

Rio Vista Shopping Center



OFFERING SUMMARY

Sale Price: From \$7.50/ sf
to \$16.00 sf

Lot Size: From 1.09 Acres to
12.08 Acres

Zoning: B-2

Location: Connects to Las
Palmillas Shopping
Center & easy access
to Interstate 8.
Close to the Yuma's
Historic Downtown

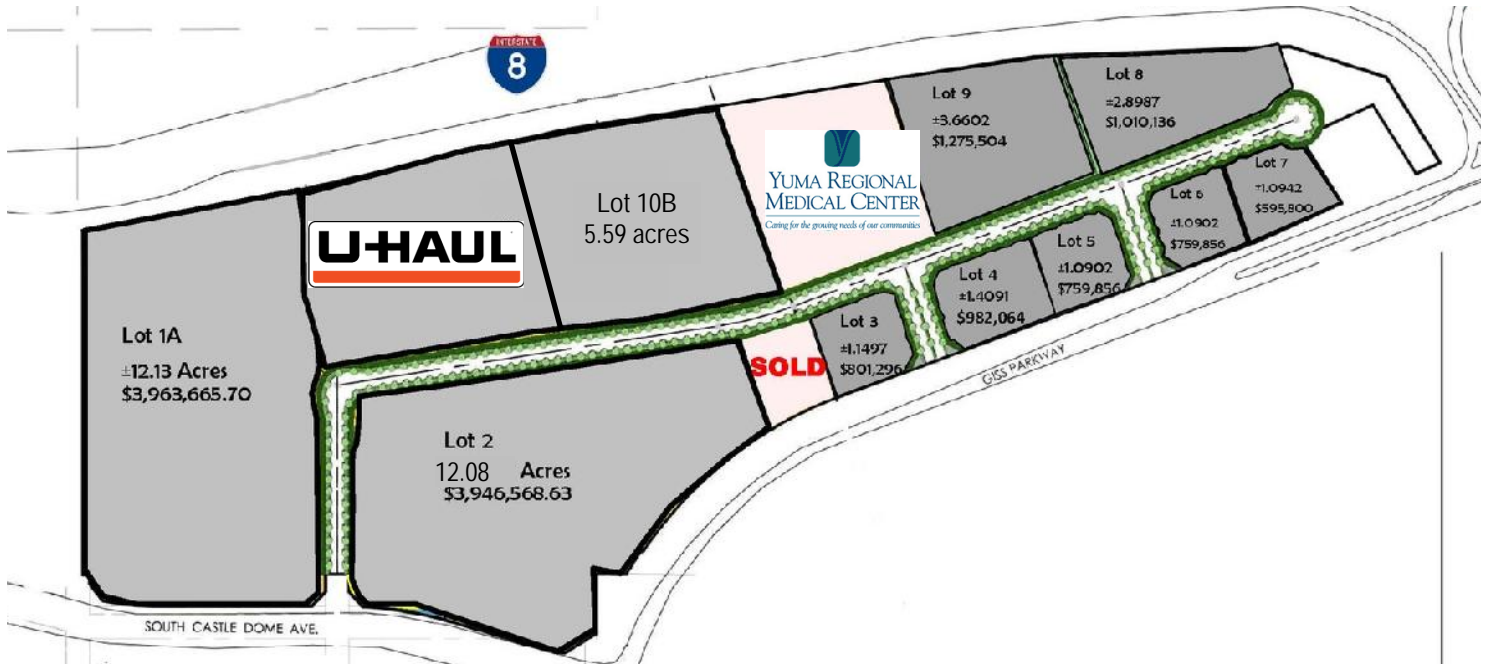
PROPERTY OVERVIEW

Lots available from ±1.10 acres to ±12.08 acres.

