



PrimusLabs

E 30th St

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# YUMA COMMERCE INDUSTRIAL OPPORTUNITY

## 6.75 ACRES

Southwest Gas Corporation

Inhance Technologies

698-29-021

YUMA, AZ 85365

**Jerry LoCoco, J.D.**

Designated Broker/Managing Director

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**Roman Valenzuela**

Advisor

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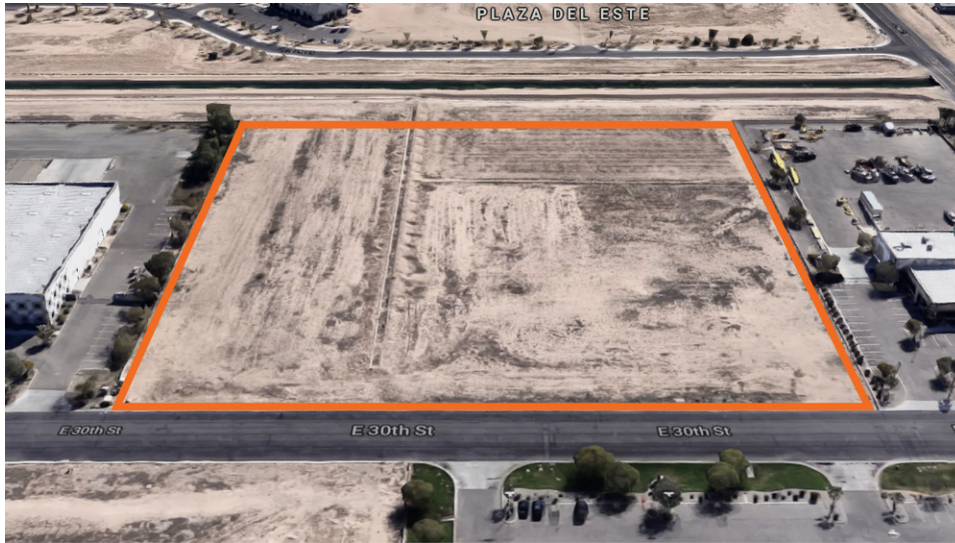
roman.valenzuela@svn.com

E 31st Pl

E 31st Pl



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$500,000
APN:	698-29-021
Lot Size:	6.75 Acres
Price / Acre:	\$74,074
Zoning:	HI
2021 Taxes:	\$10,140.40
Daily Traffic Count:	18,791 [Raw Traffic Count, YMPO]

## PROPERTY OVERVIEW

Great industrial development opportunity in Yuma Commerce Center on approximately 6.75 acres. Located in the east part of Yuma off of E 30th Street near Avenue 7E. Property is a highly desirable site for industrial use and is within close proximity to Pepsi Bottling Co, FedEx Ground, Southwest Gas Corporation, Canyon Distributing and Cox Industrial Services.

Property offers exposure to 18,791 vehicles per day (RAW Traffic Count, YMPO) and is within close proximity to Interstate 8, Araby Rd and Avenue 8E Shopping Center.

