



Aerial Tour Link



RETAIL PROPERTY FOR LEASE



WESTERN  
RETAIL ADVISORS

# YUMA PALMS

1305 Yuma Palms Pkwy | Yuma, AZ 85365

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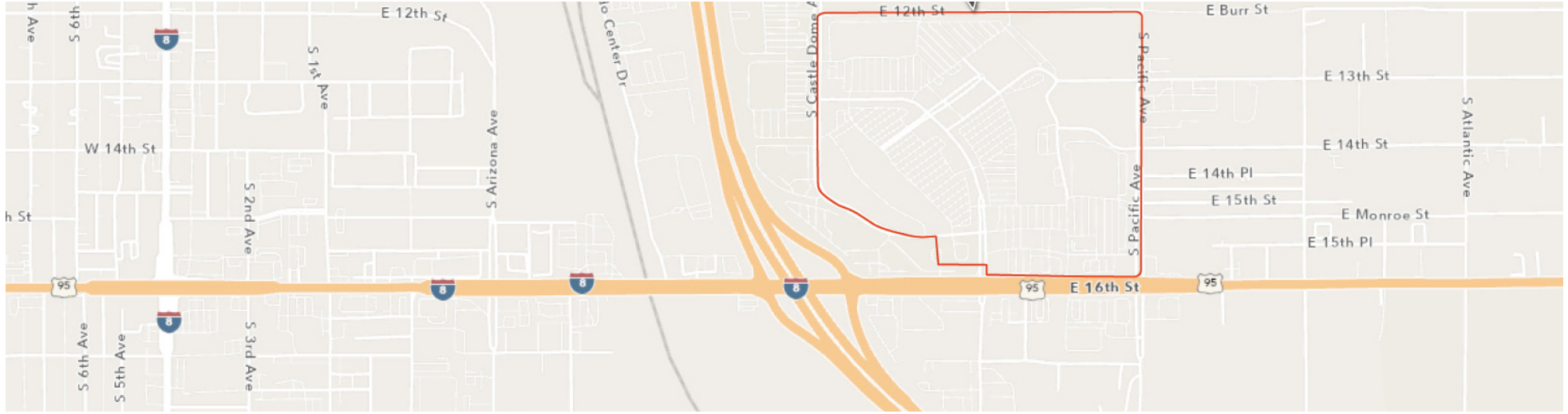
WESTERN RETAIL ADVISORS | 2555 E Camelback Rd, Suite 200 Phoenix AZ, 85016 | 602.778.3747 | w-retail.com

Owned and Managed by:



# YUMA PALMS

1305 Yuma Palms Parkway Yuma, AZ 85365



## LOCATION DESCRIPTION

Yuma Palms

## PROPERTY HIGHLIGHTS

- Approximately 10.4 Million Visits Per Year
- Several National Tenants also rank in the top of their entire chain.
- 11 National Tenants at Yuma Palms Rank 1st to 4th in the entire state of Arizona.
- 6 National Tenants at Yuma Palms Rank 6th to 11th in the entire state of Arizona.
- Harkins Theater, Target, Ross, Best Buy, Marshalls, JC Penny, Dillard's, Sam's Club, Kohl's, Petsmart, Michael's, Old Navy, Ulta are just some of our Box Tenants.
- Chipotle, Red Lobster, In N Out, Panda Express, Del Taco, Olive Garden and Black Bear Diner are just some of our food operators.
- Two Pads available for Ground Lease. Join other outlot users Chili's, Jack In The Box, Famous Dave's BBQ, Red Lobster, Olive Garden, In-N-Out, Black Bear Diner and Discount Tire.
- Only a handful of opportunities left available.

## AREA CO-TENANTS



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# DISCOVER YUMA PALMS | YUMA, AZ

Yuma Palms in Arizona is not just any center - it's strategically located between San Diego and Phoenix, making Yuma a key stop for travelers between California and Arizona.

