

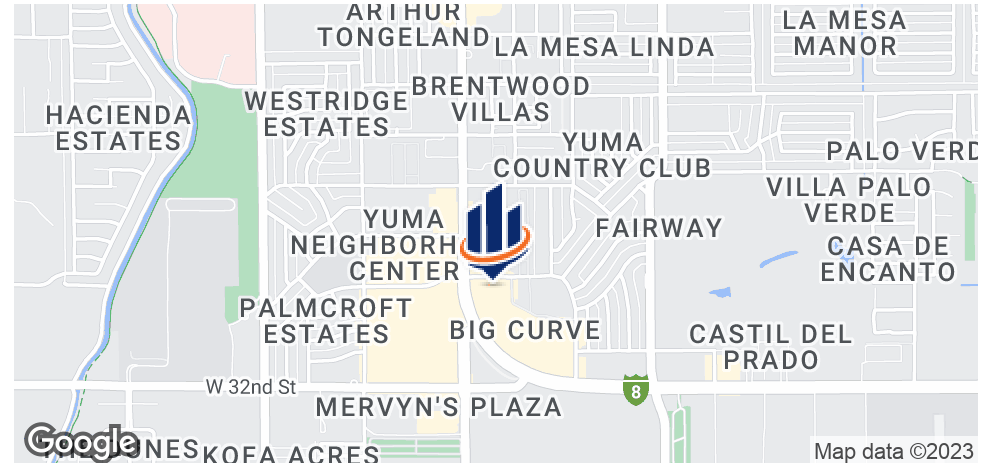


BIG CURVE SHOPPING CENTER UNIT

3105 S 4TH AVE
YUMA, AZ 85364

Jerry LoCoco, J.D.
Designated Broker/Managing Director
O: 928.277.8211 x102
jerry.lococo@svn.com

Property Summary



OFFERING SUMMARY

Available SF:

Lease Rate: \$1.25/SQFT NNN

Zoning: B-2

Traffic Count: 23,776

PROPERTY OVERVIEW

Great NNN leasing opportunity in Big Curve Shopping Center. Perfect location for retail or office space. Property consists of a 2,300 SQFT suite with close proximity to many anchor tenants such as Applebee's, Albertson's, Starbucks, and Get Air Trampoline Park. Unit contains a separate office space, one bathroom and a storage room.

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, YMPO).

Property is within close proximity to the newly built Sprouts Farmers Market, Yuma Palms Shopping Center, Yuma Regional Medical Center, Marine Corps Air Station Yuma, and Yuma International Airport.

PROPERTY HIGHLIGHTS

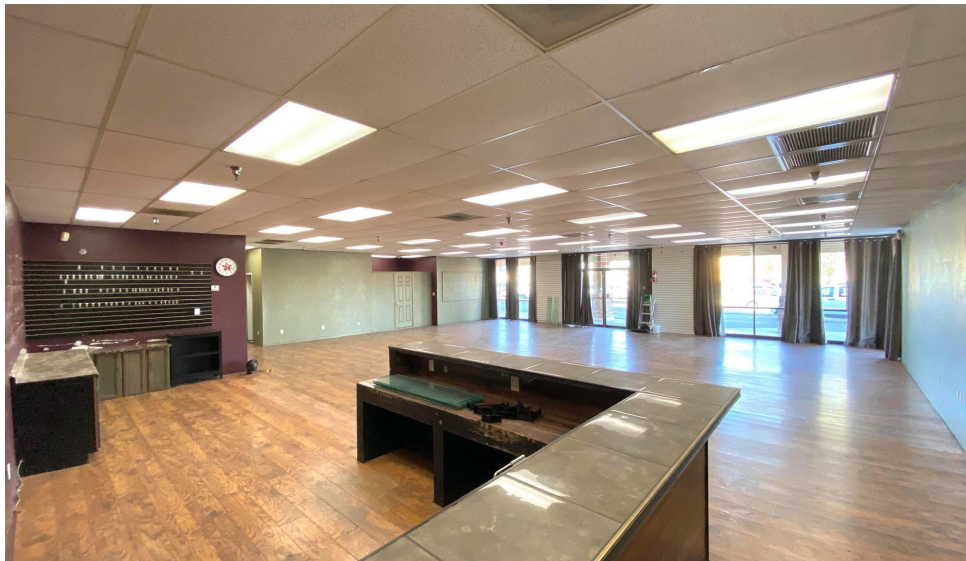
- 2,300 SQFT Suite
- Great for retail
- Ample amount of parking
- Prime location in one of Yuma's best known shopping centers

