



IMMACULATE INDUSTRIAL LOCATION WITH ON-SUITE APARTMENT

288 S. 5TH AVENUE
YUMA, AZ 85364

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

Property Summary



OFFERING SUMMARY

Sale Price:	\$365,000
APN:	633-42-023
Lot Size:	0.52 Acres
Building Size:	5,000 SQFT
Year Built:	1999
Zoning:	B-2
2018 Taxes	\$5,629.84

PROPERTY OVERVIEW

5,000 SQFT Insulated Pre-fabricated Metal Building with On-Suite apartment and fenced yard on 5th Avenue and 3rd Street in Yuma, AZ on a 0.52 lot. Perfect location for a church, retail space, gym, or a place to store your boat/ Imperial Sand Dunes toys. Property contain small apartment inside metal building, plenty of paved parking, and is fully fenced.

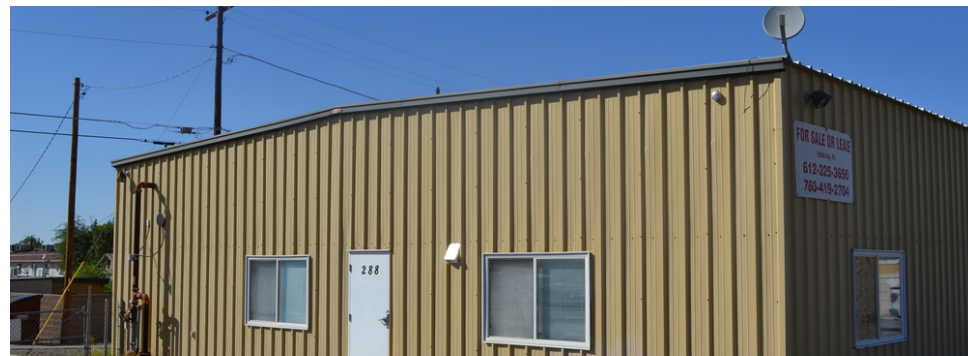
Metal Building consists of 12.5' ceilings at the peak, 3 exterior man doors (1x with a width of 4'), and 1x 12x12' insulated overhead door. Property includes an apartment inside, which consists of 2 bedrooms, 1 bathroom, a laundry room, and a kitchen. There is an evaporated cooler for the shop area with 2 shop/ mop sinks. Shop Area contains separate restroom.

Property has single phase power: 120/240V, City of Yuma Water/Sewer, and HVAC for apartment. Property is fully fenced with 15 parking spaces, 4 spaces are covered. Property also contains Wet Pipe Fire-Sprinkler System.

Complete Property Highlights

SALE HIGHLIGHTS

- 5,000 SQFT on 0.52 Acre Lot
- Pre-fabricated Metal Building with Apartment and Shop Area
- Fully Fenced with Padlock Gate
- On-Suite Apartment
- 15 Parking Spaces- 4 Covered Spaces
- Asphalt Paving
- Zoned B-2
- Wet Pipe Fire/Sprinkler System
- 12x12 Insulated Overhead Door
- Loading Dock
- Single Phase Power: 120/240V



Additional Photos



Interior Photos



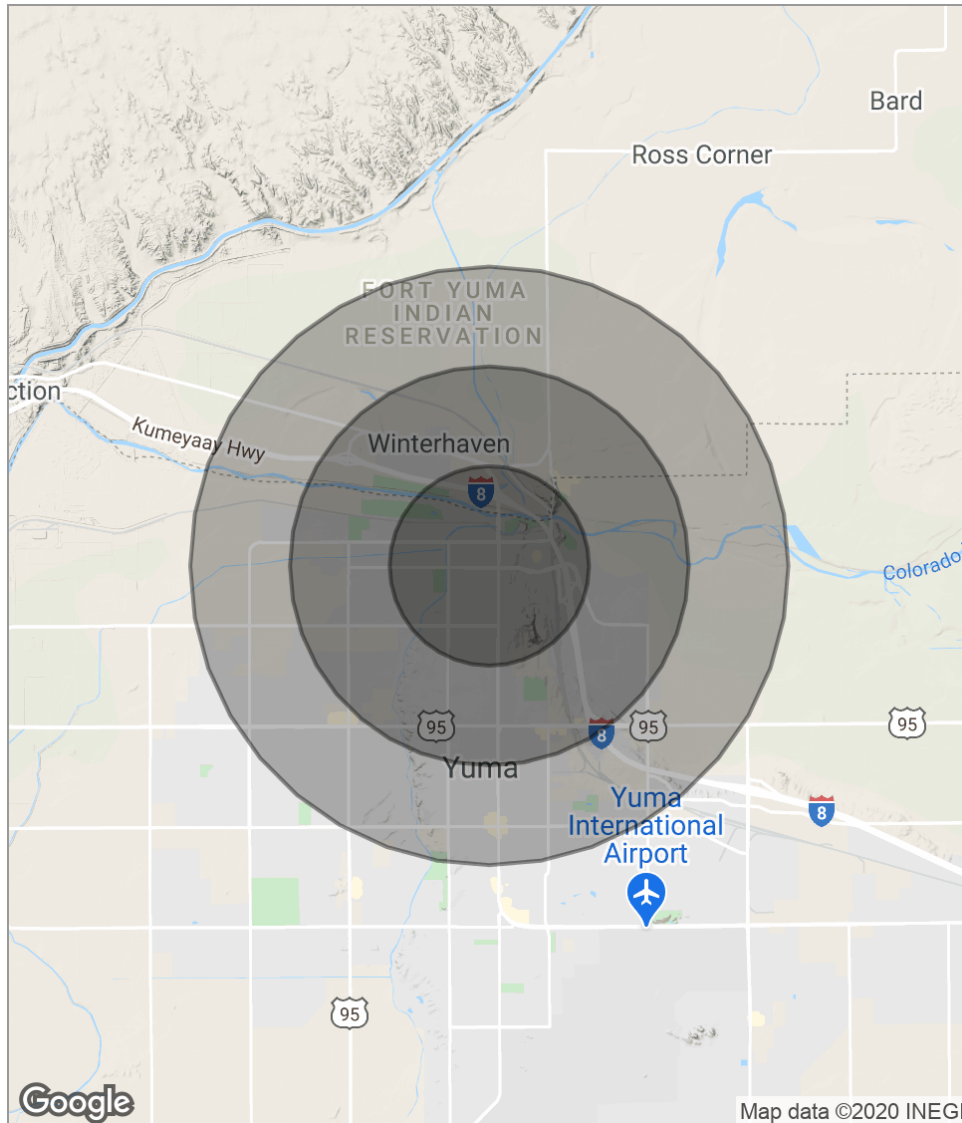
Inside Apartment Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	10,233	29,300	60,685
Median age	28.0	31.3	30.9
Median age [male]	28.2	29.7	29.4
Median age [Female]	29.4	33.5	32.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,612	11,339	23,593
# of persons per HH	2.8	2.6	2.6
Average HH income	\$36,923	\$40,649	\$43,880
Average house value	\$163,211	\$156,335	\$154,376

* Demographic data derived from 2010 US Census



Retailer Map



SVN | Velocity Commercial Real Estate | Page 9



Retailer Map

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

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.

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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this 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 Offering Brochure 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 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 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 Brochure 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 Brochure 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.