



BonWorth

BIG CURVE SHOPPING CENTER UNIT

280 W 32ND ST
YUMA, AZ 85364

Jerry LoCoco, J.D.
Designated Broker/Managing Director
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Property Summary



OFFERING SUMMARY

Available SF: 3,200 SQFT

Lease Rate: \$1.40 SF/month
Modified Gross

Zoning: B-2

PROPERTY OVERVIEW

Great Modified Gross leasing opportunity in Big Curve Shopping Center. Perfect location for retail or office space. Property consists of a 3,200 SQFT suite with close proximity to many anchor tenants such as Michael's, Albertson's, Starbucks, and Get Air Trampoline Park.

Property is in a prime location in the center of Yuma, AZ located on one of the busiest roadways and intersections. Offers high visibility to 23,776 vehicles per day [RAW Traffic Count Source: YMPO].

Property is within close proximity to the newly built Sprouts Farmer's Market, Yuma Palms Regional Center, Yuma Regional Medical Center, MCAS, and Yuma International Airport.

PROPERTY HIGHLIGHTS

- 3,200 SQFT suite
- Great for retail
- Ample Amount of Parking
- Prime Location in one of Yuma's best known shopping centers

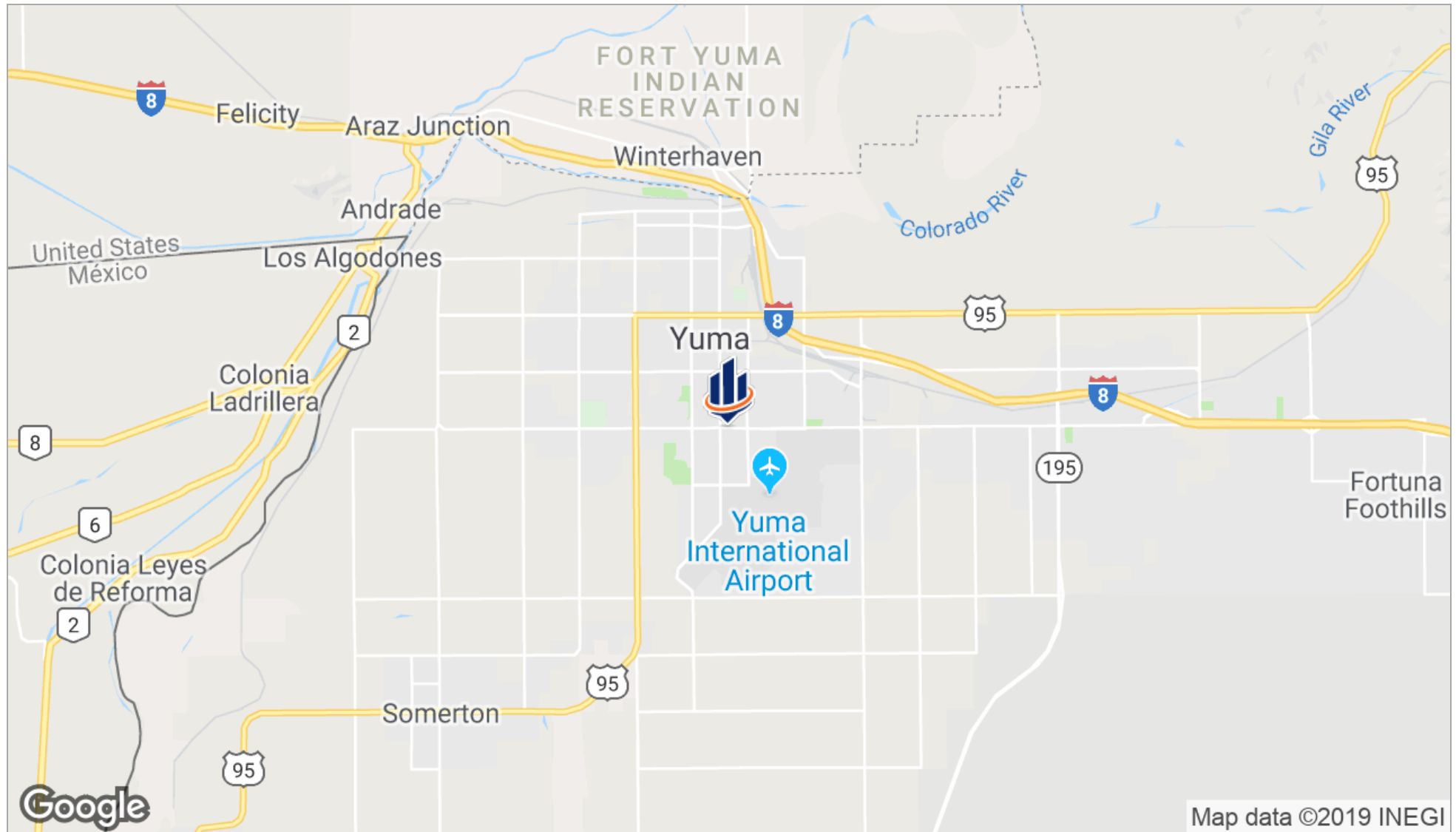
Additional Photos



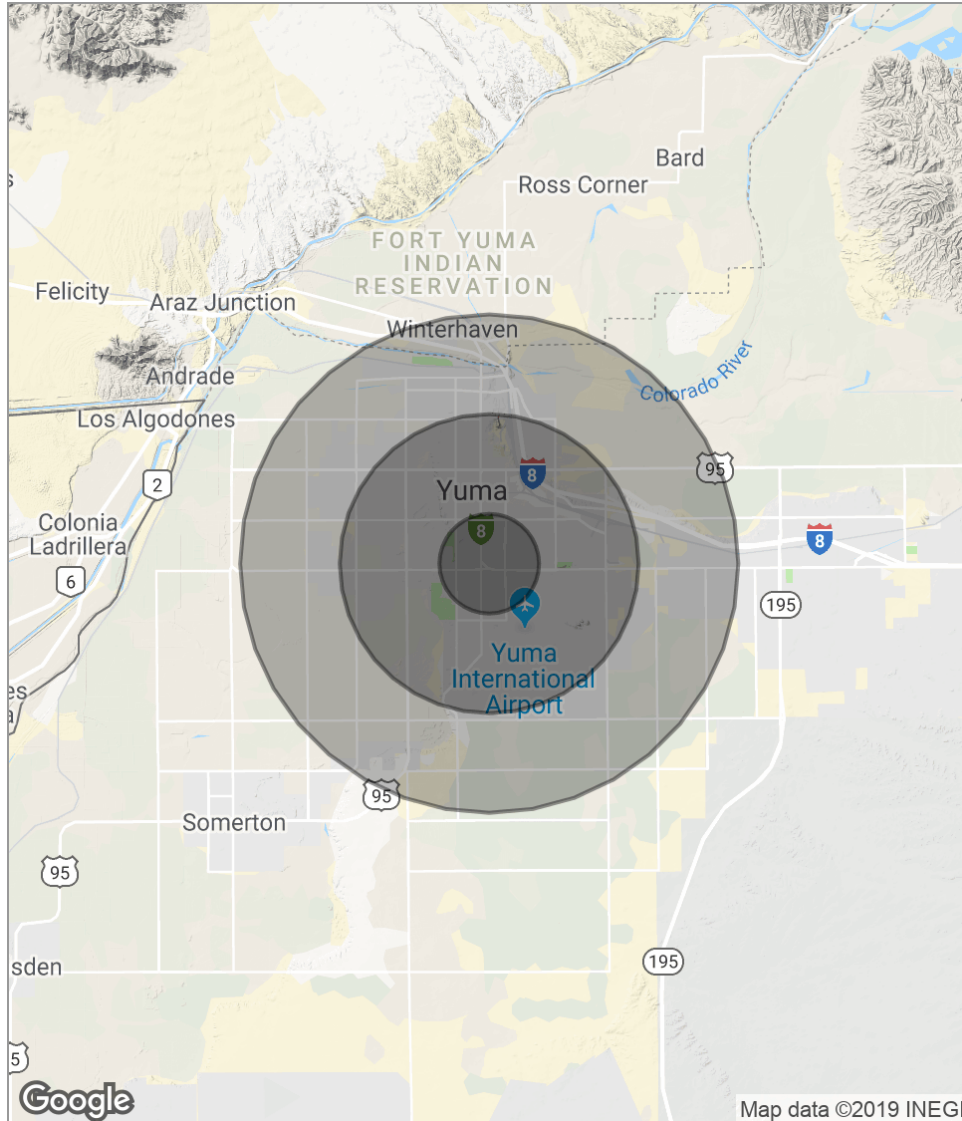
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,833	60,791	110,100
Median age	35.3	31.6	31.5
Median age [Male]	34.3	29.9	30.0
Median age [Female]	34.9	33.0	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,231	22,989	40,596
# of persons per HH	2.3	2.6	2.7
Average HH income	\$51,638	\$53,559	\$52,432
Average house value	\$127,432	\$185,322	\$182,214

* Demographic data derived from 2010 US Census



Why Yuma, AZ?



Agriculture is the leading industry in Yuma County, producing over \$2.5 billion a year, making Yuma County the Winter Vegetable Capitol of the world.

The United States Government is the top employer in Yuma County, with Marine Corps Air Station Yuma and the Yuma Proving Grounds being the number 1 and 2 employers within the county.