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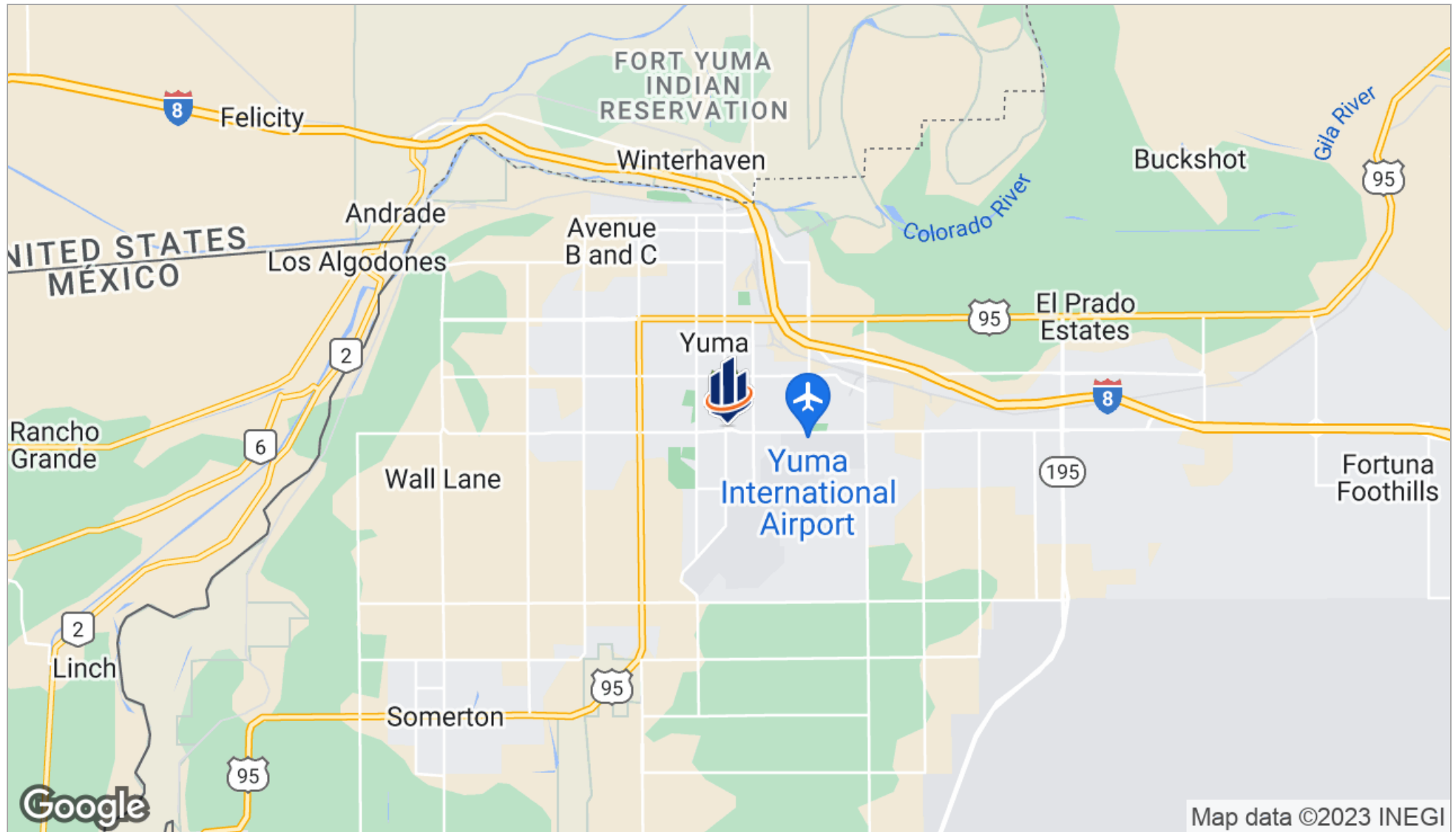
Additional Photos



