



# PLAZA DEL ESTE

7214 E. 32ND STREET  
YUMA, AZ 85365

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A photograph of a large, white, rectangular sign with a wooden pergola structure on top. The sign has the words 'PLAZA DEL ESTE' in large, raised, orange-brown letters. The sign is set in a desert landscape with gravel, palm trees, and a clear blue sky.

PLAZA DEL ESTE

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$168,579-\$294,030
Lot Size:	3.79 Acres
Submarket:	Yuma
Cross Streets:	32nd Street and Avenue 7E
Traffic Count:	20,395 Vehicles Per Day [Raw Summer Count, Source YMPO]

## PROPERTY OVERVIEW

7 Lots for sale in the professional business complex of Plaza Del Este on one of Yuma, Arizona's busiest roadways connecting the City of Yuma to the Yuma Foothills.

Located at the signalized intersection of 32nd Street [Business Loop I-8] and Avenue 7E, this 10-acre professional plaza offers the Yuma business community the finest location on the mesa to locate their business.

Build to suit is available through Yuma Ventures Fund I, LLC.

Site utilities available.

Quality development guidelines insure and maintain the integrity of this professional plaza.

Total population within 5 miles is 37,271 and total population within 1 miles is 2,394.

Contact Jerry LoCoco at [jerry.lococo@svn.com](mailto:jerry.lococo@svn.com) or 928-919-6544 for more information about this property and available lots.

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# Property Description

## PROPERTY OVERVIEW

7 Lots for Sale in the professional business complex of Plaza Del Este.

Lot 7 consists of 18,731 SF at \$168,579

Lot 8 consists of 28,314 SF at \$254,826

Lot 9 consists of 32,670 SF at \$294,030

Lot 10 consists of 20,909 SF at \$188,181

Lot 11 consists of 20,909 SF at \$188,181

Lot 12 consists of 21,780 SF at \$196,020

Lot 18 consists of 22,050 SF at \$198,450

## LOCATION OVERVIEW

Plaza Del Este is projected to be the center of the City of Yuma by 2020 which places Plaza Del Este in key position for future growth.

Located in Southeastern Yuma with close proximity to the Marine Corp Air Station, Yuma International Airport, and the Yuma Foothills.

5 minutes from Yuma International Airport, 1 minute from Interstate 8, and 5 minutes from Arizona Western College, Northern Arizona Campus, and University of Arizona Campus.

Adding to the quality of the current Plaza Del Este ownership is the River Valley Estates, a new 88 unit facility consisting of 56 Assisted Living and 32 Memory Care units. Construction commences February 2017 and is expected to open in March 2018.

## PROPERTY HIGHLIGHTS

- 10 Acres Professional Office Plaza
- 7 Lots Available
- Cross Streets: 32nd Street and Avenue 7E
- Site utilities available.
- Quality development guidelines insure and maintain the integrity of this professional plaza.
- Build to suit is available through Yuma Ventures Fund I, LLC.

# Additional Photos



# Additional Photos



# River Valley Estates



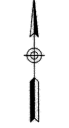
# Site Plan



## PLAZA DEL ESTE UNIT I AND II

UNIT 1 LOTS 1 THROUGH 10 AND TRACT "A"  
UNIT 2 LOTS 11 THROUGH 18

RESET 1/2" REBAR "LS 22767"

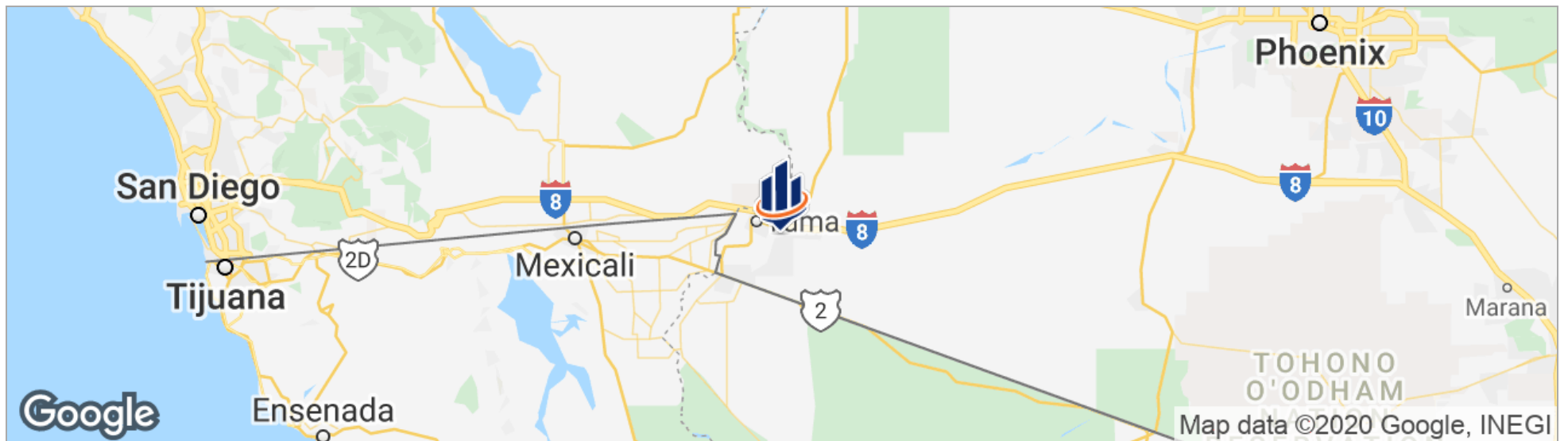


SCALE 1" = 60'

