

LAS PALMAS MARKET

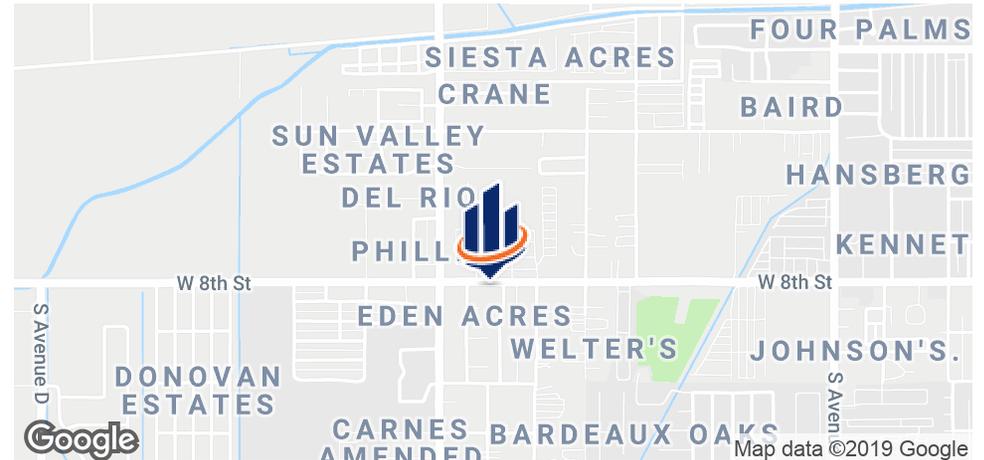
3745 W. 8TH STREET
YUMA, AZ 85364

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Property Summary



OFFERING SUMMARY

Available SF:	1,961 SF
Lease Rate:	\$2,800.00 SF/yr [Gross]
Lot Size:	0.34 Acres
APN:	664-01-153
Year Built:	1930
Building Size:	1,961 SF
Zoning:	C-1

PROPERTY OVERVIEW

Retail/Convenience Store located in Yuma, Arizona on West 8th Street and Avenue C. Property is nestled near many multi-family, mobile home parks and public schools offering a vehicle count of 8,890 vehicles per day [Raw Winter Count, Source: YMPO].

Property is within close proximity to Sunset Community Health Center, Salida Del Sol Elementary School, Valley West Apartments, Buena Suerte Mobile Home Park, the Ironwood Golf Course, and Rancho Viejo Elementary School.

PROPERTY HIGHLIGHTS

- High pedestrian and traffic visibility
- Located near multi-family and public schools
- Zoned C-1
- Includes all shelving and product
- Transfer of beer and wine liquor sales license included