**IT'S THE #1 RETAIL DESTINATION IN YUMA AND BEYOND WITH 10.4M ANNUAL VISITS AND A LINEUP OF TOP-PERFORMING NATIONAL BRANDS.**

- Top 7 most visited Power Center in Arizona.
- 11 National Tenants rank 1st-4th in the State.
- \$2.4B annual cross border shopping impact.
- Largest and fastest growing Arizona city outside of the Phoenix and Tucson metro areas.
- Impressive anchor lineup includes Target, Sam's Club, Dillard's, JCPenney, Kohls, Harkins Theatres, Marshalls, Ross, Old Navy, Best Buy, PetSmart and Michaels.



## MENU OF LINKS



Discover Yuma Palms: [Aerial Tour](#)



Amazon's \$23M Investment Into Yuma



Arizona's First Spaceport

Owned and  
Managed by:

**BRIDGE33**



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[w-retail.com](http://w-retail.com)

# YUMA PALMS

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## PLACER.AI RETAIL VISIT RANKINGS

Yuma, AZ

	259,700 Visits	1st in the state
	445,800 Visits	1st in the state
	268,900 Visits	1st in the state
	523,600 Visits	2nd in the state
	635,500 Visits	2nd in the state
	266,100 Visits	2nd in the state
	125,500 Visits	2nd in the state
	1.9M Visits	3rd in the state
	363,700 Visits	4th in the state

	251,300 Visits	4th in the state
	233,800 Visits	4th in the state
	436,600 Visits	6th in the state
	277,300 Visits	6th in the state
	128,800 Visits	8th in the state
	638,900 Visits	9th in the state
	132,700 Visits	9th in the state
	1.5M Visits	11th in the state

Source: 2022 Placer.ai

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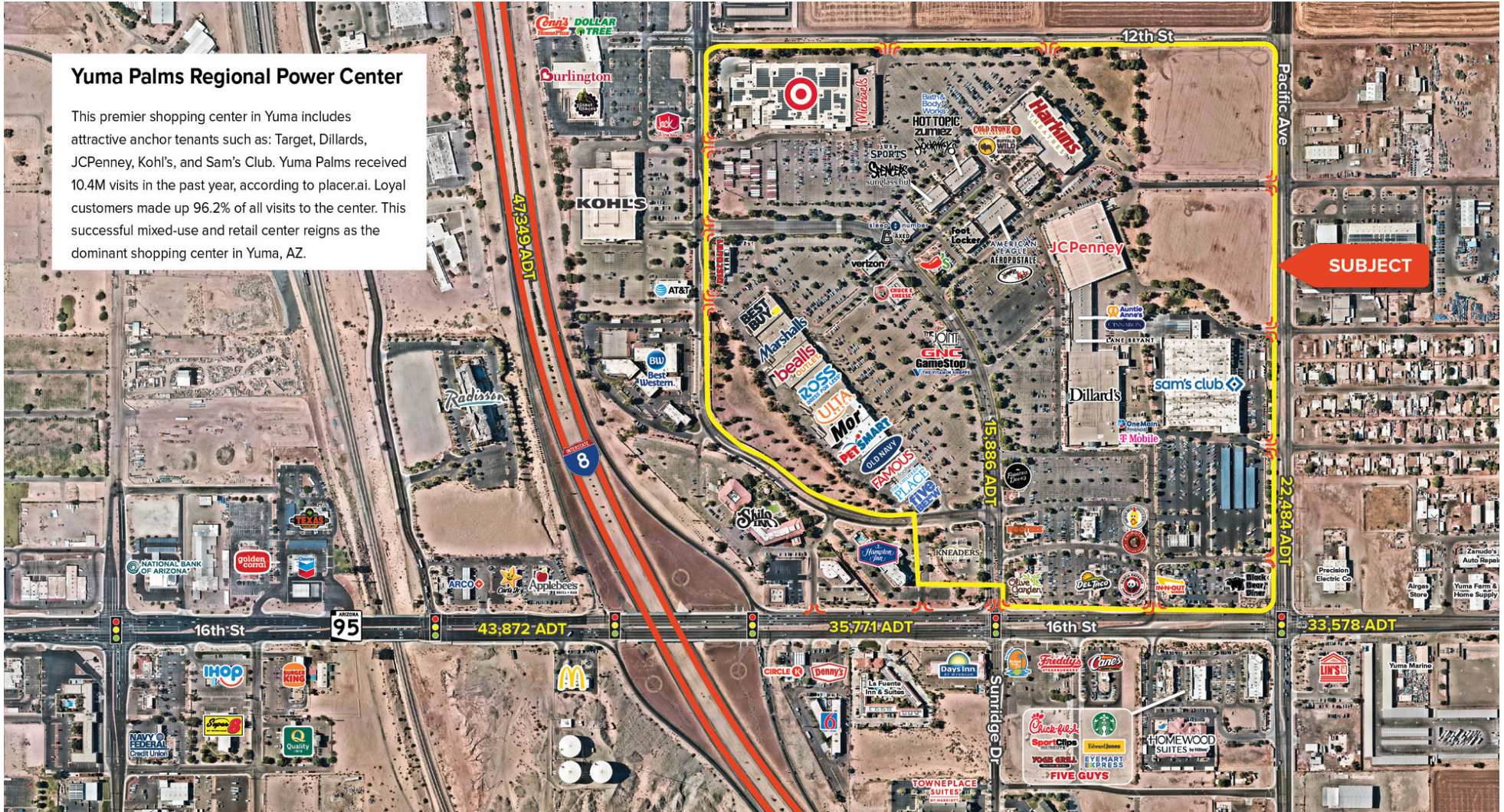
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## Yuma Palms Regional Power Center