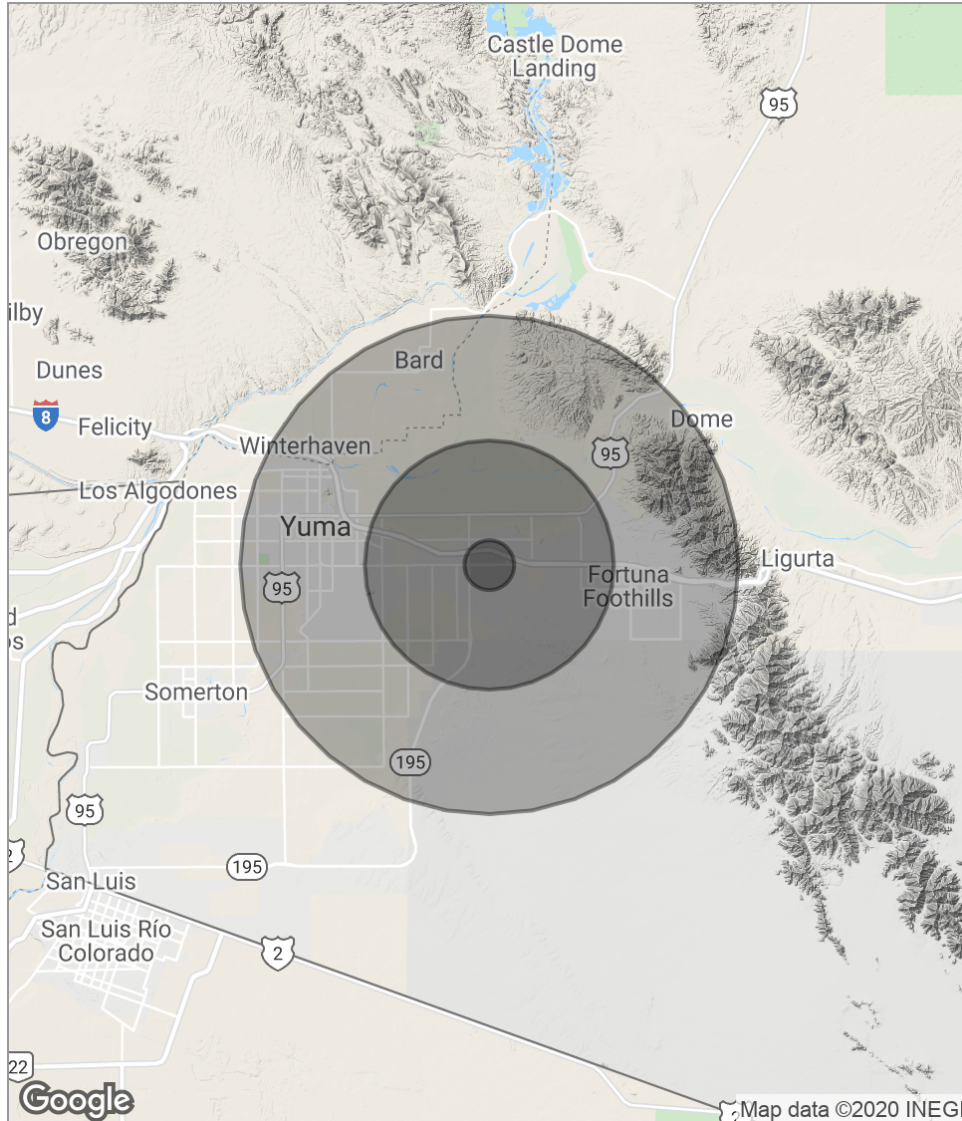




# Location Maps



# Demographics Map

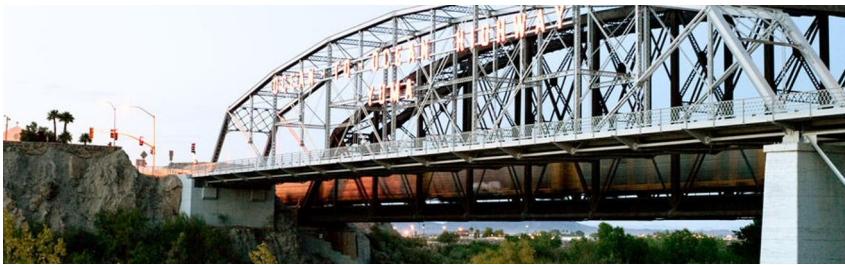


POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,394	37,271	125,030
Median age	47.4	44.0	38.9
Median age [Male]	43.6	43.5	38.2
Median age [Female]	50.3	44.0	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	992	14,907	49,173
# of persons per HH	2.4	2.5	2.5
Average HH income	\$57,683	\$60,746	\$53,616
Average house value	\$117,197	\$137,879	\$177,389

*\* Demographic data derived from 2010 US Census*

# Retailer Map





## *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.

# 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

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