Additional Photos



Additional Photos



Additional Photos



Additional Photos



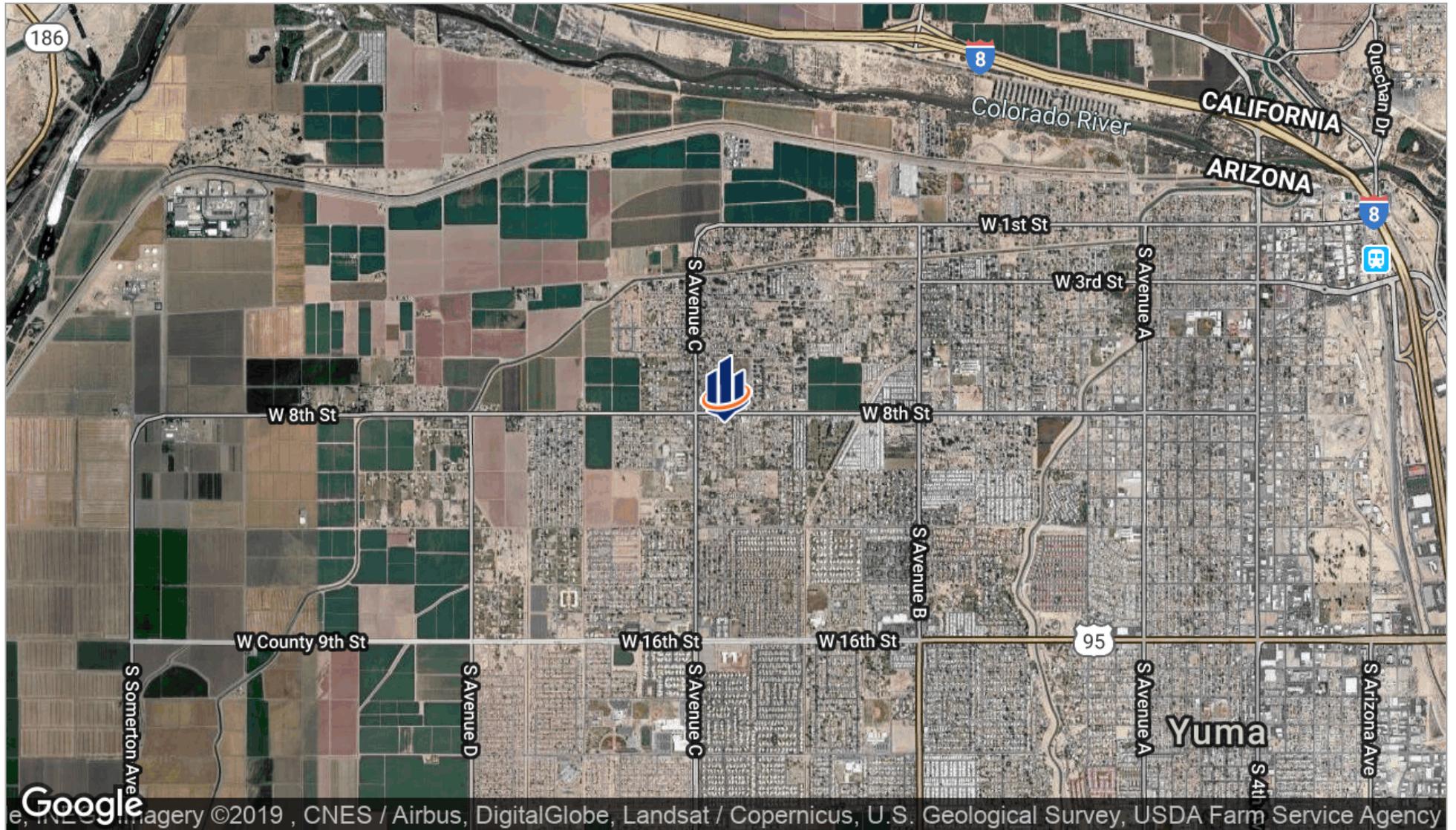