This premier shopping center in Yuma includes attractive anchor tenants such as: Target, Dillards, JCPenney, Kohl's, and Sam's Club. Yuma Palms received 10.4M visits in the past year, according to placera.i. Loyal customers made up 96.2% of all visits to the center. This successful mixed-use and retail center reigns as the dominant shopping center in Yuma, AZ.



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## Key regional industry, economic, and development assets include the following:

Agriculture, MCAS-Yuma, Yuma Proving Ground, Tourism, and Manufacturing

### Agriculture

- Produces nearly \$3.4B in products annually, 90% of the U.S. supply of winter vegetables, and features the Yuma Center of Excellence for Desert Agriculture

### MCAS-Yuma

- Functions as the U.S. Marine Corps' premier aviation training facility and represents \$654M in economic activity annually.

### Yuma Proving Ground

- Functions as the Army's most versatile weapons testing facility, including small weapons, tanks, helicopters, and artillery, represents \$1.12B in economic activity.

### Tourism

- The winter months see the Yuma County population grow by over 76,000 as the winter visitors make their annual trek to Yuma and contribute \$452M in economic activity.

### Manufacturing

- The region's manufacturing sector features Fortune 500 companies such as Johnson Controls, Shaw Carpets, Associated Materials, and International paper and is expanding into agricultural food product production and aerospace systems.

Source: [yumacountyaz.gov](http://yumacountyaz.gov)

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## Border Consumer Traffic

The importance of the retail sector to Yuma is further magnified when considering the cross-border spending of Mexican visitors. Although curtailed during the pandemic, this spending is now regaining its footing. The estimated annual impact of these visitors is nearly \$2.4 billion.

Source: yumaaz.gov

ANNUAL WINTER VISITORS

90k

ANNUAL VISITORS FROM CANADA

33%

ANNUAL WINTER VISITOR SPENDING

\$179m

## YUMA, AZ DATA

Yuma County's population has grown nearly 15% since 2010, and employment growth over the same time period was nearly 6%.

Source: yumacountyaz.gov

Yuma is a prime business location along Interstate 8, halfway between San Diego and Phoenix. Yuma's proximity to Mexico also facilitates access to consumer and supplier markets for companies seeking international growth. The San Luis Port of Entry is 20 miles south and Algodones, Baja California lies 8 miles west of Yuma off Interstate 8.

