



**OFFERING MEMORANDUM**

# Quartzsite, AZ Ground Lease Opportunity

**1390 W MAIN ST**

Quartzsite, AZ 85346

**PRESENTED BY:**

**PERRY LAUFENBERG**

O: 480.425.5510

perry.laufenberg@svn.com

AZ #BR548198000

**CAMERON IRONS, BRE#  
01176224**

O: 714.446.0600 x112

cirons@svn.com

CalDRE #01176224



PROPERTY SUMMARY

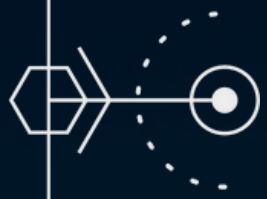


OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	2,400 SF
AVAILABLE SF:	25,265 - 1,775,940 SF
LOT SIZE:	1,819,066 SF
YEAR BUILT:	2007
ZONING:	C-2
MARKET:	Quartzsite
APN:	306-29-012K, 031, 032, 033C, 036A, 052, 053, 055-057

PROPERTY HIGHLIGHTS





# PROPERTY INFORMATION

This is a rare ground lease opportunity in a rapidly expanding travel hub. Be part of the tenant lineup alongside Terrible's, Starbucks, and Tesla at Quartzsite Main Event Business Park. Situated directly off a major freeway interchange on Interstate 10 this property has multiple remaining pads available that would be well-suited for various commercial developments, including retail, restaurants, hotels, automotive care, and more.

In addition to the opportunities available at the Main Event Business Park, Vista Bella offers another 35+ acres of land that can be subdivided for potential industrial or commercial use. This site is poised to attract businesses like truck stops, industrial facilities, recreational vehicle service and storage, and even potential residential development, among various other uses.

Among the roster of national operators presently in Quartzsite and conveniently situated in close proximity to the subject properties, you'll find Carl's Jr., Burger King, McDonald's, Subway, Mobile, Pilot Travel Center, and Love's Truck Stop.



## EXISTING TENANT PROFILES



### TENANT OVERVIEW

<b>COMPANY NAME</b>	Terrible's (Private)
<b>FOUNDED</b>	1959
<b>LOCATIONS</b>	NV, CA, UT and AZ
<b># OF LOCATIONS</b>	176 (2022)
<b>TOTAL REVENUE</b>	\$395.3 million (2022)
<b>EMPLOYEES</b>	2,100 (2022)
<b>HEADQUARTERS</b>	Paradise, NV
<b>WEBSITE</b>	<a href="https://www.terribles.com/">https://www.terribles.com/</a>

### TENANT OVERVIEW

<b>COMPANY NAME</b>	Starbucks (SBUX)
<b>FOUNDED</b>	1971
<b>LOCATIONS</b>	84 Countries
<b># OF LOCATIONS</b>	35,711 (2022)
<b>TOTAL REVENUE</b>	\$32.25 billion (2022)
<b>EMPLOYEES</b>	402,000 (2022)
<b>HEADQUARTERS</b>	Seattle, WA
<b>WEBSITE</b>	<a href="https://www.starbucks.com/">https://www.starbucks.com/</a>

### TENANT OVERVIEW

<b>COMPANY NAME</b>	Tesla (TSLA)
<b>FOUNDED</b>	2003
<b>LOCATIONS</b>	Global
<b># OF LOCATIONS</b>	1,847 Stations (US)
<b>TOTAL REVENUE</b>	\$81.5 billion (2022)
<b>EMPLOYEES</b>	127,855 (2022)
<b>HEADQUARTERS</b>	Austin, TX
<b>WEBSITE</b>	<a href="https://www.tesla.com/">https://www.tesla.com/</a>



AVAILABLE SITES





AVAILABLE SITES

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1400-1490 Main Event Blvd	Available	55,321 SF	Ground Lease	Negotiable	Parcel Numbers: 306-29-052 & 306-29-053
1545 Main Event Blvd & 480 S Quartzsite Blvd	Available	139,828 SF	Ground Lease	Negotiable	Parcel Numbers: 306-29-036A & 306-29-058
1560-1590 Main Event Blvd	Available	47,916 SF	Ground Lease	Negotiable	Parcel Numbers: 306-29-055 & 306-29-056
1390 W Main St	Available	25,265 SF	Ground Lease	Negotiable	Parcel Number: 306-29-012K
1720 W Main St	Available	216,929 - 1,775,940 SF	Ground Lease	Negotiable	Parcel Number: 306-29-031
1820 W Main St	Available	180,338 - 1,775,940 SF	Ground Lease	Negotiable	Parcel Number: 306-29-032
1760 Main Event Blvd	Available	1,330,758 - 1,775,940 SF	Ground Lease	Negotiable	Parcel Number: 306-29-033C



A photograph of a large, grey, textured sign with the word "QUARTZSITE" in dark, serif capital letters. The sign is flanked by two vertical wooden posts. In the background, a blue semi-truck is parked, and a bare tree stands to the right. The sky is a mix of orange, yellow, and blue, suggesting a sunset or sunrise. The foreground is dark and rocky.