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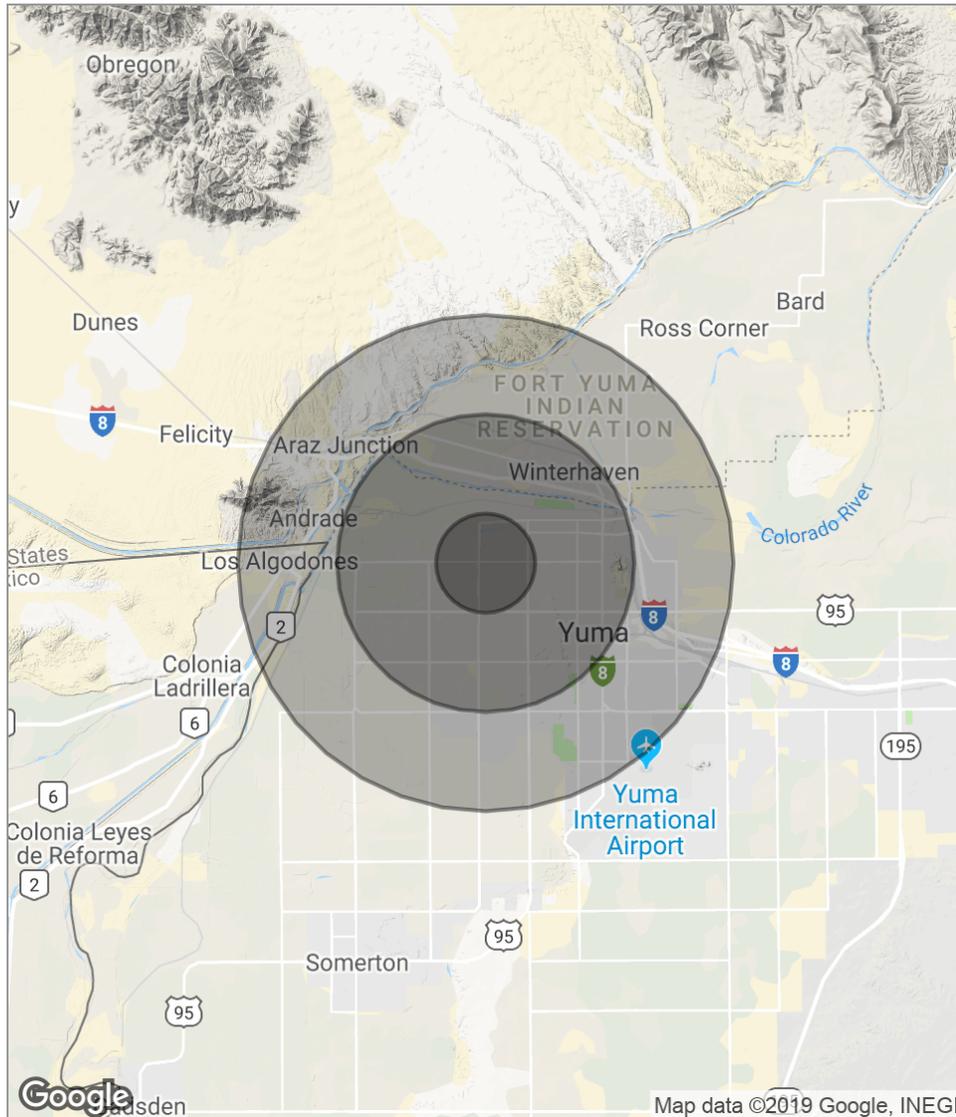
Additional Photos