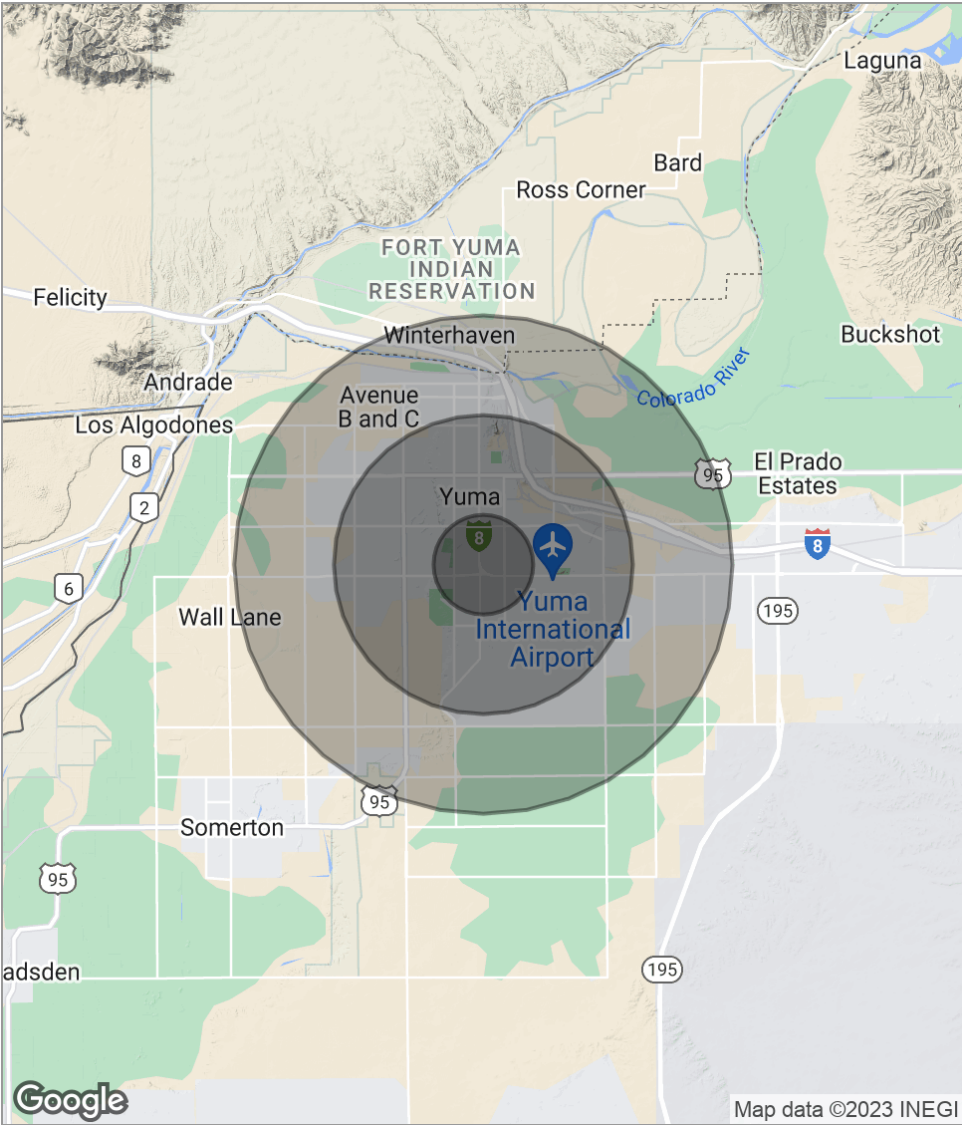
Retailer Map



Location Maps



Demographics Map

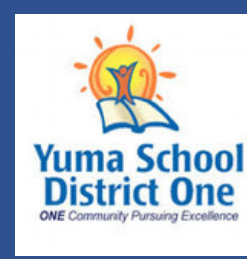
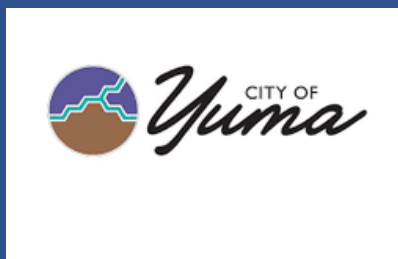


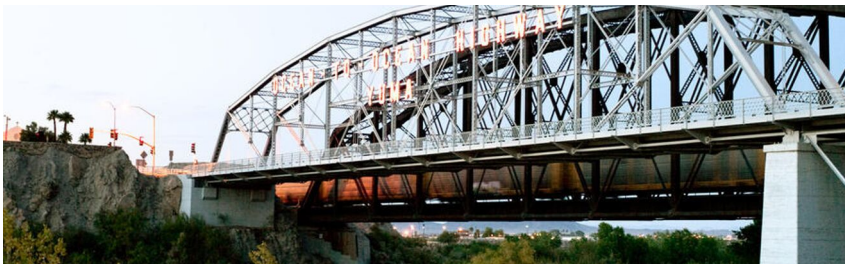
POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,354	63,942	108,166
Median age	34.5	31.6	31.3
Median age [Male]	33.5	29.9	29.9
Median age [Female]	34.2	33.0	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,455	24,239	39,796
# of persons per HH	2.3	2.6	2.7
Average HH income	\$50,834	\$53,328	\$52,352
Average house value	\$126,825	\$186,381	\$182,165

** Demographic data derived from 2020 ACS - US Census*



Yuma County Top Employers





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

- 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

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

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.