



# LUXURY PLAZA DEL ESTE OFFICE BUILDING

7200 E. 31ST PLACE  
YUMA, AZ 85365

---

**Jerry LoCoco, J.D.**  
Designated Broker/Managing Director  
O: 928.277.8211 x102  
[jerry.lococo@svn.com](mailto:jerry.lococo@svn.com)

# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$5,198.40/MO
Sale Rate: NNN Charge:	\$545,000
	\$0.29/SF/MO
APN:	698-29-006
Lot Size:	0 SF
Year Built:	2014
Building Size:	3,249 SF
Available SQFT:	3,249 SQFT
Zoning:	B-2
Traffic Count:	20,356 vehicles per day [ Raw Winter Count, Source YMPO]

## PROPERTY OVERVIEW

Luxurious 3,249 SQFT Office Building for lease in the newly constructed professional business complex of Plaza Del Este on one of Yuma, Arizona's busiest roadways connecting the City of Yuma to the Yuma Foothills. Property is located at the signalized intersection of 32nd Street [Business Loop I-8] and Avenue 7E next to the new 86 room River Valley Estates Assisted Living Facility, Farm Bureau, Da Vita Dialysis, 4th Ave Gym Foothills and numerous RV Parks with exposure to 20,356 vehicles per day [Raw Winter Count, Source YMPO] and exposure to 11,218 vehicles per day [ Raw Summer Count, Source YMPO]. Total population within 5 miles is 36,793. Population within 10 miles is 122,689.

Property consists of beautiful office space with 1 conference room, 1 classroom, 1 break room, 4 separate private office spaces, and 1 community office space with a wrap around desk area and 3 separate work stations. Utilities include Yuma of City Water and Sewer and Arizona Public Service.

For more information about this property please contact Liz Williams at [liz.williams@svn.com](mailto:liz.williams@svn.com) or 928.287.8260 or Jerry LoCoco [jerry.lococo@svn.com](mailto:jerry.lococo@svn.com) or 928.919.6544.

