

PAD FOR LEASE

1550 S CASTLE DOME AVE

Yuma, AZ 85365



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

I-8 VISIBILITY • YUMA PALMS • NEW COURTYARD BY MARRIOTT

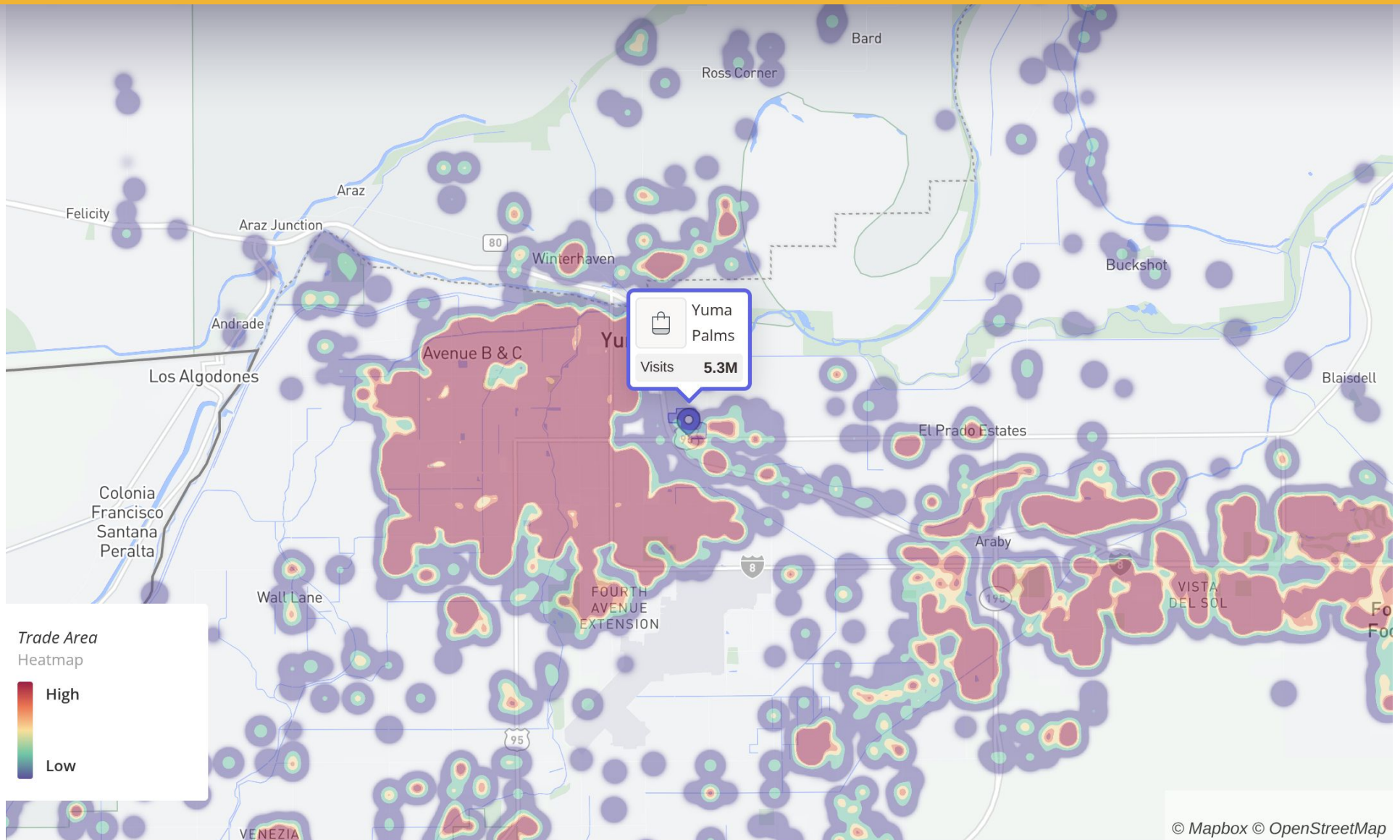
- **Premier Interstate 8 Visibility** – Exceptional exposure along I-8 at one of Yuma's most prominent and heavily traveled freeway interchanges, providing outstanding visibility to both local and regional traffic.
- **Strategic I-8/16th Street Location** – Positioned at the 16th Street interchange, a primary gateway into Yuma's dominant retail corridor and one of the market's most important commercial intersections.
- **Over 58,000 Vehicles Per Day** – Approximately *34,462 VPD on Interstate 8 and 23,600 VPD on 16th Street*, creating significant daily exposure and strong customer accessibility.
- **Adjacent to Yuma Palms Regional Center** – Located immediately adjacent to Yuma's premier regional shopping destination, a *±400,000 SF regional power center* anchored by Target and featuring Best Buy, Marshalls, Ross, PetSmart, Old Navy, Ulta, Harkins Theatres and numerous national restaurants and retailers.
- **Surrounded by Best-in-Class National Retailers** – Benefit from the powerful regional draw and established consumer traffic generated by Yuma Palms and the surrounding concentration of national retail, dining and entertainment uses.
- **New Courtyard by Marriott Redevelopment** – Located within the same project as the planned redevelopment of the existing hotel into a *newly renovated Courtyard by Marriott*, bringing a nationally recognized hospitality brand, upgraded amenities and additional visitor traffic directly to the property.
- **Built-In Hotel Customer Base** – The Courtyard by Marriott creates a complementary mix of overnight guests, business travelers and tourists immediately adjacent to the retail opportunities.
- **Regional Trade Area Draw** – Yuma Palms serves consumers throughout *Yuma, Fortuna Foothills, Somerton, San Luis and neighboring San Luis Río Colorado, Mexico*, extending the property's customer base well beyond the immediate Yuma population.
- **Exceptional Retail & Restaurant Positioning** – The combination of freeway visibility, strong traffic counts, regional shopping traffic and on-site Marriott guests creates an outstanding environment for restaurant, retail and service-oriented tenants.
- **Rare Combination of Visibility + Destination Traffic** – Few locations in the Yuma market combine *Interstate frontage, immediate freeway access, regional retail adjacency and a nationally branded hotel redevelopment* in one location.



PROPERTY OVERVIEW

RETAIL MAP





PROPERTY OVERVIEW

TRADE AREA & DEMOGRAPHICS



5.3 Million Visits
per Year



Yuma Palms Regional
Center Ranked #2 on
Visitation in Arizona



Sam's Club in Yuma is
ranked #2 in Arizona
for visitation



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