 85365



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	±1,920SF - 3,209SF
Sale Price For Pads:	\$675,000-\$850,000
Pad Sizes:	±16,053 SF - 277,153 SF
Zoning:	Commercial
Market:	Retail

PROPERTY OVERVIEW

Las Palmillas Shopping Center is situated directly adjacent to Yuma Palms, a ±1,150,000 square-foot Regional Shopping Center and offers a variety of local, regional and national retailers. Las Palmillas is conveniently located between two major I-8 interchanges with high interstate and arterial visibility.

There are currently five shop spaces available for lease and 6 pads available for sale. (See available spaces and pads on the second page)

- Shop Space Starting at \$18.00 PSF/NNN
- Major Space is \$12.00 PSF/NNN

A. T. Pancrazi Real Estate Services, Inc.

350 W. 16th Street, Suite 332
Yuma, AZ 85364
pancrazirealestate.com

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All Available Spaces and Pads

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FOR SALE OR LEASE

Available Retail Space

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RETAIL COMMUNITY CENTER - INTERSTATE 8 & CASTLE DOME AVENUE

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AVAILABLE LEASE SPACE:

Major 6: ±22,070 SF - \$12.00 PSF, NNN
(Former Farley's Market Space)

Shop Space: ~~S2 ±1,800 SF, S3 ±2,514 SF,~~
S4 & S5 ±3,209 SF, S7 ±1,920 SF
Shop space starting at \$18.00
PSF, NNN

AVAILABLE PADS FOR SALE:

Pad 2: ±25,972 SF - \$750,000
Max Building Area ±6,000 SF

Pad 3: ±22,704 SF - \$750,000
Max Building Area ±6,000 SF

Pad 4: ±22,704 SF - \$750,000
Max Building Area ±6,000 SF

Pad 7: ±277,163 SF \$13.00 per SF
Max Building Area ±34,000 SF

Pad 8: ±29,494 SF - \$850,000

Pad 9: ±16,036 SF - \$675,000
Max Building Area ±3,325 SF

POSSESSION:

Retail spaces available for immediate occupancy



FOR MORE INFORMATION, CONTACT:

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FOR SALE

Adjacent Retailers

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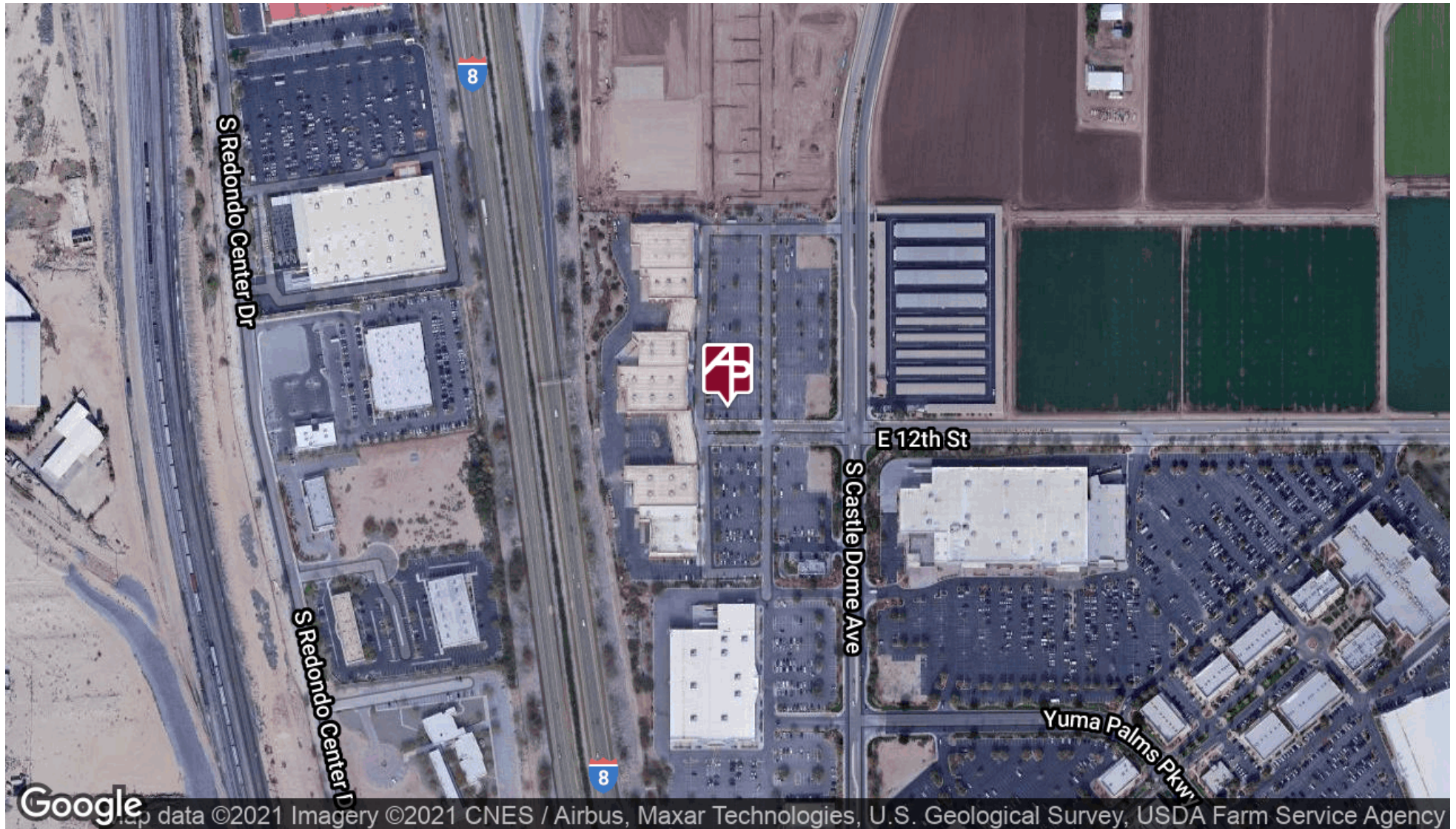
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Demographics

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,339	101,953	143,412
Average age	30.0	31.5	33.5
Average age (Male)	30.5	30.0	32.0
Average age (Female)	30.1	32.7	34.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,132	37,916	52,707
# of persons per HH	2.9	2.7	2.7
Average HH income	\$33,263	\$51,139	\$52,862
Average house value		\$175,817	\$175,447

* Demographic data derived from 2010 US Census



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