



32ND STREET & AVENUE 7 1/2 E. ACREAGE

7264 EAST 32ND STREET
YUMA, AZ 85365

Jerry LoCoco, J.D.

Designated Broker/Managing Director

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Property Summary



OFFERING SUMMARY

Sale Price: \$2,500,000

Lot Size: 10.33 Acres

APN: 698-30-031

2018 Taxes: \$8,206.24

Traffic Count [VPD] 20,395 [Raw Summer Count]
Source: YMPO

PROPERTY OVERVIEW

SVN | Velocity Commercial Real Estate is proud to present this 10.33 Commercial Acres Parcel zoned B-2 located on 32nd Street and Avenue 7 1/2 E, one of Yuma, Arizona's busiest roadways connecting the City of Yuma to the Yuma Foothills.

Site offers high visibility and excellent potential for commercial development. Located with close proximity to Interstate I-8, Yuma Marine Corps Air Station, Yuma International Airport, the Arizona Western College, University of Arizona, and Northern Arizona University campus, the new 4th Avenue Gym, coming 2019, the Foothills Walmart, and Plaza Del Este to include: Davita Dialysis, Home Instead Senior Care, Yuma County Farm Bureau, and River Valley Estates- a new 88 unit assisted living and memory care facility. Total population within 5 miles is 37,271 and total population within 1 mile is 2,394.

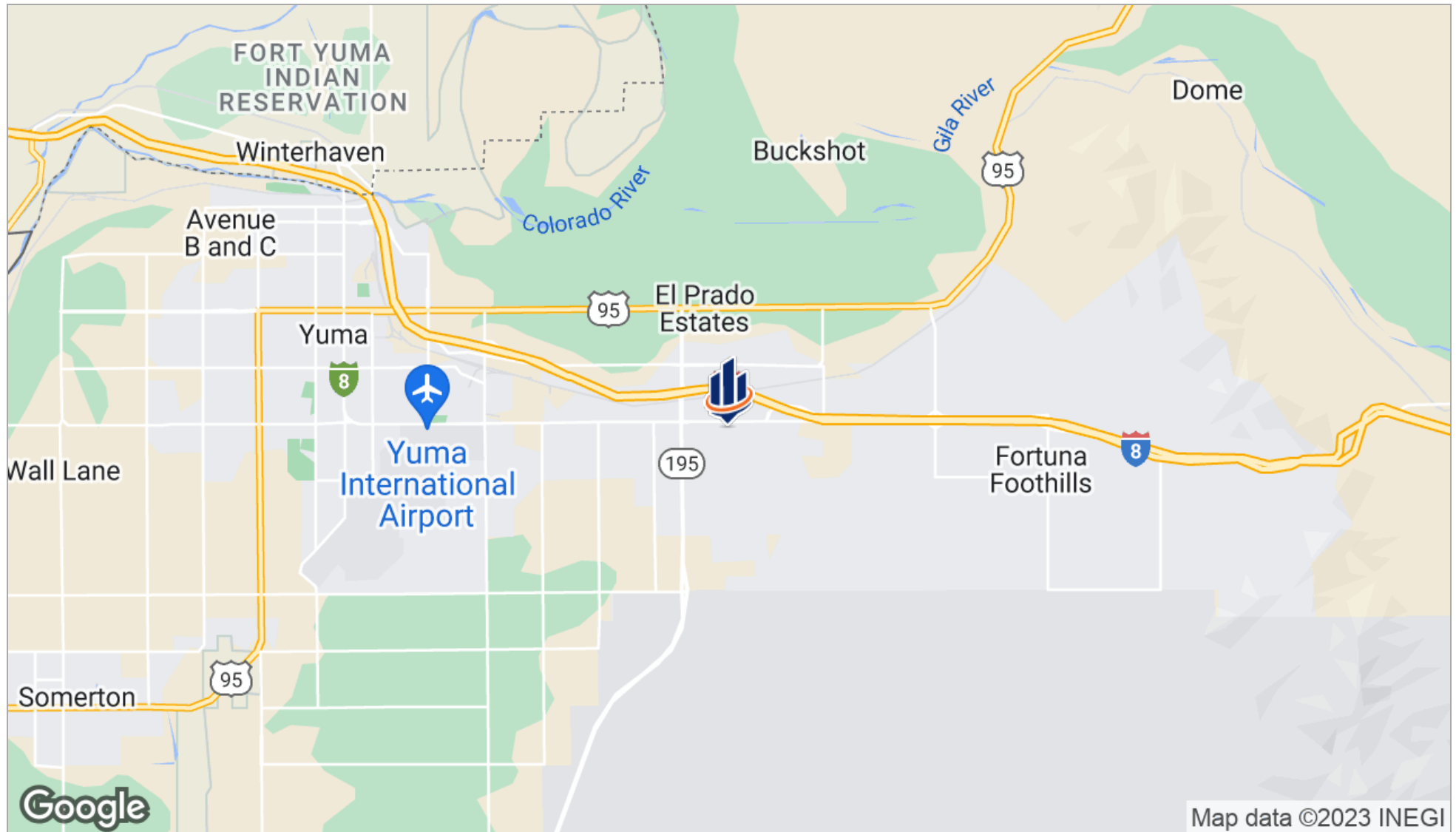
PROPERTY HIGHLIGHTS

- 10.33 Acre Lot
- Zoned B-2
- Close Proximity to Interstate 8 entrances
- Investment Property