# QUARTZSITE

These properties are situated right off exit 17 on I-10, a major thoroughfare with a high daily traffic volume of 28,132 vehicles. This highway is a crucial East-West route connecting Los Angeles to Phoenix and various destinations across the United States. Additionally, Highway 95 intersects Quartzsite, running from North to South between Lake Havasu and Yuma, further enhancing the town's connectivity. Quartzsite's strategic location, in close proximity to California, opens up an additional consumer market and facilitates access to key business hubs. The location is conveniently positioned approximately midway between Los Angeles and Phoenix. Quartzsite itself serves as a prominent 24/7 rest stop for travelers and truckers, and it transforms into a bustling winter destination for RV enthusiasts and campers, hosting one of the largest seasonal markets for rocks, gems, and other merchandise in the United States. During the winter months, the town experiences a substantial population surge, with over 2 million snowbirds and travelers flocking to the area, compared to its usual 4,500 residents.

## LOCATION INFORMATION

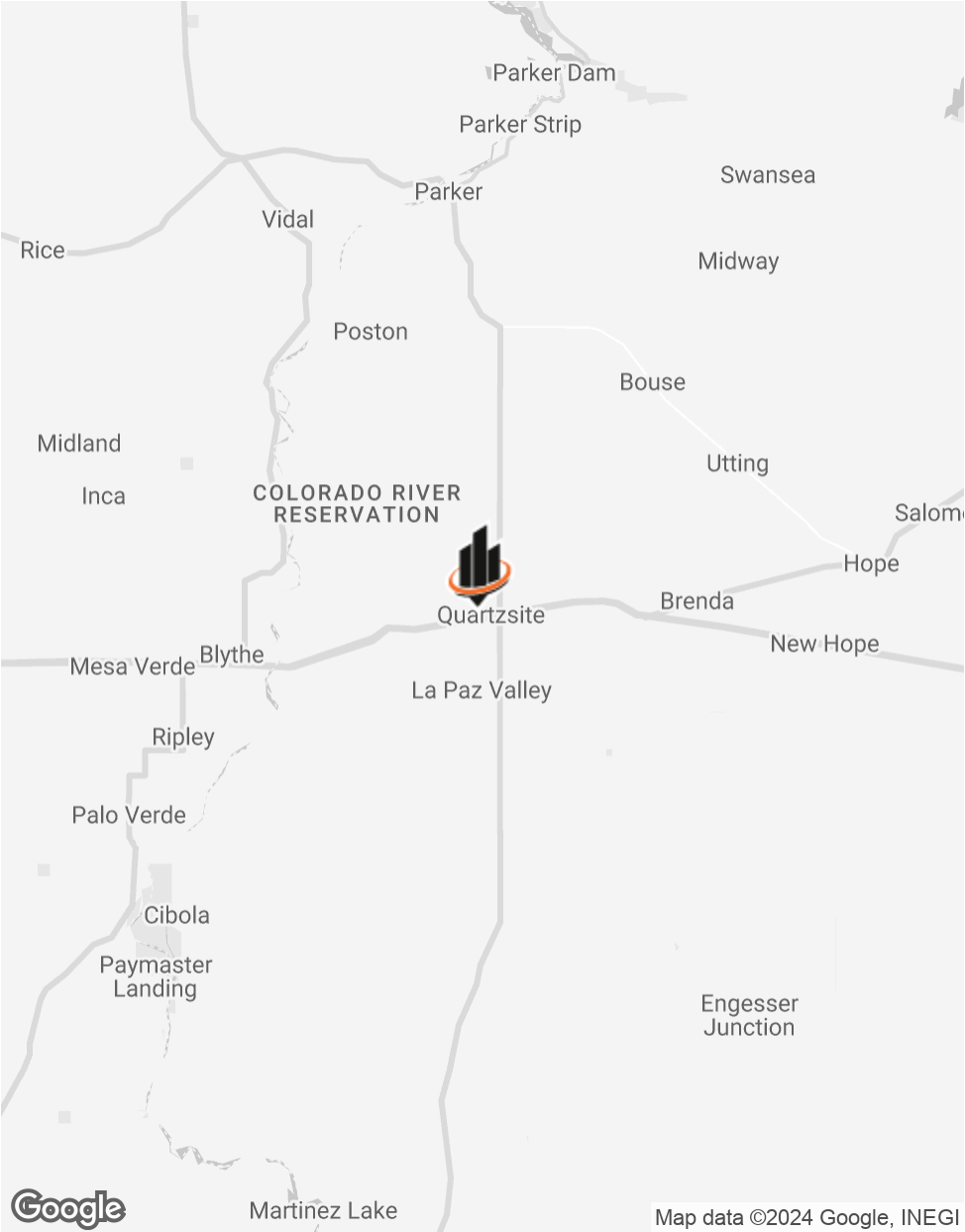
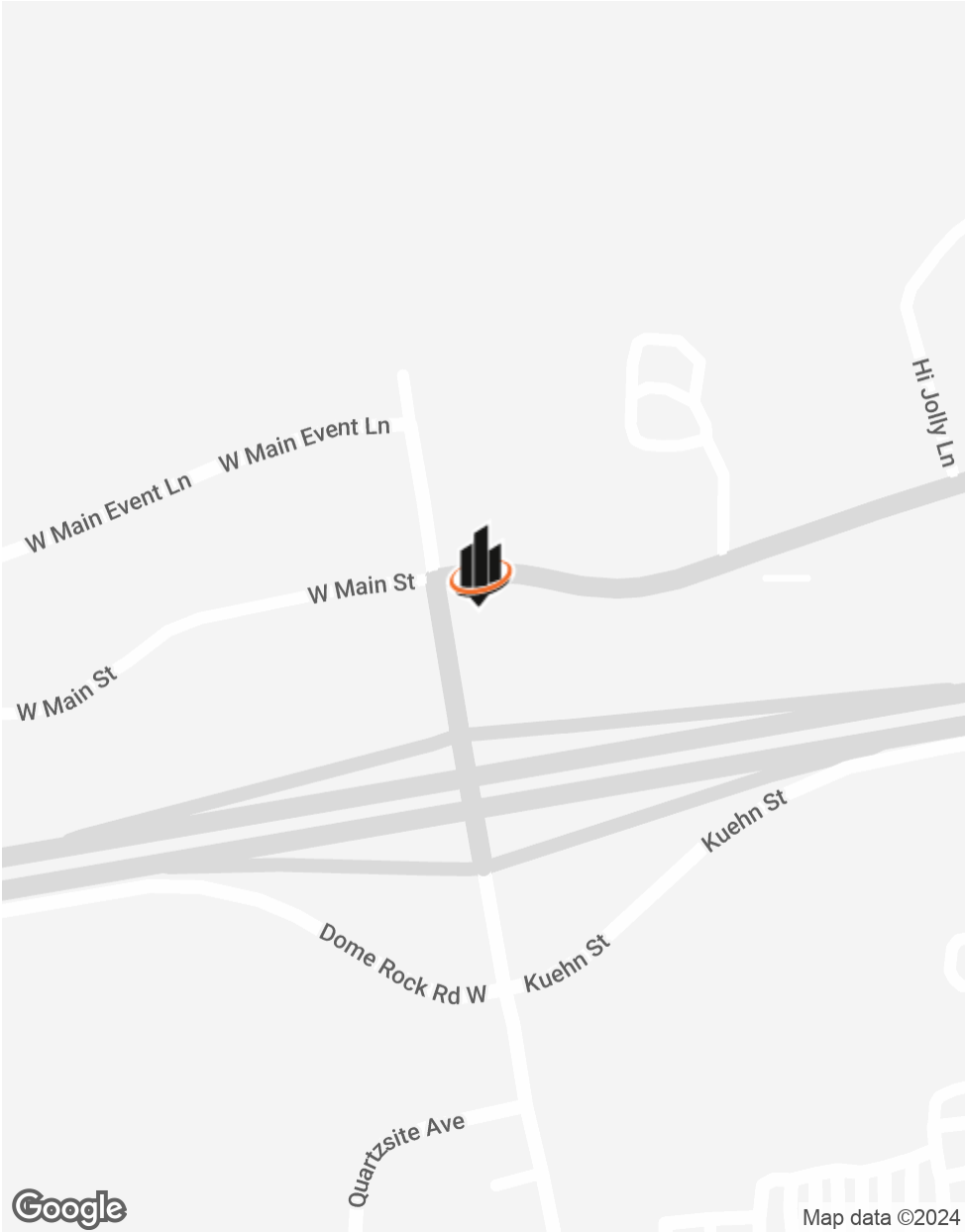


REGIONAL MAP





LOCATION MAP





AERIAL MAP





Quartzsite, Arizona, is strategically located within driving distance of several major cities in the southwestern United States, providing access to major ports and population centers.

