

LAND
AVAILABLE
FOR SALE
YUMA, AZ

11464 S FORTUNA ROAD
YUMA, AZ



PROPERTY INFORMATION

FEATURES:

- CONVENIENTLY LOCATED LESS THAN A HALF MILE FROM INTERSTATE 8
- STRONG HOUSEHOLD INCOMES
- COMMERCIALLY ZONED WITH FRONTAGE ON FORTUNA ROAD
- MULTIPLE LARGE NATIONAL RETAILERS IN THE IMMEDIATE TRADE AREA
- SIGNALIZED INTERSECTION
- GOOD VISIBILITY FROM INTERSECTION

PROPERTY SIZE:

- ±1.29 ACRES (56,192 SF)

NEIGHBORING TENANTS:



DEMOGRAPHICS ESRI 2021

2021 ESTIMATED POPULATION

1 MILE:	7,309
3 MILE:	30,159
5 MILE:	47,035

2021 ESTIMATED AVG. HH INCOME

1 MILE:	\$62,824
3 MILE:	\$60,129
5 MILE:	\$62,177

2021 ESTIMATED TRAFFIC COUNTS ESRI 2021

N/S ON FORTUNA ROAD: ±17,064 VPD
E/W ON INTERSTATE 8: ±36,349 VPD

BRENT MALLONEE

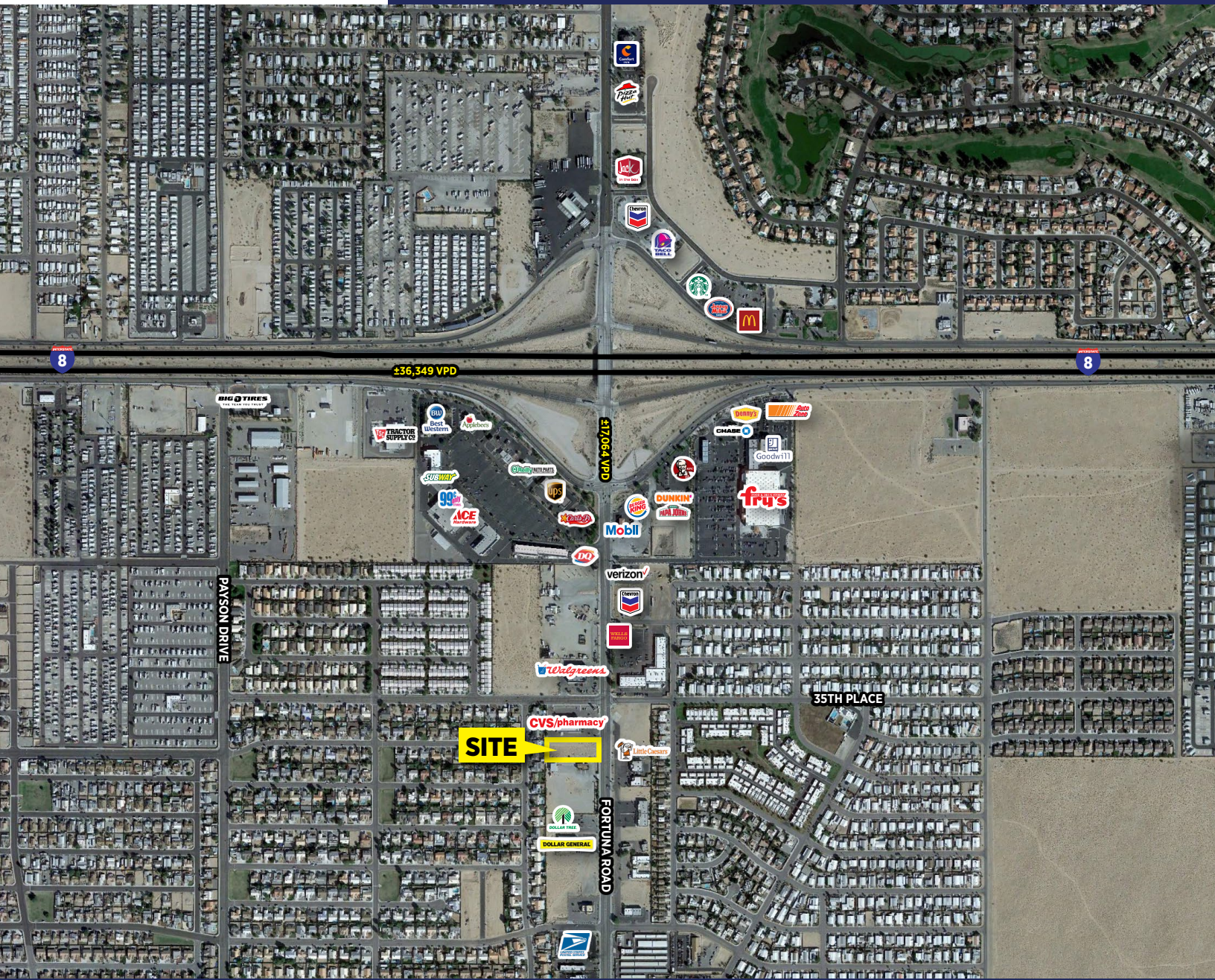
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