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,674	68,648	99,079
Median age	32.8	30.6	31.2
Median age [Male]	31.0	28.6	29.5
Median age [Female]	34.1	32.5	32.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,644	25,409	37,130
# of persons per HH	2.7	2.7	2.7
Average HH income	\$45,374	\$50,982	\$50,926
Average house value	\$148,514	\$185,587	\$184,348

* Demographic data derived from 2010 US Census

Retailer Map



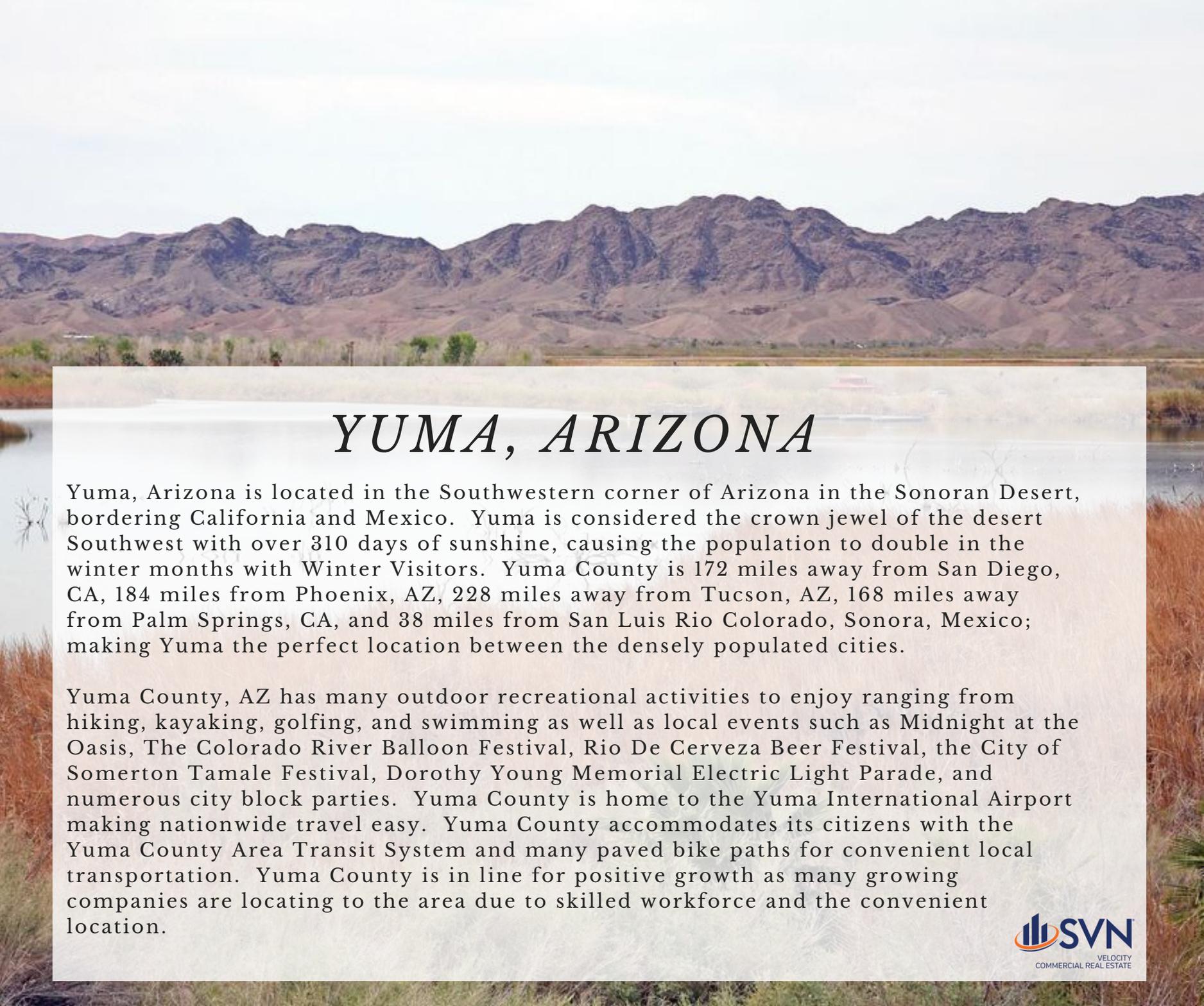
CITY OF YUMA

The City of Yuma is nestled right in the southwest corner of Arizona, bordering California and Mexico. Home to over 100,000 residents, the population nearly doubles during the winter season. Once a busy river port sending military supplies shipped from California to forts and camps in the Southwest to fight the Apache wars, today Yuma is a winter retreat for thousands of visitors craving its warm, dry and sunny climate. Yuma's population nearly doubles in the winter months, thanks to more than 23,000 spots in RV parks and resorts. The community also offers nearly 4,300 hotel rooms, conference and meeting facilities, and three modern casinos.

Greater Yuma is a dynamic region located at the epicenter of four states and two countries. The unique location allows for international and southwest markets to be served in a single day truck haul. Growing companies needing a dedicated and skilled workforce with easy access to the customers and supply source have found the Greater Yuma Region to be the answer to their wants and needs.

A seldom analyzed influence on the local economy is Yuma's proximity to Mexico and the growing City of San Luis Rio Colorado, Sonora. The City is strategically located right in the corner of the intersection of California, Arizona, Baja, and Sonora Mexico and boasts a population of over 180,000, with the region being comprised of a population of nearly 200,000.

This foreign population is consumer-oriented and favors weekend visits and shopping sprees in Yuma where Mexican nationals have shown an overwhelming preference to local retail outlets and supermarkets vs. their equivalent in Mexico. Past studies by The University of Arizona (2007-08) concluded that each day, on average, more than 65,000 Mexican residents come to Arizona to work, visit friends and relatives, recreate and shop. Each day, they spend over \$7,350,000 in Arizona's stores, restaurants, hotels and other businesses, and thus contribute substantially to Arizona's export trade with Mexico. Additionally, The University of Arizona study concluded that 25% of total retail sales receipts in Yuma County is attributed to Mexican consumers. Foreign visitors from this region spend an estimated \$2.2 billion on food, clothing, entertainment and other activities in Yuma County each year, according to presenters at the 2012 Economic Forum, which represents more than 6% of all taxable sales.



