

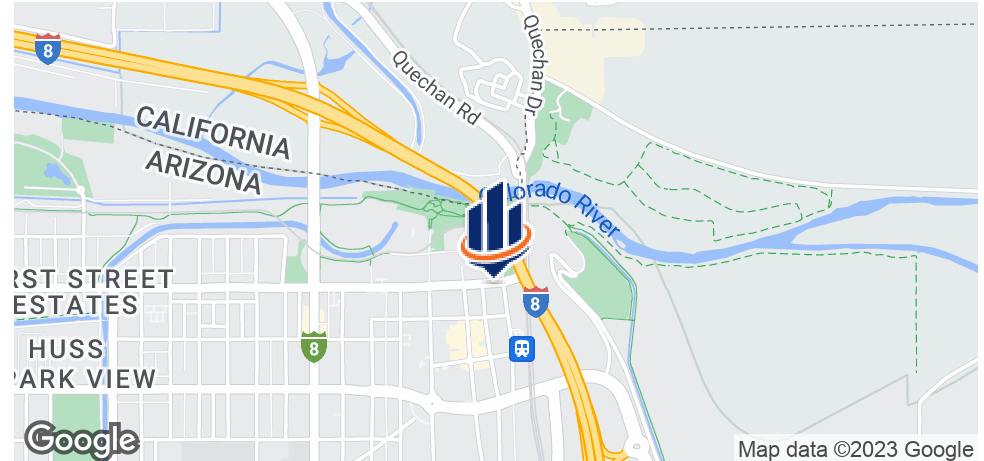


DOWNTOWN YUMA RESTAURANT SPACE

108 S. GILA STREET
YUMA, AZ 85364

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



OFFERING SUMMARY

Available SF:	3,984
Lease Rate:	\$1.70/SQFT per month
Lease Type:	NNN
Lot Size:	0.31 Acres
Year Built:	1999
Building Size:	3,984 SF
Zoning:	OT
Traffic Count:	22,554 [Raw Winter Count, Source YMPO] and 16,123 [Raw Summer Count, Source YMPO]

PROPERTY OVERVIEW

SVN | Velocity is pleased to present 108 S. Gila Street. This premier downtown Yuma restaurant location is in the hub of Yuma's art, entertaining, retail, and dining district. The free standing retail building consists of 3,984 square feet on 0.31 acres of land. Property has easy access to Interstate 8 with ample customer parking. Total population within 5 miles is 101,461 and total population within 10 miles is 144,408.

For more information contact Liz Williams at 928-287-8260 or liz.williams@svn.com

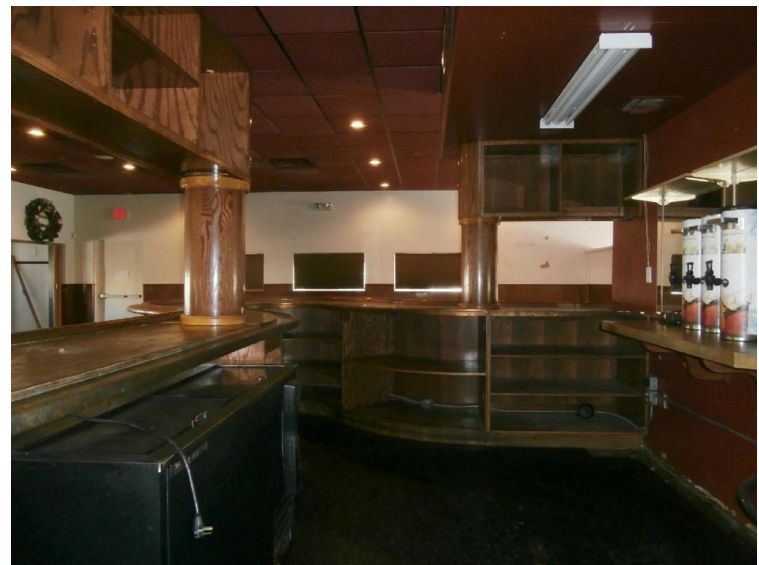
PROPERTY HIGHLIGHTS

- Premier Yuma Downtown Restaurant Space directly across from newly built Hilton
- Located in the heart of Yuma art, entertaining, retail, and dining
- Interior features a bar, main dining room, and "railcar-like" setting with booths
- All kitchen equipment fully functional, all personal property included
- Easy access and high visibility off Interstate 8
- Close proximity to Interstate-8, MCAS and Yuma International Airport