Source: yumaaz.gov



Fastest-Growing Arizona City outside of Phoenix & Tucson  
BETWEEN 2014 AND 2017, THE YUMA AREA EXPERIENCED JOB GROWTH OF 3.5% FOR A NET GAIN OF NEARLY 3,100 NEW JOBS.

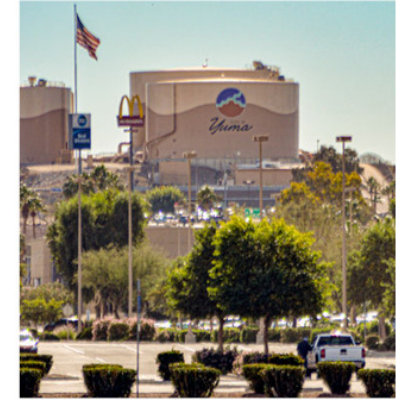
Source: yumacountyaz.gov

## MILITARY

Yuma's two military bases are critical to the nation's defense and a stabilizing influence on the local economy.

- YPG is the Army's center for desert natural environment testing and evaluation. This includes testing of all types of materiel, including prototype combat vehicles, artillery, conventional munitions, aircraft and other items critical to the Army's mission. YPG also contracts with other nations to test specialized equipment from around the globe. One of the largest military installations in the world.

Source: yumaaz.gov



Source: yumaaz.gov

4,000  
Active-duty  
Marines & Sailors

2,000  
Civilian Employees

\$700M  
Annual Economic  
Impact

Source: yumaaz.gov

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## LEGEND

Available

NAP

Other

Unavailable

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## LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	0 - 4,860 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Michaels - 2	24,864 SF	NNN	-
Harkins Theatres - 4	63,255 SF	NNN	-
Coldstone Creamery - 5	1,200 SF	NNN	-
Buffalo Wild Wings - 7	7,805 SF	NNN	-
<b>AVAILABLE - 8</b>	<b>943 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>
L&L Hawaiian BBQ - 9	1,455 SF	NNN	-
Honey Leaf Boba Tea - 10	857 SF	NNN	-
Thai Restaurant - 11	1,400 SF	NNN	-
Ah-So Steak & Sushi - 12	4,351 SF	NNN	-
Zumiez - 13	2,696 SF	NNN	-
Hot Topic - 14	1,750 SF	NNN	-
Claire's Accessories - 15	1,260 SF	NNN	-
<b>AVAILABLE - 16</b>	<b>1,400 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>
Journeys - 17	1,750 SF	NNN	-
Bath & Body Works - 18	2,843 SF	NNN	-
American Eagle - 19	5,000 SF	NNN	-

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SUITE	SIZE	TYPE	RATE
Lids - 20	3,600 SF	NNN	-
Journey's Kidz - 21	1,286 SF	NNN	-
Aeropostale - 22	5,200 SF	NNN	-
Spencer's - 23 & 24	2,702 SF	NNN	-
Sunglass Hut - 25	1,400 SF	NNN	-
<b>AVAILABLE - 26</b>	<b>1,260 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>
Euphoria Perfumes - 27	910 SF	NNN	-
Just Sports - 28	2,030 SF	NNN	-
Foot Locker - 29	4,493 SF	NNN	-
Planet X - 30	5,490 SF	NNN	-
<b>AVAILABLE - 31</b>	<b>3,150 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>
<b>AVAILABLE - 32</b>	<b>4,860 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>
<b>AVAILABLE - 36</b>	<b>4,126 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>
<b>AVAILABLE - 37</b>	<b>3,167 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>
<b>AVAILABLE - 38</b>	<b>2,155 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>
Zales Jewelers - 39	2,295 SF	NNN	-
Spectrum - 40	3,600 SF	NNN	-
Kay Jewelers - 41	1,980 SF	NNN	-
Auntie Anne's and Cinnabon - 42	1,980 SF	NNN	-
Lost Empire - 43	3,150 SF	NNN	-