YUMA, ARIZONA

Yuma, Arizona is located in the Southwestern corner of Arizona in the Sonoran Desert, bordering California and Mexico. Yuma is considered the crown jewel of the desert Southwest with over 310 days of sunshine, causing the population to double in the winter months with Winter Visitors. Yuma County is 172 miles away from San Diego, CA, 184 miles from Phoenix, AZ, 228 miles away from Tucson, AZ, 168 miles away from Palm Springs, CA, and 38 miles from San Luis Rio Colorado, Sonora, Mexico; making Yuma the perfect location between the densely populated cities.

Yuma County, AZ has many outdoor recreational activities to enjoy ranging from hiking, kayaking, golfing, and swimming as well as local events such as Midnight at the Oasis, The Colorado River Balloon Festival, Rio De Cerveza Beer Festival, the City of Somerton Tamale Festival, Dorothy Young Memorial Electric Light Parade, and numerous city block parties. Yuma County is home to the Yuma International Airport making nationwide travel easy. Yuma County accommodates its citizens with the Yuma County Area Transit System and many paved bike paths for convenient local transportation. Yuma County is in line for positive growth as many growing companies are locating to the area due to skilled workforce and the convenient location.

Yuma County's Economy

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. Yuma County's success in agriculture is largely due to its climate, rich soil, and skilled workforce.

The United States Government is the top employer in Yuma County, AZ with Marine Air Corp Station Yuma and the Yuma Proving Grounds being the number 1 and 2 employers within the county. The U.S. Army John F. Kennedy Special Warfare Center and School opened in 2014 in Yuma, AZ and is the largest facility of its kind in the world. The facility trains troops for air operations requiring free falling from air crafts.

Tourism is the third largest contributor to the Yuma County's economy. 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 from Northern United States and Canada.

Yuma County's close proximity to Southern California and Mexico make it desirable for site selectors and company executives when relocating businesses. Yuma County's location gives companies an advantage of doing business in Southern California without "being in" Southern California.

Advisor Bio

LIZ WILLIAMS

Advisor/Property Manager



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PROFESSIONAL BACKGROUND

Elizabeth Williams works as an Advisor with SVN | Velocity Commercial Real Estate. Liz moved to Yuma, Arizona in 2001 and attended Yuma Catholic High School and studied at Northern Arizona University majoring in Communications.

Liz has a unique background in risk management, sales, and marketing. She previously worked as an insurance producer obtaining Property and Casualty, and Life and Health licenses. In addition, Elizabeth obtained her PLCS (Personal Lines Coverage Specialist) and CLCS (Commercial Lines Coverage Specialist) designation through The Hartford School of Insurance. Her background compliments perfectly to the fast paced nature of commercial real estate which also demands high attention to detail.

Liz epitomizes integrity, energy, hard work and creative service in every detail of your real estate transaction. She understands the importance of continued education within the industry and has a relentless pursuit networking and local community involvement.

Supporting the local community, Elizabeth volunteers her time to:

- Make-A-Wish Arizona as a Wish Granter
- Gowan Science Academy PTO
- Yuma Catholic High School Alumni Committee
- Yuma Catholic High School Advancement Committee
- Western Arizona Council of Governments

Advisor Bio & Contact 2

JERRY LOCOCO

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.

His experience and passion to better 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.

Jerry is part of the following local organizations:

- Board Member to the Greater Yuma Economic Development Corporation
- Board Member to the Yuma Regional Medical Center Foundation
- Board Member on the Rancho Verde Homeowners Association
- Committee Chair at Yuma Catholic High School
- Founding member of YES (Yuma Entrepreneur Show)
- Member of IMPACT Club Yuma

EDUCATION

Juris Doctor, James E. Rogers College of Law University of Arizona

MEMBERSHIPS & AFFILIATIONS

- SIOR Designee

Disclaimer

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The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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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.