- Pads available for Freeway Oriented Business
- Hotel Sites Available
- Big Box Retail Sites Available
- Bank Sites Available
- ± 1.2 Million SF of Adjacent Retail Includes:
Sportsman's Warehouse, Dillard's, Target, Kohl's, Bed Bath & Beyond, JC Penny, Sam's Club, Hobby Lobby, Olive Garden, Chili's and the City's new Pacific Avenue Athletic Complex

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Available Development Pads



Lot #	Size (AC)	Square Ft	Price PSF	Sale Price
9	3.6602	159,438	\$8	\$1,275,504.00
8	2.8987	126,267	\$8	\$1,010,136.00
7	1.0942	47,664	\$12	\$595,800.00
6	1.0902	47,491	\$16	\$759,856.00
5	1.0902	47,491	\$16	\$759,856.00
4	1.4091	61,379	\$16	\$982,064.00
3	1.1497	50,081	\$16	\$801,296.00
2	12.08	526,209.15	\$7.5	\$3,946,568.63
1A	12.13	528,488.76	\$7.5	\$3,963,665.70
10A&B	PARTIALLY SOLD	243,500	\$6.75	\$1,643,625.00

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FOR SALE

Rio Vista Shopping Center

Rio Vista Commerce Center, Yuma, AZ 85364



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Rio Vista Shopping Center



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Pacific Avenue Athletic Complex



LOCATION

PAAC is located just about a mile east of Rio Vista and Las Palmillas. It is on the Corner of Pacific Avenue and 8th Street.

FEATURES

- Tournaments began September 1, 2017
- \$14 Million Dollar, Multi-use Sports Complex
- 6 Lighted Softball Fields, situated on 50 Acres
- Includes Outdoor Cafe, Concession Stand and a Walking & Biking trail from the Park to the Colorado River
- High Visibility from I-8
- The City's key element in the expansion of Yuma's Tourism industry
- Adjacent to Rio Vista Commerce Center and Las Palmillas Shopping Center
- Near Yuma Palms Regional Center which is the hub for Retail Shopping, Restaurants, and Hotels

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Retail Map



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Aviation and Defense Testing Presence in Yuma



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A.T. PAN CRAZI™



FOR SALE

Major Industrial Presence in Yuma



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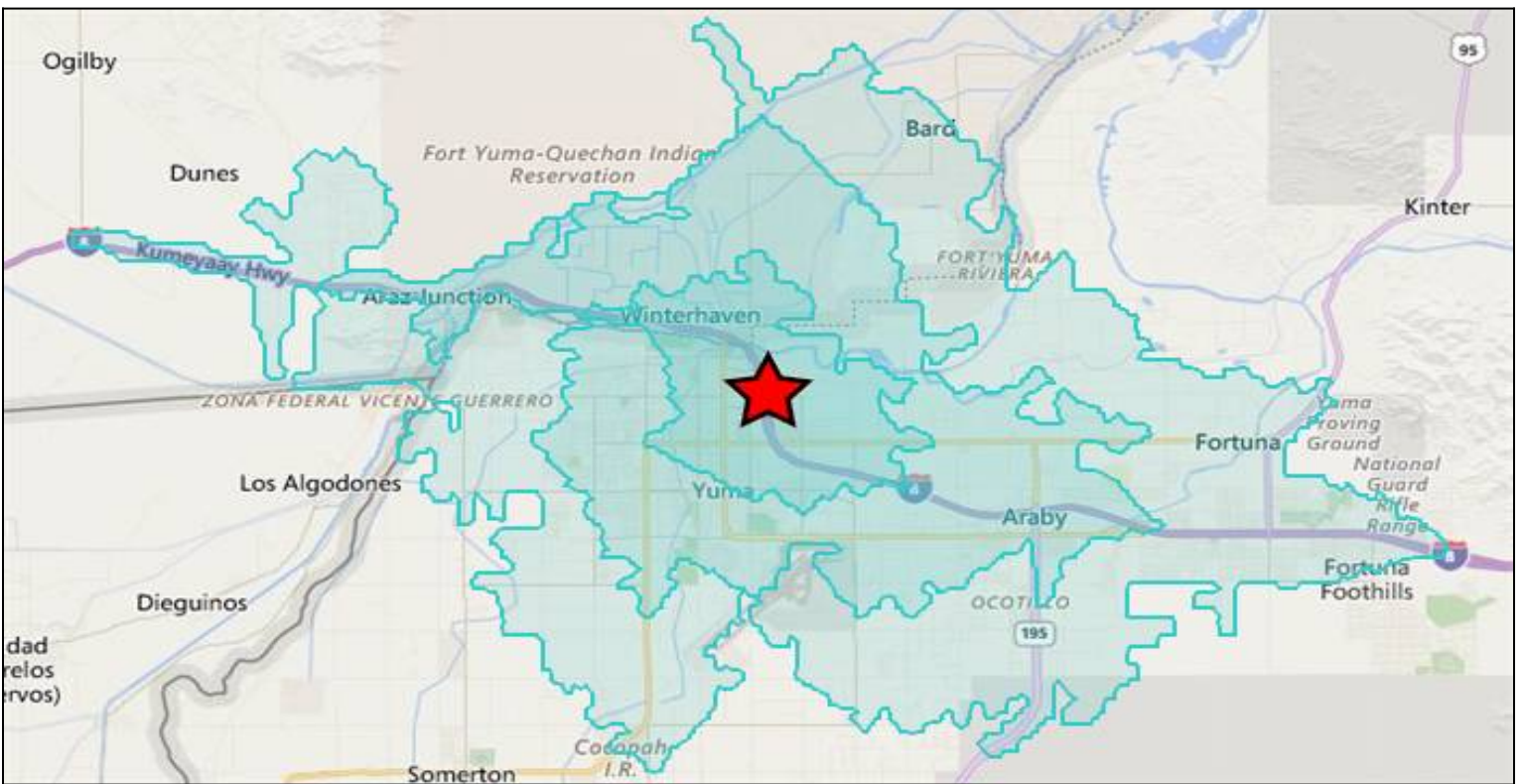
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Location Map