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SUITE	SIZE	TYPE	RATE
Lane Bryant - 44	4,800 SF	NNN	-
<b>AVAILABLE - 46</b>	<b>1,580 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>
T-Mobile - 47	2,005 SF	NNN	-
<b>AVAILABLE - 48</b>	<b>1,817 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>
OneMain Financial - 49	1,800 SF	NNN	-
Five Below - 62	10,966 SF	NNN	-
The Children's Place - 64	3,483 SF	NNN	-
Famous Footwear - 65	8,005 SF	NNN	-
Old Navy - 66	14,800 SF	NNN	-
PetSmart - 67	19,184 SF	NNN	-
Ulta Beauty - 68	9,767 SF	NNN	-
Ross Dress for Less - 69	29,983 SF	NNN	-
Beall's Outlet - 70	24,943 SF	NNN	-
Marshalls - 71	28,500 SF	NNN	-
Best Buy - 72	19,792 SF	NNN	-
America's Best - 76 & 77	2,913 SF	NNN	-
The Joint Chiropractic - 78	1,080 SF	NNN	-
uBreakiFix - 79	1,080 SF	NNN	-
GNC - 80	1,030 SF	NNN	-
<b>AVAILABLE - 81</b>	<b>1,200 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>

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SUITE	SIZE	TYPE	RATE
Vitamin Shoppe - 82	3,400 SF	NNN	-
Mor Furniture - 93	24,811 SF	NNN	-
<b>AVAILABLE - LOT 5</b>	<b>0 SF</b>	<b>Ground Lease</b>	<b>CALL FOR PRICING</b>
<b>AVAILABLE - LOT 7</b>	<b>0 SF</b>	<b>Ground Lease</b>	<b>CALL FOR PRICING</b>
Kohl's	0 SF		Negotiable
Jack-In-The-Box	0 SF		Negotiable
Target	0 SF		Negotiable
AT&T Mobility	0 SF		Negotiable
Discount Tire	0 SF		Negotiable
Verizon Wireless	0 SF		Negotiable
Chuck E. Cheese	0 SF		Negotiable
Chili's Grill & Bar	0 SF		Negotiable
JC Penney	0 SF		Negotiable
Dillard's	0 SF		Negotiable
Sam's Club	0 SF		Negotiable
Famous Dave's BBQ	0 SF		Negotiable
Hooters	0 SF		Negotiable
Red Lobster	0 SF		Negotiable
Chipotle Mexican Grill	0 SF		Negotiable
Kneader's Bakery	0 SF		Negotiable

