



FOR SALE

11464 S FORTUNA ROAD
YUMA, AZ 85367

LAND AVAILABLE FOR SALE • 1.07 ACRES • 46,609 SF

Emily Carden • Mohr Partners • (213) 482-0576 • emily.carden@mohrpartners.com

Wally Hale • Mohr Partners • (602) 684-4554 • wally.hale@mohrpartners.com | **Kyle York** • Mohr Partners • (480) 620-2618 • kyle.york@mohrpartners.com

Property Information

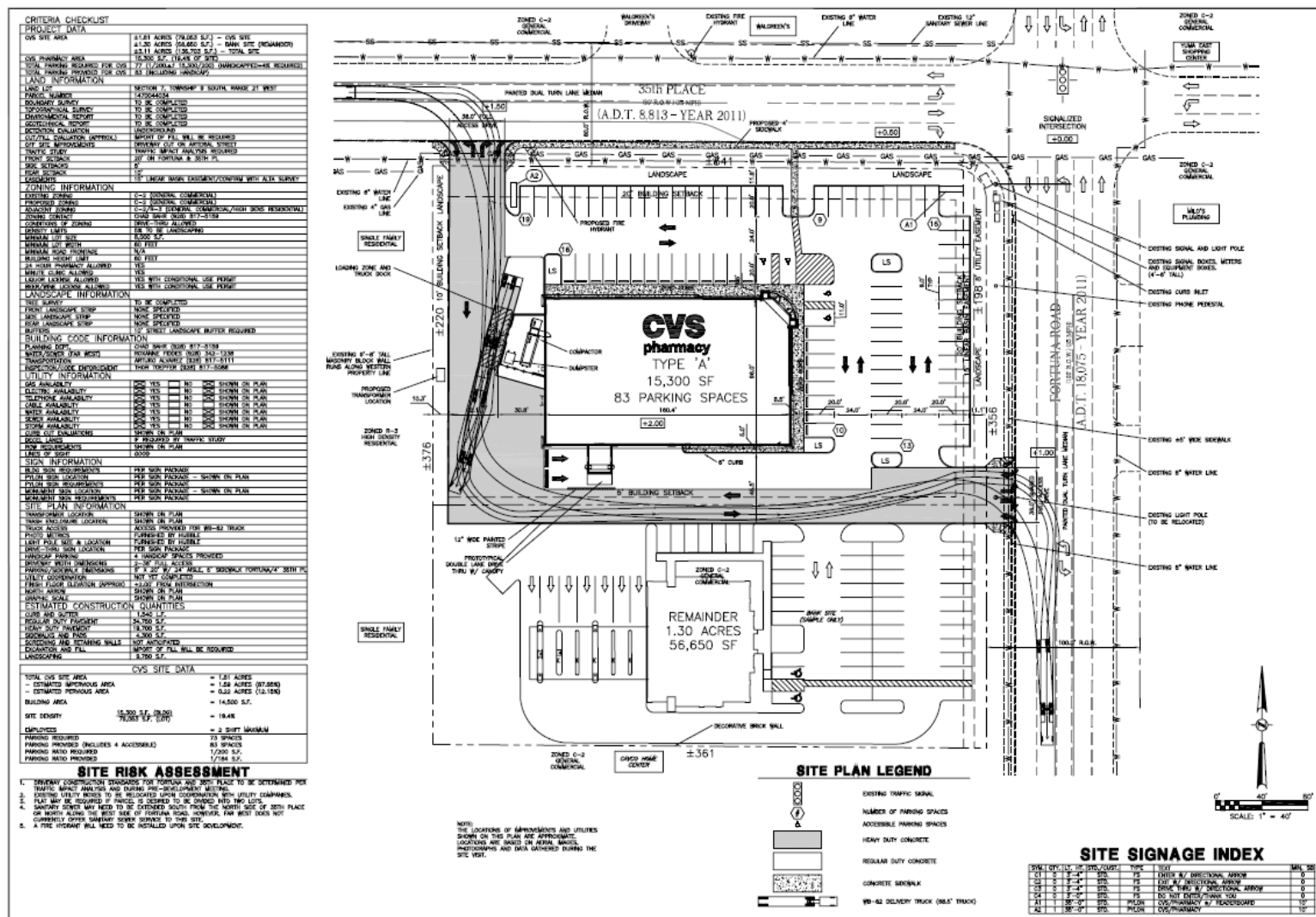
SUBLEASE OVERVIEW

Address: 11464 S Fortuna Road, Yuma, AZ

1.07 Acres Available for Sale

- Conveniently located less than half a mile from Interstate 8
- Strong household incomes
 - 1 mile: \$62,824
 - 3 mile: \$60,129
 - 5 mile: \$62,177
- Commercially zoned with frontage on Fortuna Road
- Multiple large national retailers in the immediate trade area
- Signalized intersection
- Good visibility from intersection





CVS	
pharmacy[®]	
ARIZONA - 15000 - RIGHT SIDE DRIVE-THRU	
STORE NUMBER:	000000
SOUTHWEST CORNER OF 35TH PLACE AND FORTUNA ROAD TAMA, AZ	
PROJECT TYPE:	NEW STORE
IDAL TYPE:	FEE FOR REMOVAL
CS PROJECT NUMBER:	62328

ARCHITECT OF RECORD

CONSULTANT	
JACOBS	
JACOBS ENGINEERING GROUP INC. TEXAS REGISTRATION #29965	
777 MAIN STREET FORT WORTH, TEXAS 76102 PHONE: (817) 222-8500 FAX: (817) 222-8550 CORPENT 1-COPY JACOB'S ENGINEERING GROUP INC.	

DEVELOPER:	
 ARMSTRONG DEVELOPMENT PROPERTIES, INC.	
1000 N. Trust Dr., Suite 100E Tempe, AZ 85281 800-285-4500	

REVISONS:

NO.	DATE/TIME	BY	DESCRIPTION
1	4/24/11	DWY	ISSUE CONTRACT FOR BUILDING

DRAWING BY:	DWY
DATE:	4/1/11
JOB NUMBER:	PTRKZ420
TITLE:	SK-K1

SHEET NUMBER: **1 OF 1**

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

Aerial



Map





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