

FRY'S FOOD - 500 WEST 24TH STREET | YUMA, AZ

**ACRES:**

±0.83

ADDRESS:

500 WEST 24TH STREET, YUMA, AZ 85364

SQUARE FEET:

±36,186

ZONING:

C-2

GENERAL COMMERCIAL

SUMMARY:

This Fry's anchored neighborhood center is located at the intersection of 24th street and 4th avenue with a daily traffic count of over 55,000 vehicles per day. The surrounding trade area boasts a population of nearly 75,000 residents and over 85,000 workers (including U.S.M.C. Air Base-Yuma) with an average annual household income nearly \$60,000.



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner

Executive Vice President
602.224.4149 Direct
480.596.9399 Office
jgardner@barclaygroup.com

OVERVIEW

TRAFFIC COUNTS

24th Street: ± 30,098 VPD
4th Avenue: ± 26,771 VPD
Total Traffic: ± 56,869 VPD

DEMOGRAPHICS

Average Household Income

1 Mile	3 Miles	5 Miles
\$49,946	\$59,491	\$59,855

Total Population

1 Mile	3 Miles	5 Miles
17,970	75,934	99,774

Daytime Population

1 Mile	3 Miles	5 Miles
21,796	87,915	112,900

Total Households

1 Mile	3 Miles	5 Miles
6,549	25,948	32,899

AVAILABLE

- PAD ±36,186 SF, 0.83 AC



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DEMOGRAPHICS (3 MILES)

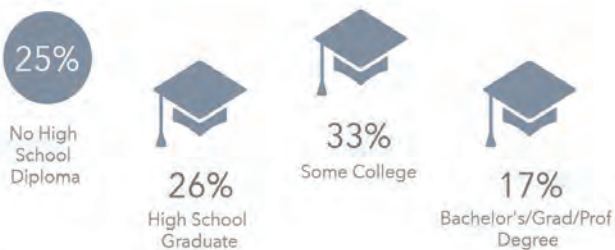
ANNUAL HOUSEHOLD SPENDING



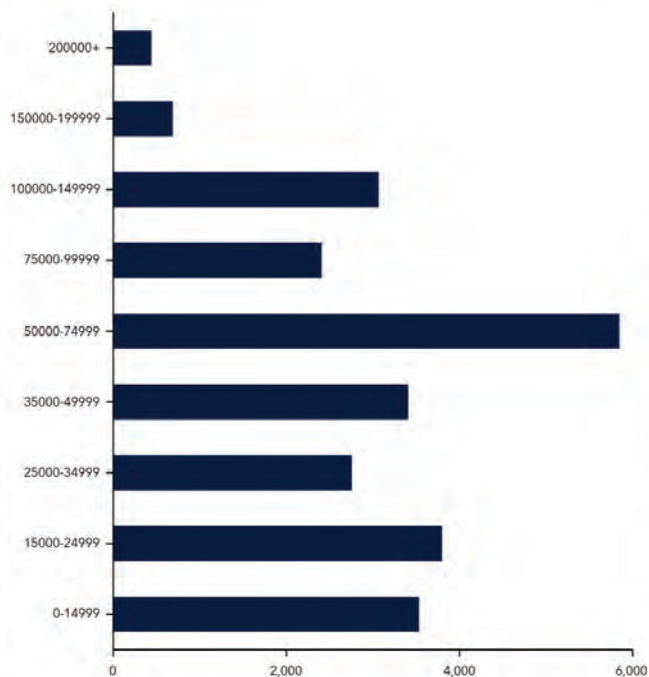
KEY FACTS



EDUCATION



INCOME



Company/Business Name	Direction	Distance
RALLY'S HAMBURGERS	SE	0.0
CHURCH'S CHICKEN	SE	0.1
COFFEE BEAN	SE	0.1
LAS HERRADURAS MEXICAN RSTRNT	NE	0.1
TACO SALSA	SE	0.2
BUBBA'S BBC	SE	0.2
Closest 6 locations		

Average Household Size for this area
2.82 which is more than the average for United States

Area	Value	0.00	4.00
Yuma County	2.94		
This area	2.82		
Arizona	2.64		
United States	2.59		

EMPLOYMENT