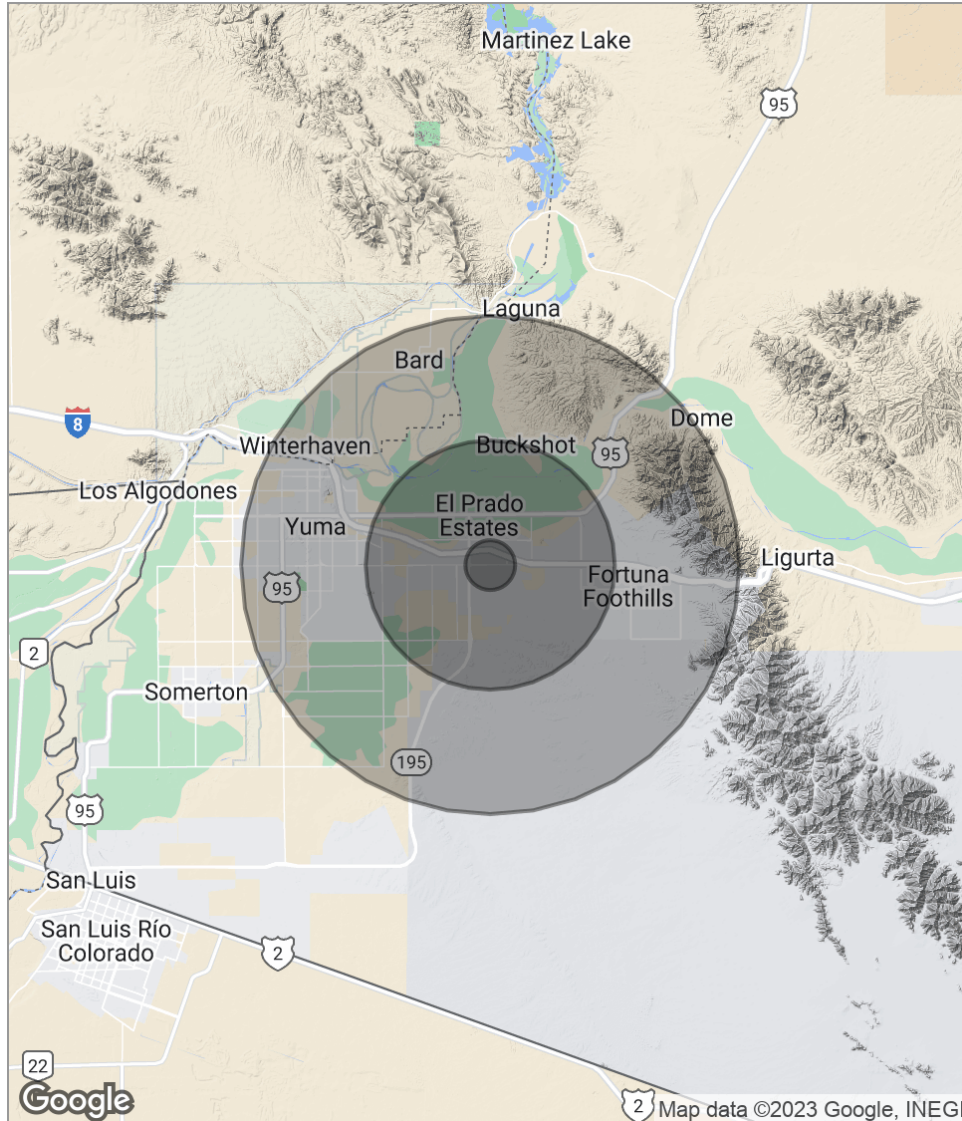
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,403	37,502	123,863
Median age	47.1	44.0	38.7
Median age [Male]	43.4	43.5	38.0
Median age [Female]	50.0	44.0	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	993	15,011	48,522
# of persons per HH	2.4	2.5	2.6
Average HH income	\$57,809	\$60,828	\$53,714
Average house value	\$118,426	\$142,040	\$176,866

* Demographic data derived from 2020 ACS - US Census

Retailer Map



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

Disclaimer

The material contained in this Offering Brochure 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.

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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.