



PACIFIC AVENUE INDUSTRIAL DISTRIBUTION CENTER/ REDEVELOPMENT OPPORTUNITY

800 S PACIFIC AVENUE
YUMA, AZ 85364

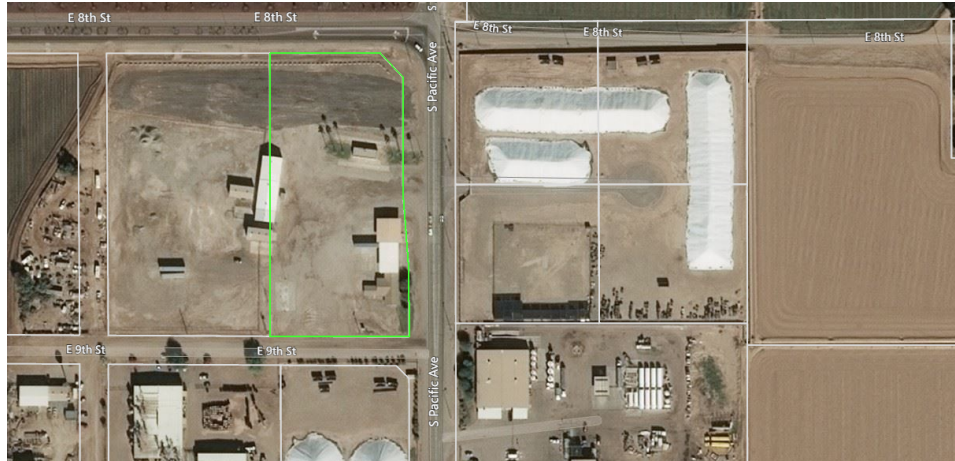
Jerry LoCoco, J.D.

Designated Broker/Managing Director

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,800,000
APN:	665-08-001 665-08-002
Lot Size:	8.56 Gross Acres
Buildings Total Size:	13,584 SQFT
Zoning:	LI
2019 Taxes:	665-08-001: \$5,430.44 665-08-002: \$3,646.68

PROPERTY OVERVIEW

Located in an Opportunity Zone, this Light Industrial redevelopment area is in the highly desirable North End of Yuma, Arizona close to the Colorado River riverfront, the newly built Pacific Avenue Athletic Complex (PAAC), Downtown Yuma, and the Yuma Regional Shopping Center. Property is located within close proximity to the Interstate 8 entrances and Highway 95.

Property features 2 parcels totaling 8.56 Acres with a Open and Closed Cross Dock, Office Building, 2 Warehouses, and a Paint Shop totaling 13,584 SQFT. Cross Dock offers 6 docs with roll-up doors, both warehouses offer roll-up doors, and one warehouse offers a fully gated yard.

Property includes 120/240V Single Phase Powser and 240V 3 Phase Power, City Of Yuma Water and Sewer, and HVAC units located on the rear side of the buildings.

PROPERTY HIGHLIGHTS

- Zoned LI
- Two Parcels Totaling 8.56 Gross Acres
- Open & Closed Cross Dock
- 2 Warehouses
- Office Building
- Close Proximity to Interstate 8 and HWY 95

Property Description

APN: 109-09-001

- 4.28 Acres
- Open & Closed Cross Dock totaling 2,765 SQFT
- Cross Dock contains 6 Docks with Roll-up Doors with 14FT Clear Height, and Built in 1960.
- Office Building consisting of 1,984 SQFT and Built in 1964.

APN: 109-09-002

- 4.28 Acres
- Warehouse 1 totaling 5,460 SQFT with 2 Roll-up Doors with a 10FT Clear Height. Built in 1971.
- Warehouse 2 totaling 1,200 SQFT with 1 Roll-up Door with a 10FT Clear Height. Built in 1984.
- Paint Shop totaling 1,225 SQFT with 1 Roll-up Door with a 10FT Clear Height. Built in 1984.