Tourism is the third largest contributor to the economy in Yuma County. Within close proximity to Mexico, tourists spend an estimated \$2.2 billion a year on entertainment, food, and clothing within Yuma County. During winter months, the county doubles in size with winter visitors temporarily relocating to the city. Yuma County's location gives companies an advantage of doing business in Southern California without "being in" Southern California.

Advisor Bio



JERRY LOCOCO, J.D.

Designated Broker/Managing Director

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PROFESSIONAL BACKGROUND

Jerry LoCoco is a commercial real estate professional who specializes in investment property, industrial, and office leasing and sales based in Yuma, AZ.

Jerry is an almost-Yuma- native, having moved to Yuma when he was 5 years old. Jerry studied at Arizona State University, majoring in Housing and Urban Development and then went on to obtain his Juris Doctor degree from the James E. Rogers College of Law at the University of Arizona. Jerry is a SIOR Designee.

His experience and passion to improve the local community is evident in his background – having over twenty years experience developing a multi-million dollar commercial construction and residential land development company. Jerry has a passion helping investors and business owners achieve their investment and business objectives and he offers a skill set unique to the Commercial Real Estate industry. He has an excitement for marketing and loves identifying inefficiencies and opportunities in the industry.

His primary goal is to create value for the investors and owners that he works with while also striving to improve our wonderful community, looking at problems as an opportunity, and always taking the approach that challenges are opportunities to create value.

EDUCATION

Juris Doctor, James E. Rogers College of Law University of Arizona; Certificate in Tax Law

MEMBERSHIPS

Disclaimer

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.