## PROPERTY HIGHLIGHTS

- Spacious Classroom
- New Construction

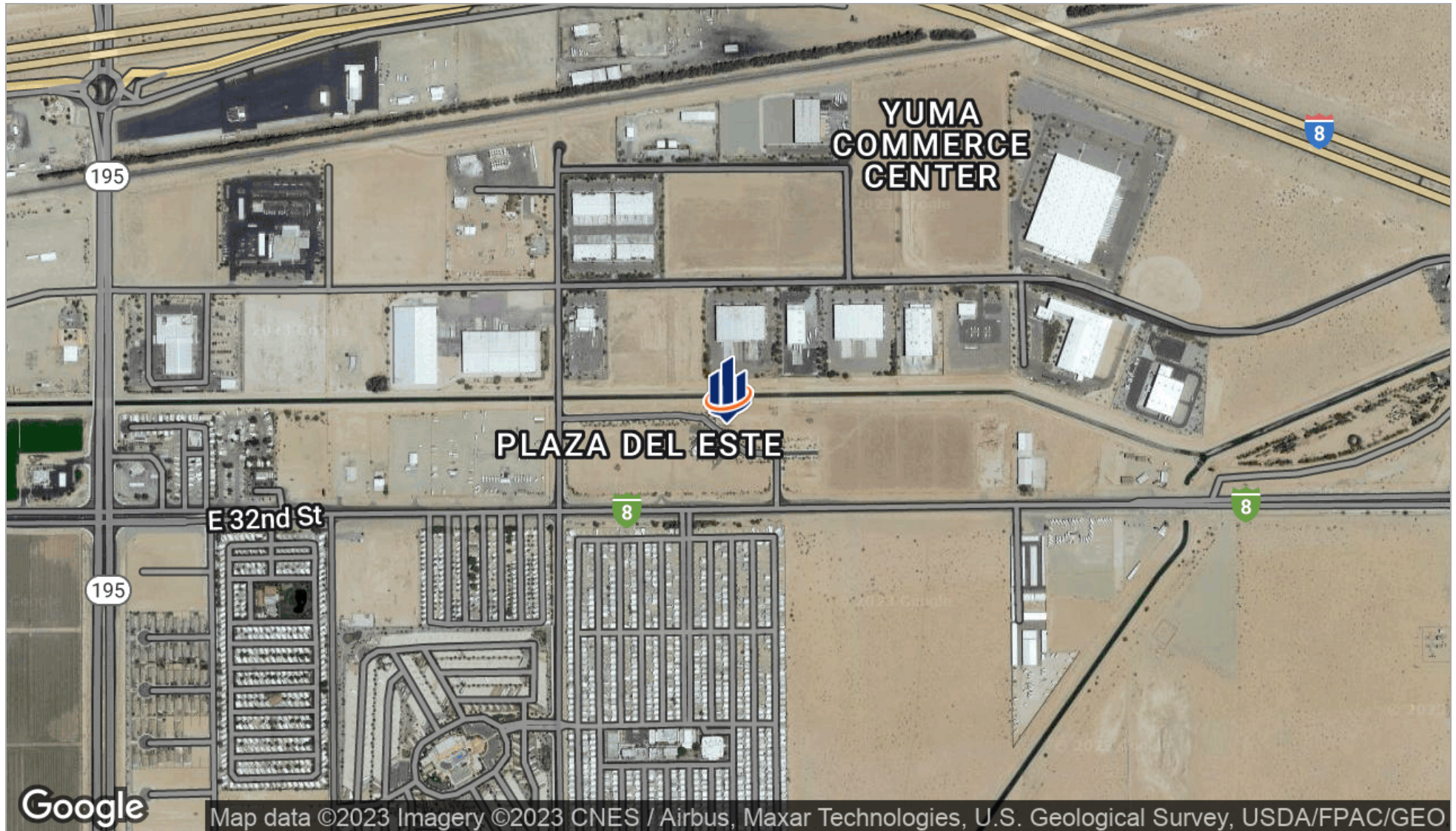
# Additional Photos



# Additional Photos



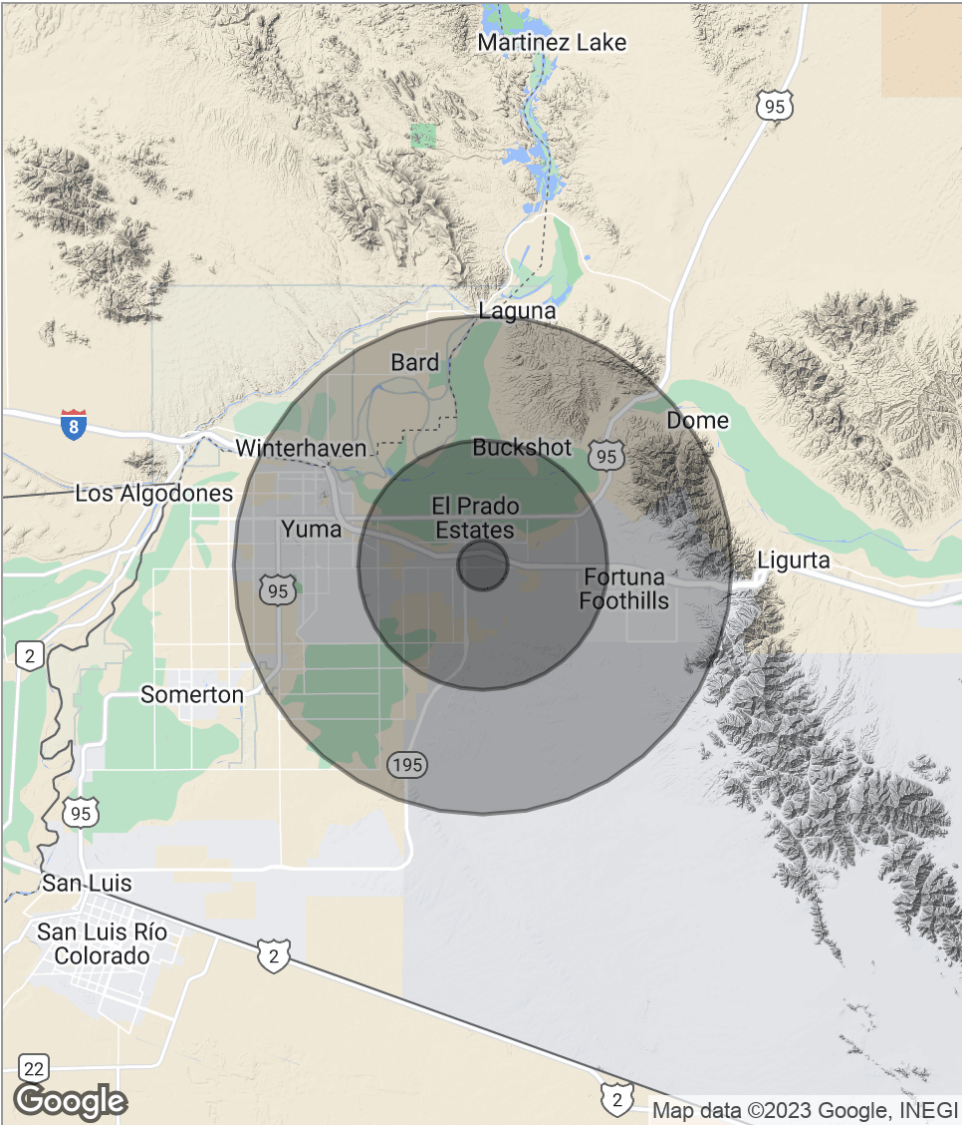
# Location Maps



# Retailer Map



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,416	36,793	122,689
Median age	46.5	43.8	38.7
Median age (Male)	42.9	43.3	38.0
Median age (Female)	49.3	43.9	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	988	14,677	48,232
# of persons per HH	2.4	2.5	2.5
Average HH income	\$58,769	\$60,765	\$54,055
Average house value	\$126,321	\$133,996	\$181,682

\* Demographic data derived from 2020 ACS - US Census



# *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, 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 city sponsored 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.

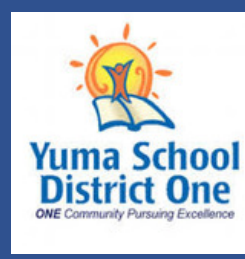
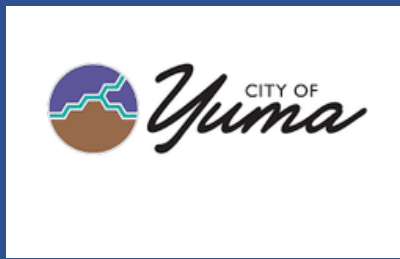
The United States Government is the top employer in Yuma County, AZ with Marine Air Corp Station Yuma and the Yuma Proving Grounds being the number 1 and 2 employers within the county. The U.S. Army John F. Kennedy Special Warfare Center and School opened in 2014 in Yuma, AZ and is the largest facility 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.



# Yuma County Top Employers



# Advisor Bio

## JERRY LOCOCO, J.D.

Designated Broker/Managing Director



1575 S. 7th Avenue  
Yuma, AZ 85364  
T 928.277.8211 x102  
C 928.919.6544  
jerry.lococo@svn.com

## 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

---

T

# 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.

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 Lease Offering Brochure may include certain statements and estimates by SVN 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 Lease Offering Brochure, 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 Lease 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 Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee 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 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.