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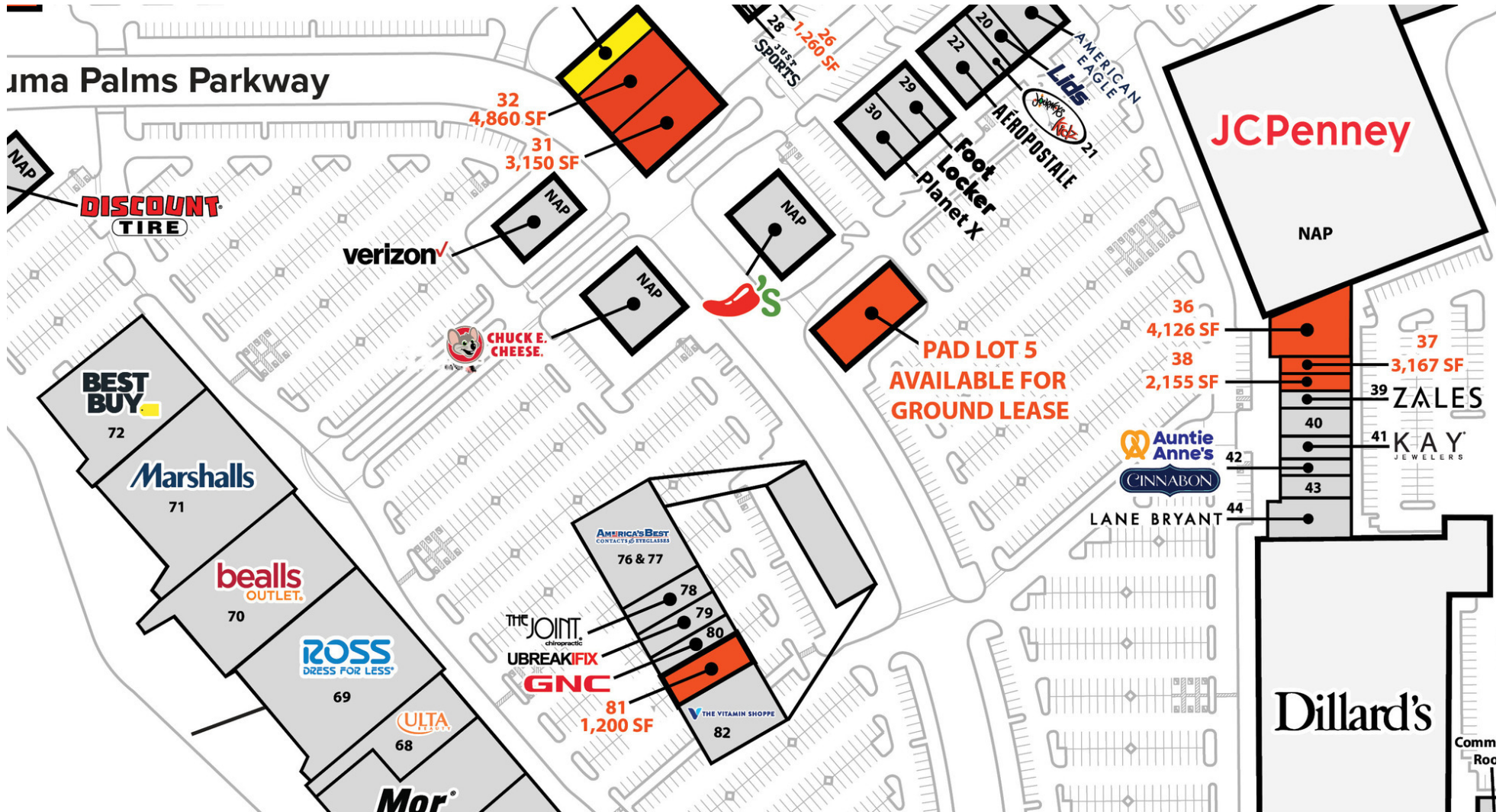
SUITE	SIZE	TYPE	RATE
Olive Garden	0 SF		Negotiable
Del Taco	0 SF		Negotiable
Panda Express	0 SF		Negotiable
In-N-Out Burger	0 SF		Negotiable
Black Bear Diner	0 SF		Negotiable