Additional Photos



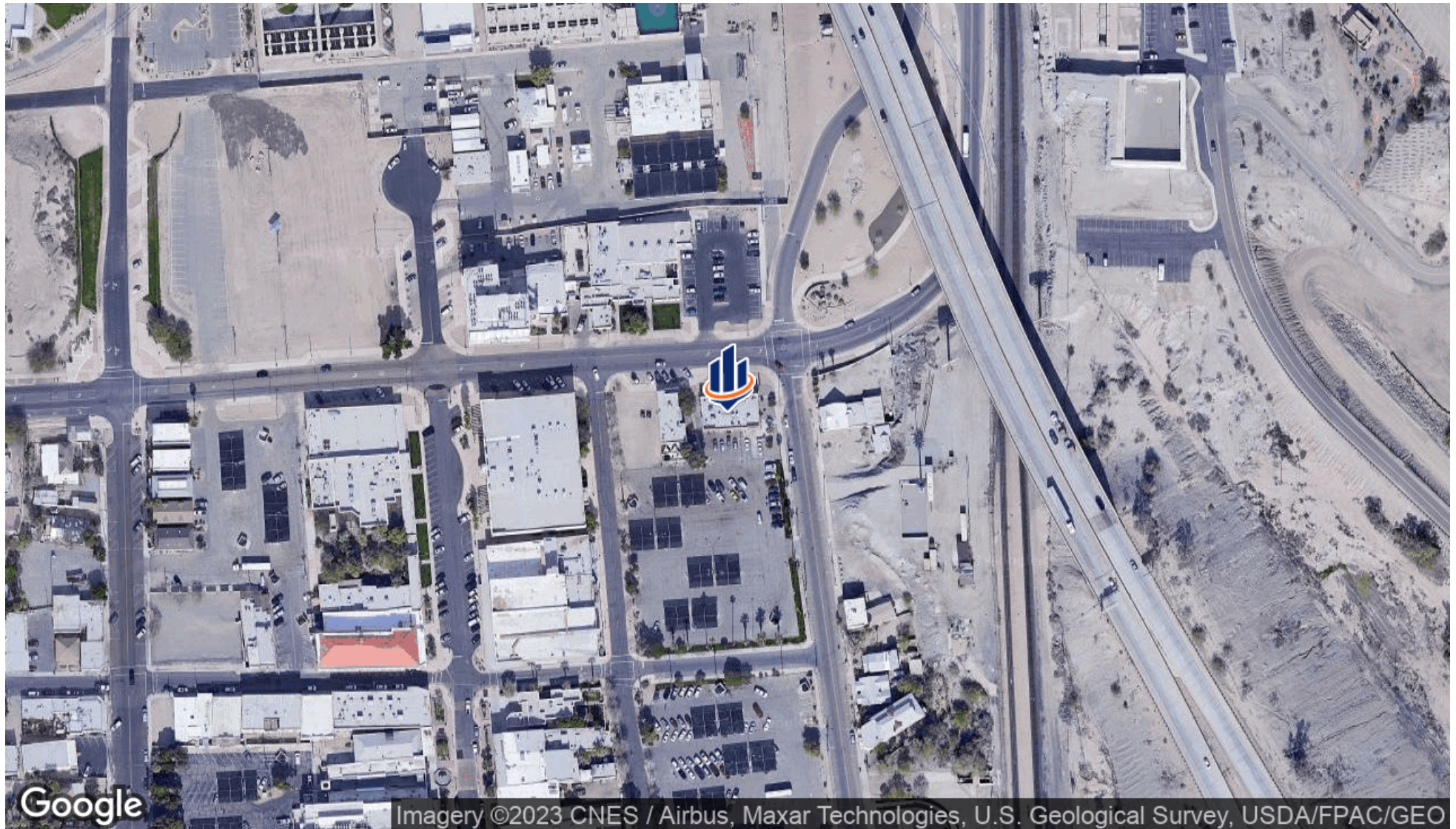
Interior Photos



Kitchen Photos



Aerial Maps



DOWNTOWN YUMA RESTAURANT SPACE | 108 S. GILA STREET YUMA, AZ 85364

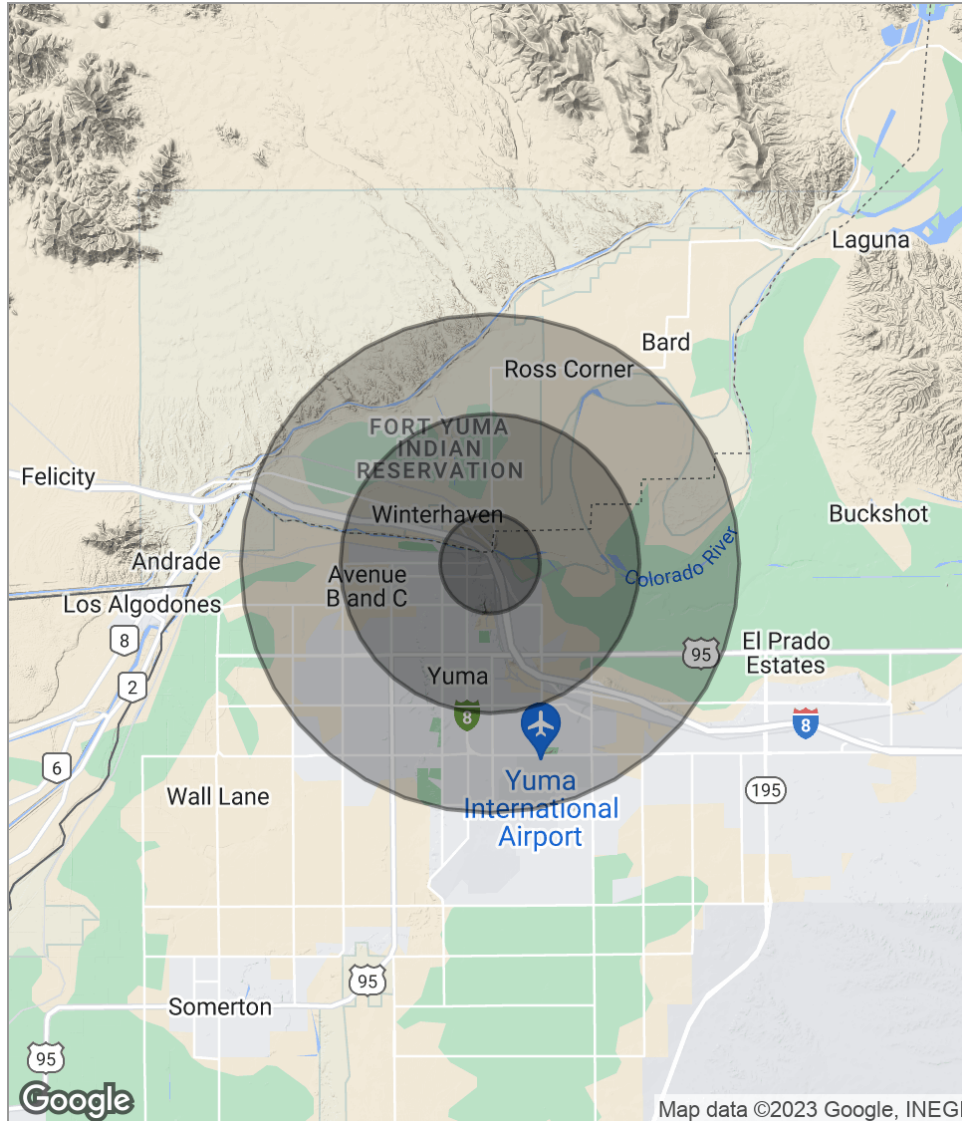
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Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,731	44,884	101,507
Median age	31.1	31.0	31.3
Median age [Male]	32.7	29.7	29.6
Median age [Female]	30.9	32.7	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,247	17,504	37,948
# of persons per HH	3.0	2.6	2.7
Average HH income	\$38,138	\$41,865	\$50,332
Average house value		\$152,057	\$175,234

* Demographic data derived from 2020 ACS - US Census

Location Maps





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.

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

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 & 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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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.