## DRIVING DISTANCE



DEMOGRAPHICS MAP & REPORT

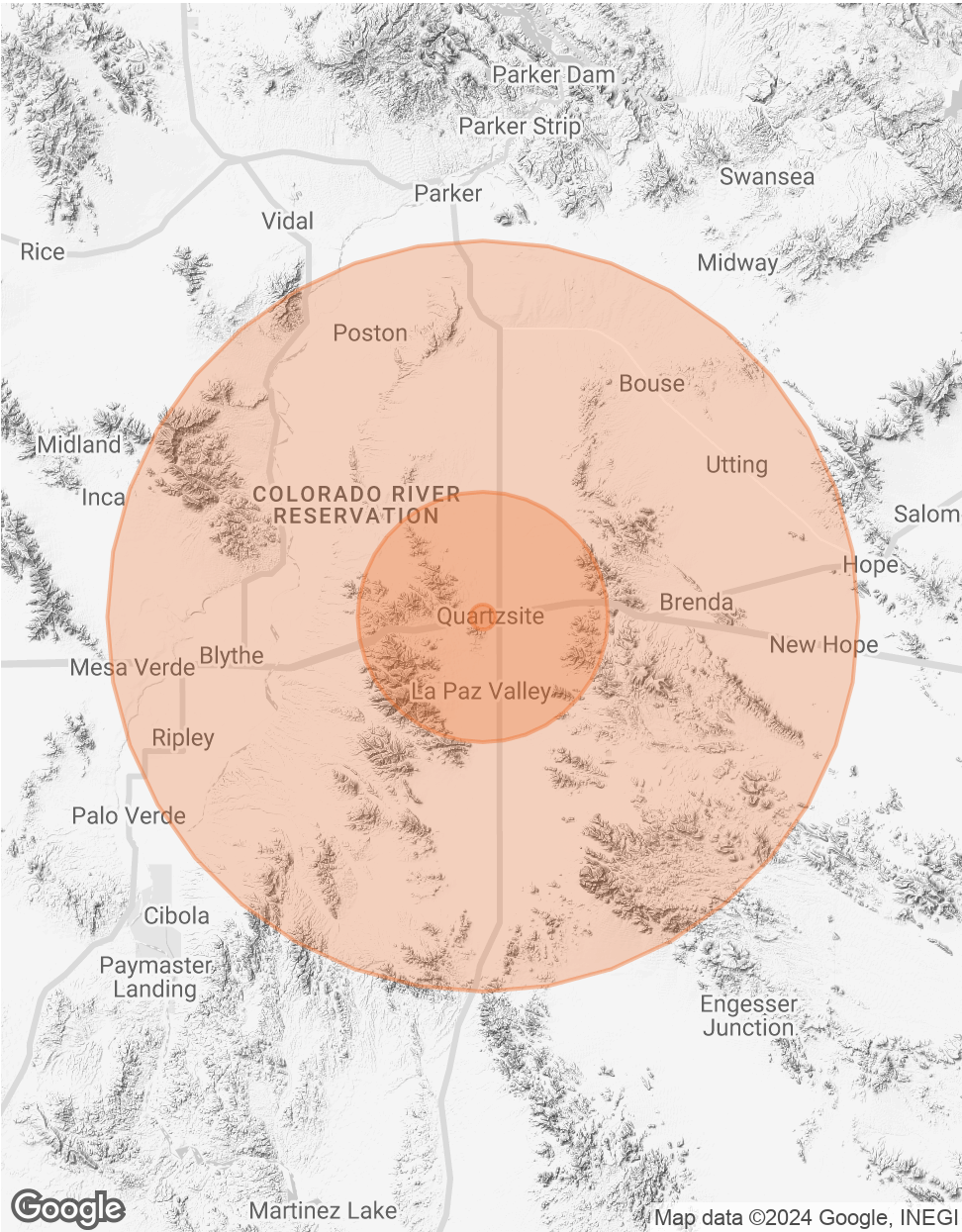
POPULATION 1 MILE 10 MILES 30 MILES

TOTAL POPULATION	393	3,512	26,166
AVERAGE AGE	85.1	62.3	44.9
AVERAGE AGE (MALE)	84.8	53.7	42.1
AVERAGE AGE (FEMALE)	3.6	46.5	42.5

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

TOTAL HOUSEHOLDS	485	3,881	16,647
# OF PERSONS PER HH	0.8	0.9	1.6
AVERAGE HH INCOME	\$17,252	\$15,864	\$34,487
AVERAGE HOUSE VALUE	\$104,465	\$51,053	\$116,921

2020 American Community Survey (ACS)





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase 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, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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