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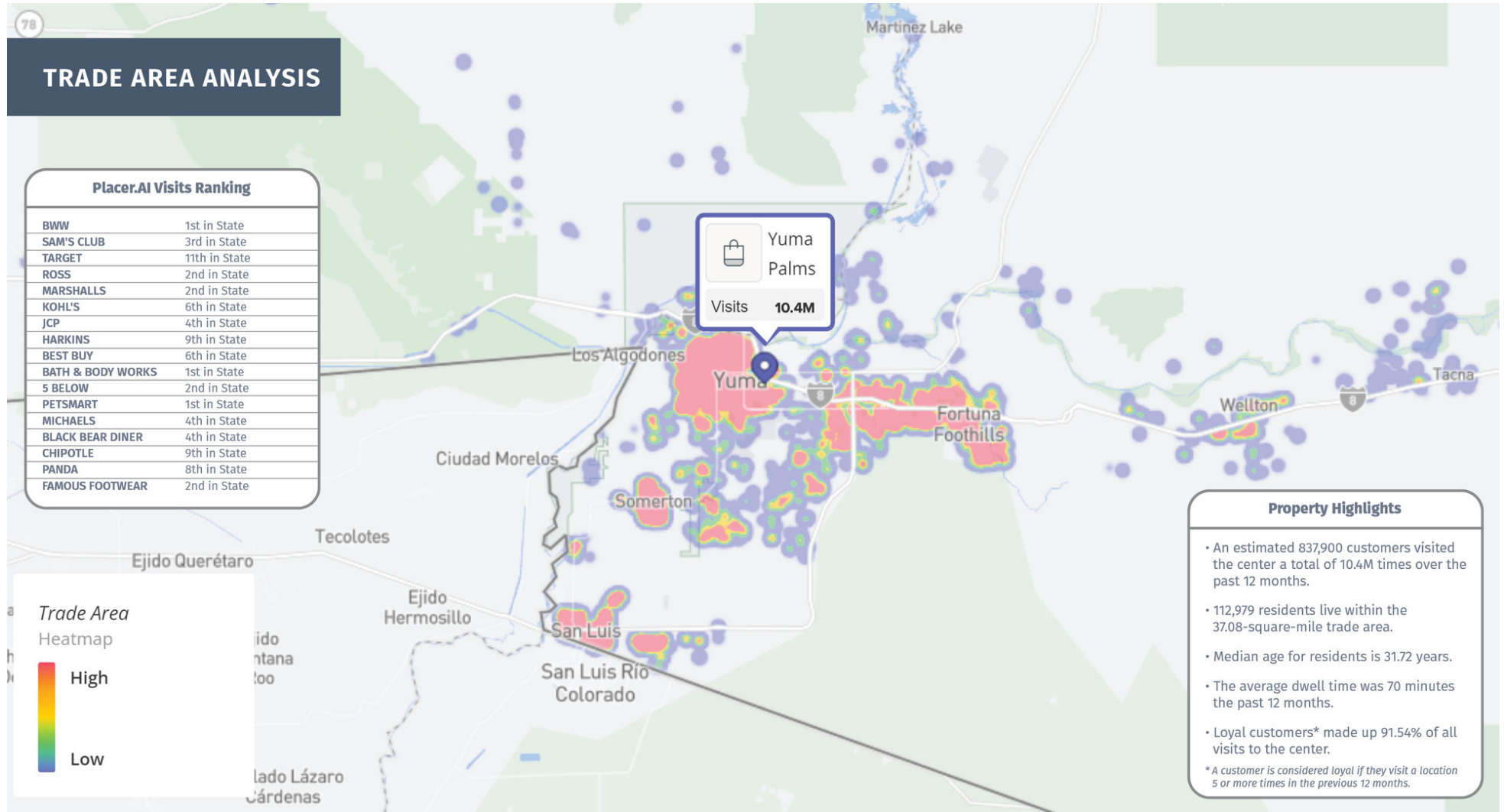
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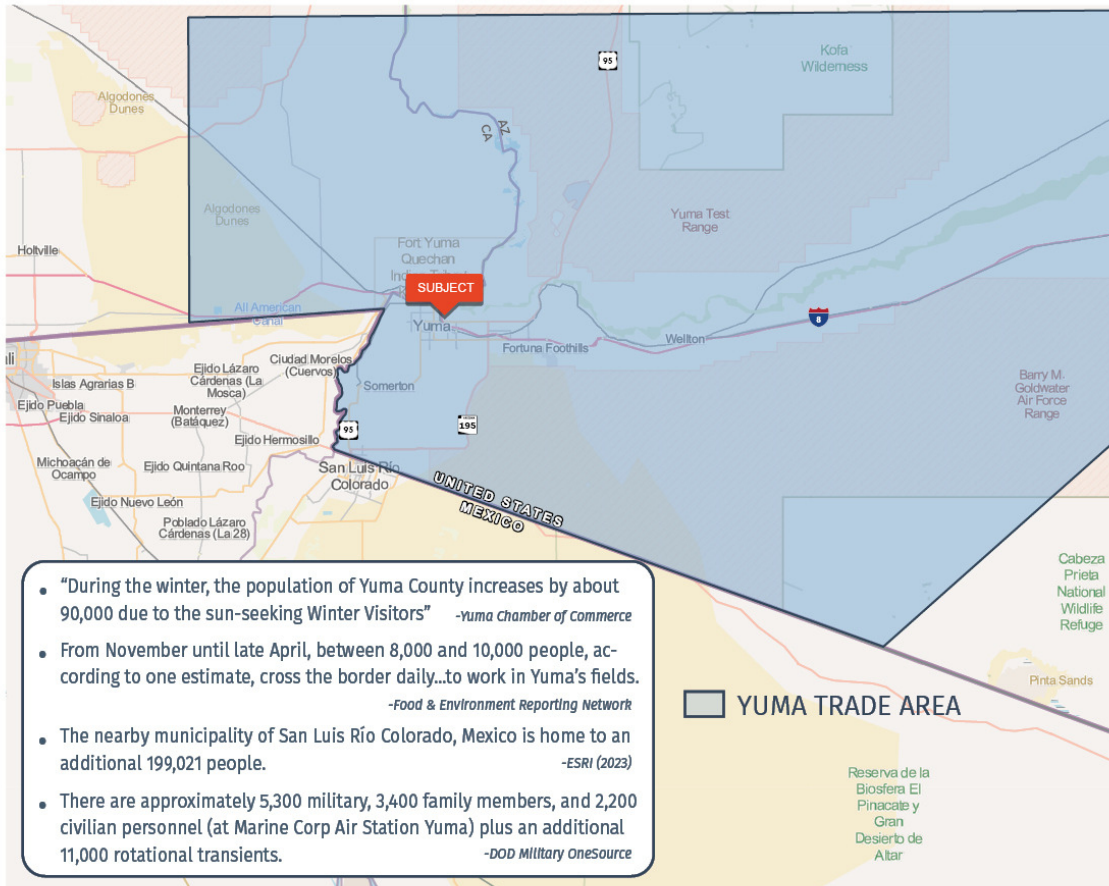
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<b>POPULATION</b>		<b>EDUCATION</b>	
Area Total	212,506	Percentage with Degrees	27.9%
Median Age	38.1		
<b>HOUSEHOLD INCOME</b>		<b>EMPLOYMENT</b>	
Median	\$56,989	White Collar Occupation	50.3%
Average	\$77,110	Services	20.8%
		Blue Collar	28.9%
<b>DAYTIME WORKFORCE</b>		<b>HOUSEHOLD STATISTICS</b>	
Total Businesses	4,516	Households	73,955
Employees	63,384	Median Home Value	\$256,824
Daytime Population	207,933		

\* 2024 Demographic data derived from ESRI

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## POPULATION

	3 MILES	5 MILES	10 MILES
Area Total	51,361	96,531	148,847
Median Age	37.0	35.6	36.5



## HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
Median	\$54,112	\$61,080	\$65,143
Average	\$69,065	\$78,755	\$81,995



## DAYTIME WORKFORCE

	3 MILES	5 MILES	10 MILES
Total Businesses	2,618	3,260	3,988
Employees	35,468	45,060	53,452
Daytime Population	73,119	111,122	153,473



## EDUCATION

	3 MILES	5 MILES	10 MILES
Percentage with Degrees	28.3%	31.2%	30.4%



## EMPLOYMENT

	3 MILES	5 MILES	10 MILES
White Collar	50.9%	52.6%	52.5%
Services	24.6%	22.0%	21.2%
Blue Collar	24.6%	25.5%	26.3%



## HOUSEHOLD STATISTICS

	3 MILES	5 MILES	10 MILES
Households	19,590	34,621	52,666
Median Home Value	\$230,351	\$254,213	\$264,335

\*2025 Demographic data derived from ESRI

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