## PROPERTY HIGHLIGHTS

- Zoned HI
- 6.75 acres
- Industrial development opportunity



# Location Maps



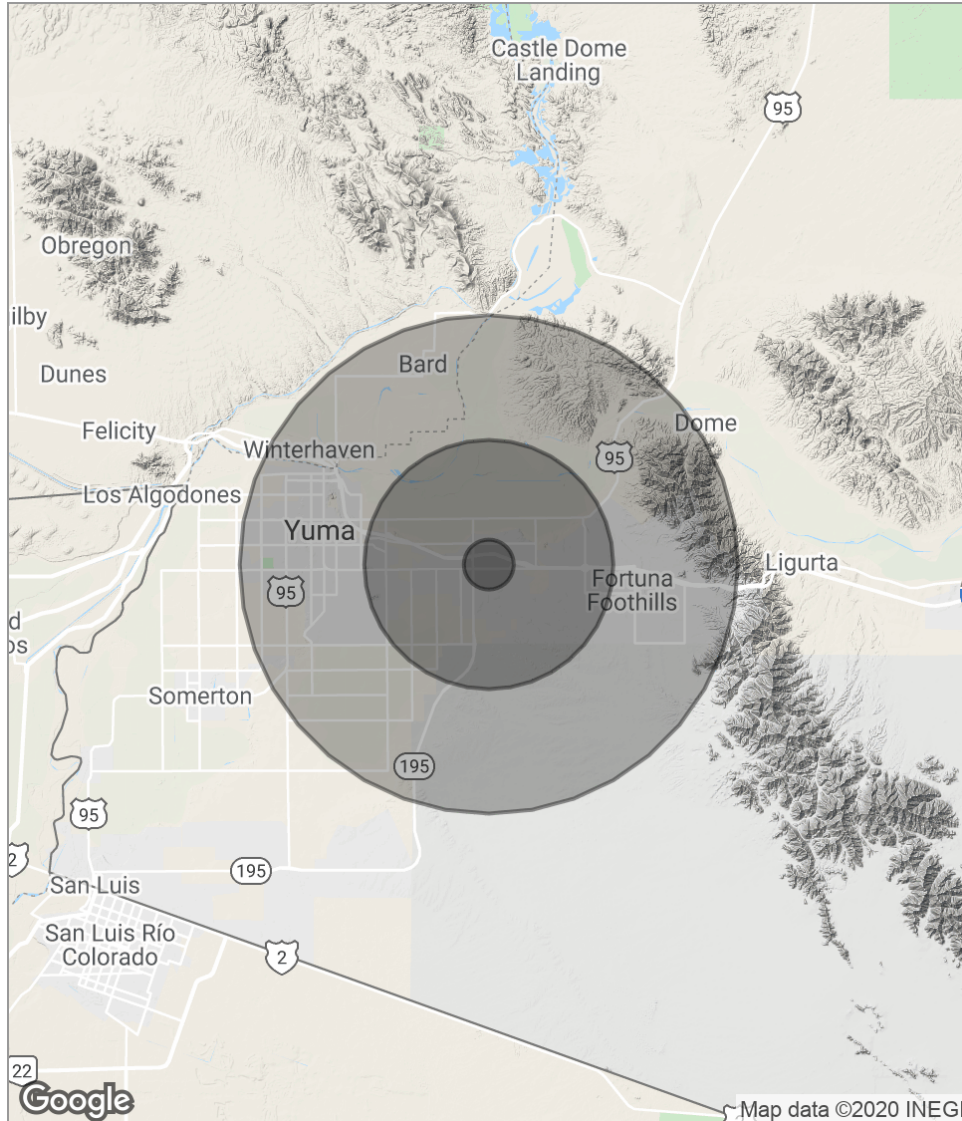


# Retailer Map





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,451	36,082	129,708
Median age	45.4	43.8	38.5
Median age [Male]	42.0	43.3	37.6
Median age [Female]	47.9	43.8	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	986	14,361	50,783
# of persons per HH	2.5	2.5	2.6
Average HH income	\$59,935	\$60,902	\$53,759
Average house value		\$134,985	\$181,149

\* Demographic data derived from 2010 US Census





# *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.

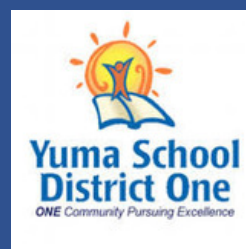
The United States Government is the top employer in Yuma County, with Marine Corps Air Station Yuma and the Yuma Proving Grounds being the number 1 and 2 employers within the county.

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.





# Yuma County Top Employers



# Advisor Biography



## **JERRY LOCOCO, J.D.**

Designated Broker/Managing Director

jerry.lococo@svn.com

**Direct:** 928.277.8211 x102 | **Cell:** 928.919.6544

## **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



# Advisor Biography



## ROMAN VALENZUELA

Advisor

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## PROFESSIONAL BACKGROUND

Roman Valenzuela and his family are Yuma, AZ natives. Having been born and raised in Yuma County, Roman feels confident representing the community as he knows the people and the cultural the of the area.

A Cibola High School graduate and athlete, Roman is aggressive and is always pushing to know the market and be the most knowledgeable broker he can be for himself and his clients.

Roman is a Spanish speaking broker. He has ease speaking with the Latino community in Yuma. Roman feels being bilingual gives him the advantage in all facets of the commercial real estate business in the Desert Southwest.

### SVN | Velocity Commercial Real Estate

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