UTILITIES

- 120/240V Single Phase Power plus 240V 3 Phase Power
- City of Yuma Water and Sewer



Additional Photos



Additional Photos



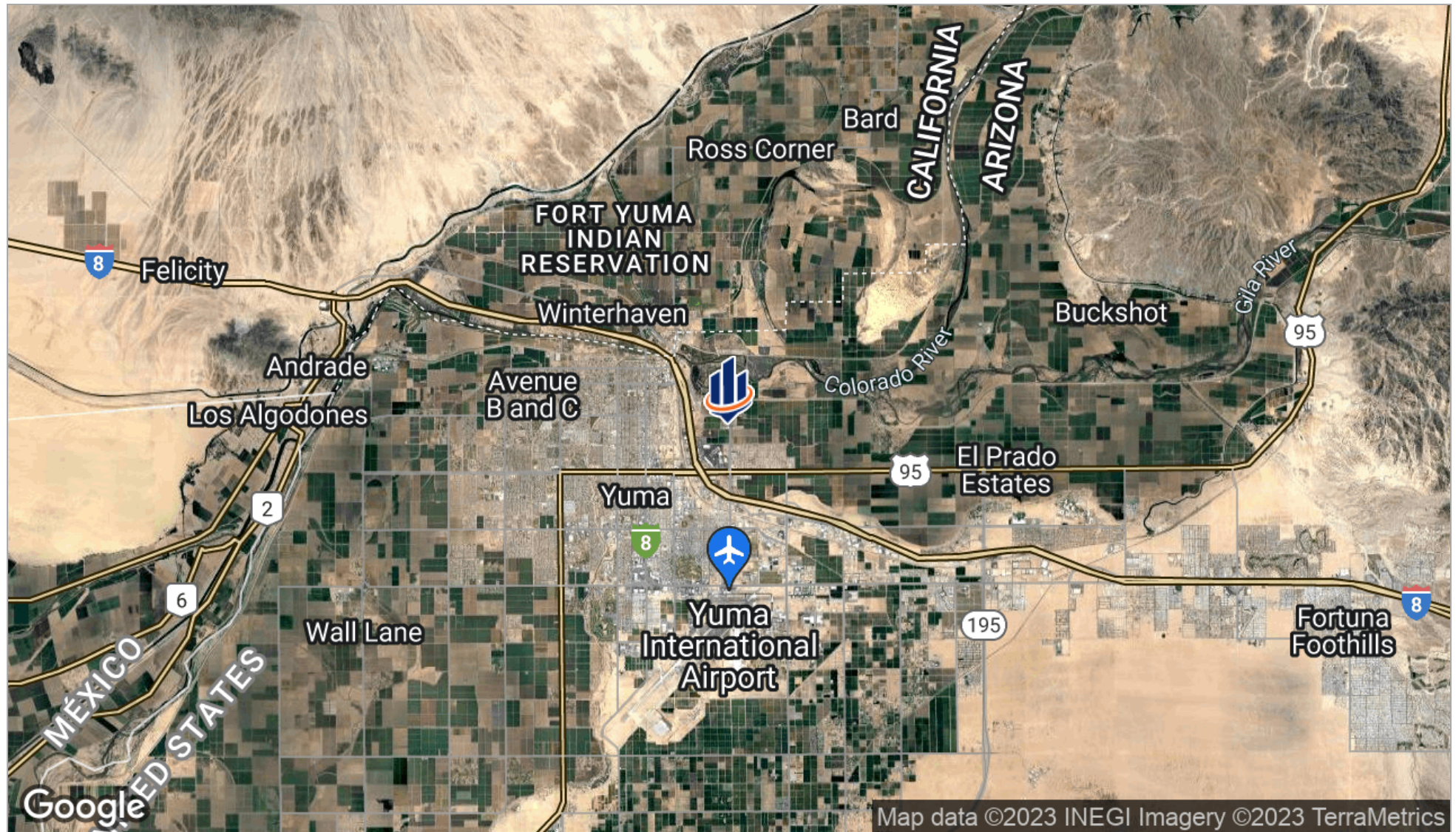
Additional Photos



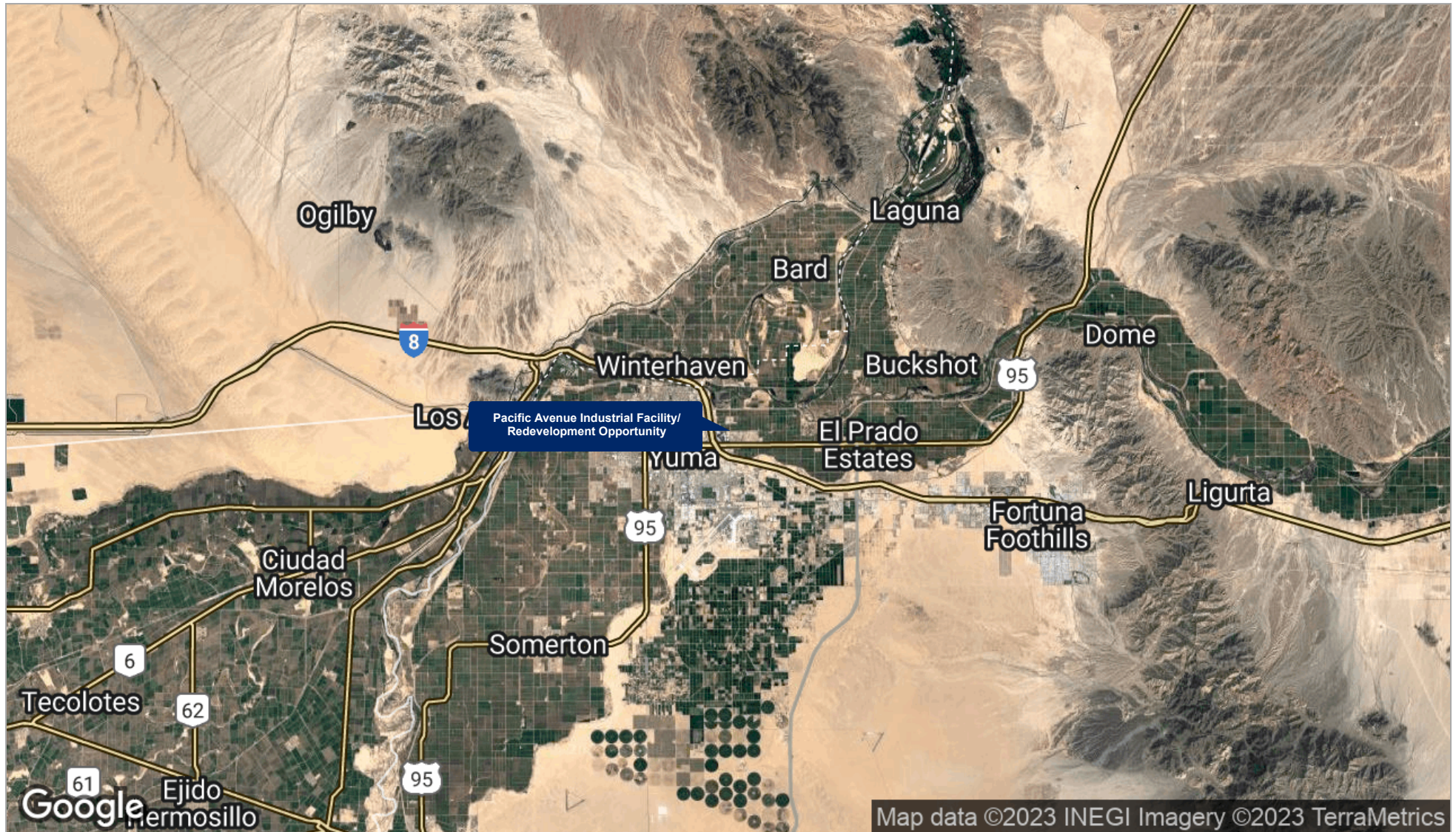
Interior Office Photos



Location Maps



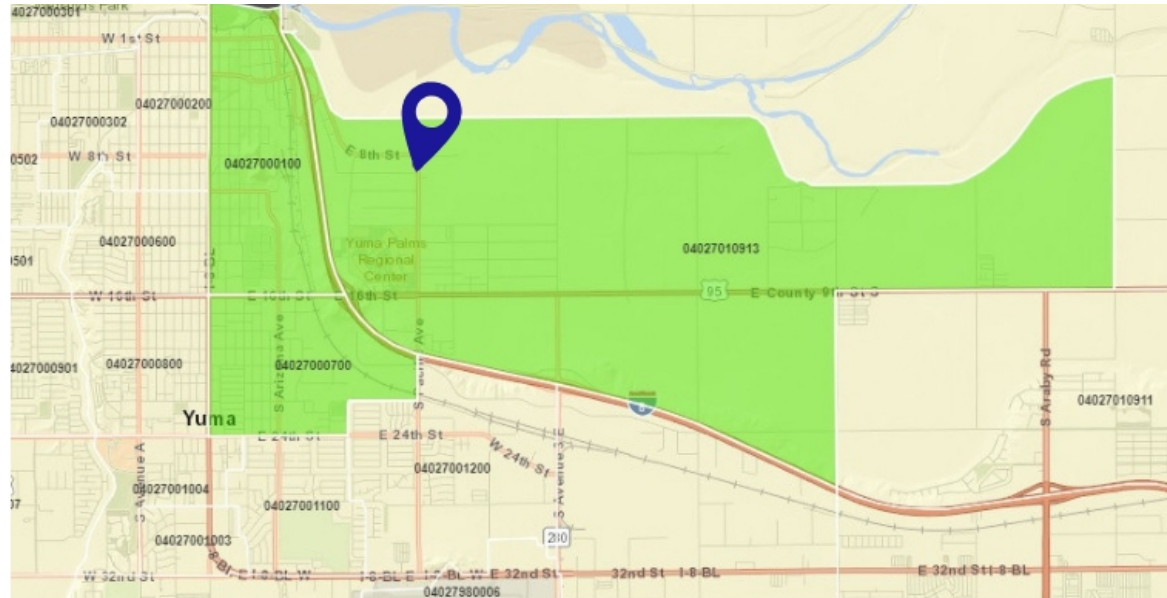
Regional Map



Retailer Map



Opportunity Zone



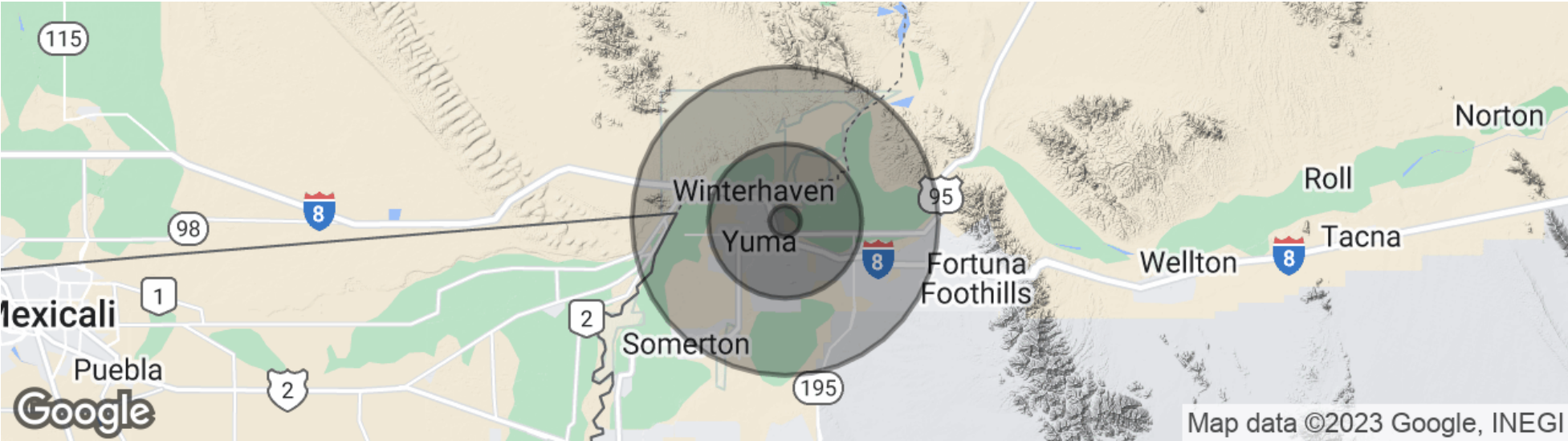
LOCATED IN AN OPPORTUNITY ZONE!

Tax on the initial realized capital gain is deferred and reduced depending on the length of time the investment is held for (5 or 7 years).

If investment is held for 10 years, capital gains made on the investment will not be taxed.

[www.https://www.azcommerce.com/arizona-opportunity-zones/](https://www.azcommerce.com/arizona-opportunity-zones/)

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	532	94,484	140,942
Median age	33.8	31.5	33.7
Median age (Male)	31.8	30.0	32.2
Median age (Female)	36.3	32.8	34.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	185	35,518	52,092
# of persons per HH	2.9	2.7	2.7
Average HH income	\$39,480	\$50,063	\$52,901
Average house value		\$169,132	\$174,384

* Demographic data derived from 2020 ACS - US Census



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.



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.

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.

Advisor Bio & Contact 1

JERRY LOCOCO, J.D.

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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 & AFFILIATIONS

- SIOR Designee
- Chairman of the Board to the Greater Yuma Economic Development Corporation
- Board Member to the Yuma Regional Medical Center Foundation
- Committee Chair at Yuma Catholic High School

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