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Description	5 Minute	10 Minute	15 Minute
Area & Density :			
Area (Square Miles) :	19.863577	108.448204	172.931357
Density(Population Per Square Mile) :	1,405.2	942.4	760.8
Population By Year			
Population (1990) :	23,871	75,689	83,923
Population (2000) :	29,430	94,980	112,781
Population (2010) :	27,582	101,021	129,976
Population (Current) :	27,913	102,203	131,570
Population (5 Yr. Forecast) :	30,367	111,135	143,179
Percent Growth (Current Yr./Previous Yr.) :	1.21	1.22	1.25
Percent Forecast (5 Yr. Forecast/Current Yr.) :	8.86	8.88	8.93
Households By Year			
Households (1990) :	7,877	26,301	29,450
Households (2000) :	9,486	32,112	39,366
Households (2010) :	9,047	34,034	45,494
Households (Current) :	9,104	34,251	45,801
Households (5 Yr. Forecast) :	9,864	37,105	49,599
Percent Growth (Current Yr./Previous Yr.) :	.63	.69	.71
Percent Forecast (5 Yr. Forecast/Current Yr.) :	8.4	8.37	8.33

Description	5 Minute	10 Minute	15 Minute
General Population Characteristics			
Male :	13,708	50,423	64,827
Female :	14,205	51,780	66,743
Density :	1,405.2	942.4	760.8
Urban :	27,423	97,525	123,353
Rural :	490	4,678	8,217
General Household Characteristics			
Households (Current) :	9,104	34,251	45,801
Families :	6,329	25,223	33,759
Average Size of Household :	2.96	2.86	2.78
Median Age of Householder :	46	49	51
Median Value Owner Occupied (\$) :	130,369.22	145,005.41	141,379.75
Median Rent (\$) :	534.71	684.86	694.65
Median Vehicles Per Household :	2	2	2
General Housing Characteristics			
Housing Units :	10,697	42,865	61,668
Owner Occupied Units :	4,574	20,694	30,485
Renter Occupied Units :	4,530	13,557	15,316
Vacant Units :	1,593	8,614	15,867
Population By Race			
White Alone :	17,709	69,560	93,128
Black Alone :	828	2,800	3,238
Asian Alone :	318	1,923	2,413
Native American and Alaska Native Alone :	860	3,064	3,457
Other Race Alone :	6,822	20,030	23,447
Two or More Races :	1,376	4,826	5,887
Population By Ethnicity			
Hispanic :	19,434	58,999	69,513
White Non-Hispanic :	6,909	36,000	53,283
General Income Characteristics			
Median Household Income (\$) :	38,559.99	49,277.56	50,712.72
Total Household Income (\$) :	425,132,035	2,062,226,622	2,789,346,221
Average Household Income (\$) :	46,697	60,209	60,901
Per Capita Income (\$) :	15,231	20,178	21,200
Consumer Expenditures			
Total Consumer Expenditures (\$) :	416,421	1,716,241	2,317,445
Total Retail Sales (\$) :	52,778	726,904	875,907
Employment By Place Of Business			
Total Employees :	2,366	22,297	26,421
Total Establishments :	238	1,533	1,894