



RAMSTER INDUSTRIAL PARK NNN LEASED INVESTMENT PROPERTY

3016 E . 33RD PLACE
YUMA, AZ 85365

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

Property Summary



OFFERING SUMMARY

Price:	\$1,799,000
APN:	696-37-030
# Of Tenants	2
Building Size:	18,000 SQFT
Year Built:	2008
2021 Taxes:	\$16,958.04
Zoning:	LI
Traffic Count:	21,588 [Raw Summer Count, Source YMPO]
Parking Spaces:	32

PROPERTY OVERVIEW

NNN investment opportunity in Ramster Industrial Park. 18,000 SQFT Insulated Pre-fabricated Metal Building on the corner of Avenue 3E and 33rd Place in Ramster Industrial Park in Yuma, AZ. Building is fully leased with 2 tenants (Monsanto Company and Elliot Supply Co). Property is conveniently located south of 32nd Street, one of Yuma's busiest roadways with exposure to 21,588 vehicles per day (YMPO Traffic Count).

Property consists of 3 private offices, 2 large work spaces as well as a ~8,000 SF of warehouse space. Metal Building consists of 29' ceilings at the peak with a clear height of 21'9" and one 14' overhead door. Property consists of 32 paved parking spots. AC unit is located on the ground. Property has 120/208 3-Phase Power provided through Arizona Public Service [APS] and water and sewer through the City of Yuma.

PROPERTY HIGHLIGHTS

- Excellent investment opportunity
- 18,000 SQFT Prefabricated Metal Building
- Located in Ramster Industrial Park
- Corner of Avenue 3E and 33rd Place
- 120/208 3-Phase Power

Rent Roll

TENANT NAME	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR	RENT INCREASES
Monsanto Company	June 1, 2018	May 31, 2023	\$72,441.25	50	\$12.68	2% Y/O/Y
Elliot Auto Supply Co.	Sept 1, 2019	January 1, 2025	\$58,320	50	\$6.48	4% Y/O/Y
Totals/Averages			\$130,761.25		\$9.58	

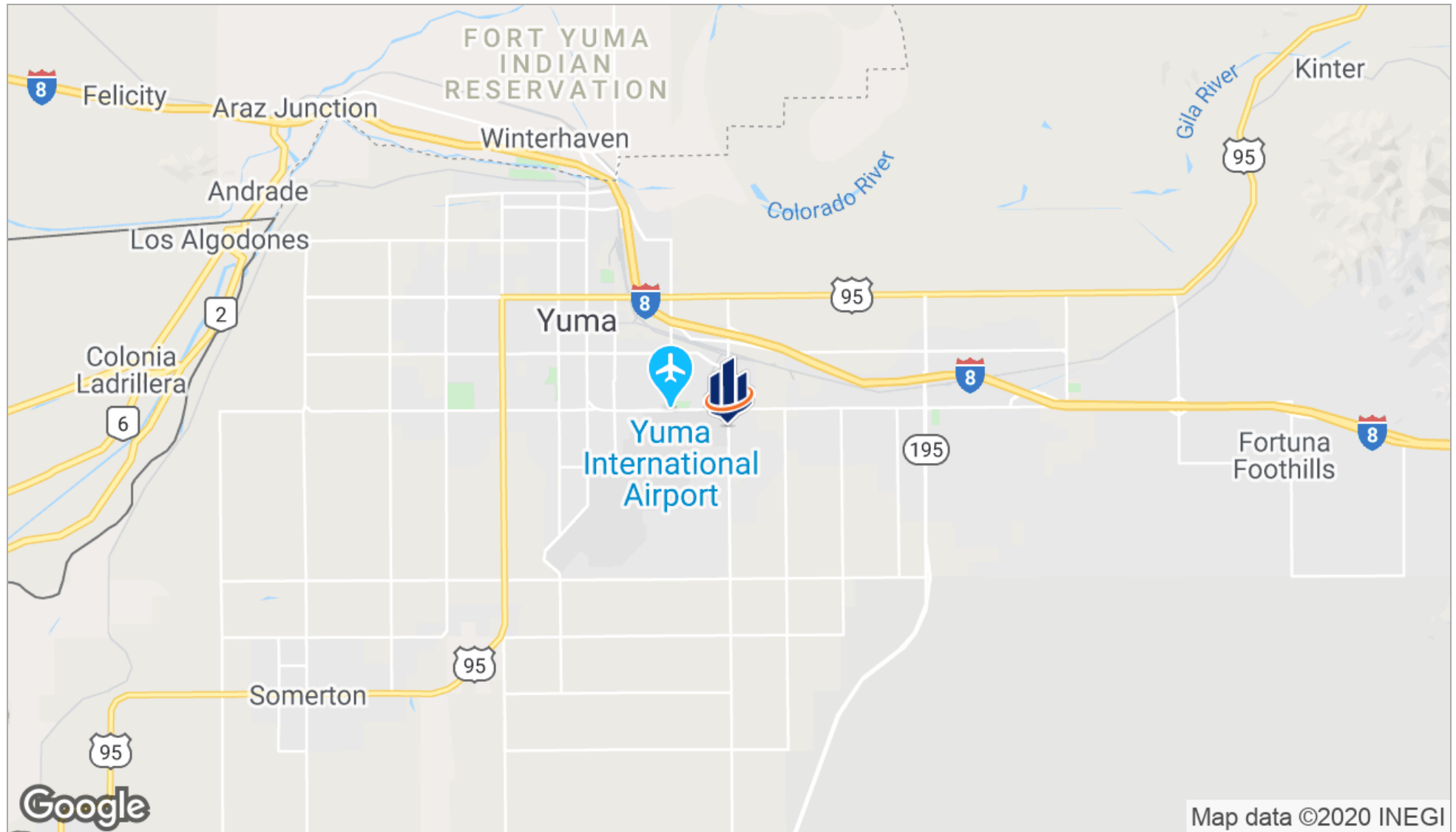
Additional Photos



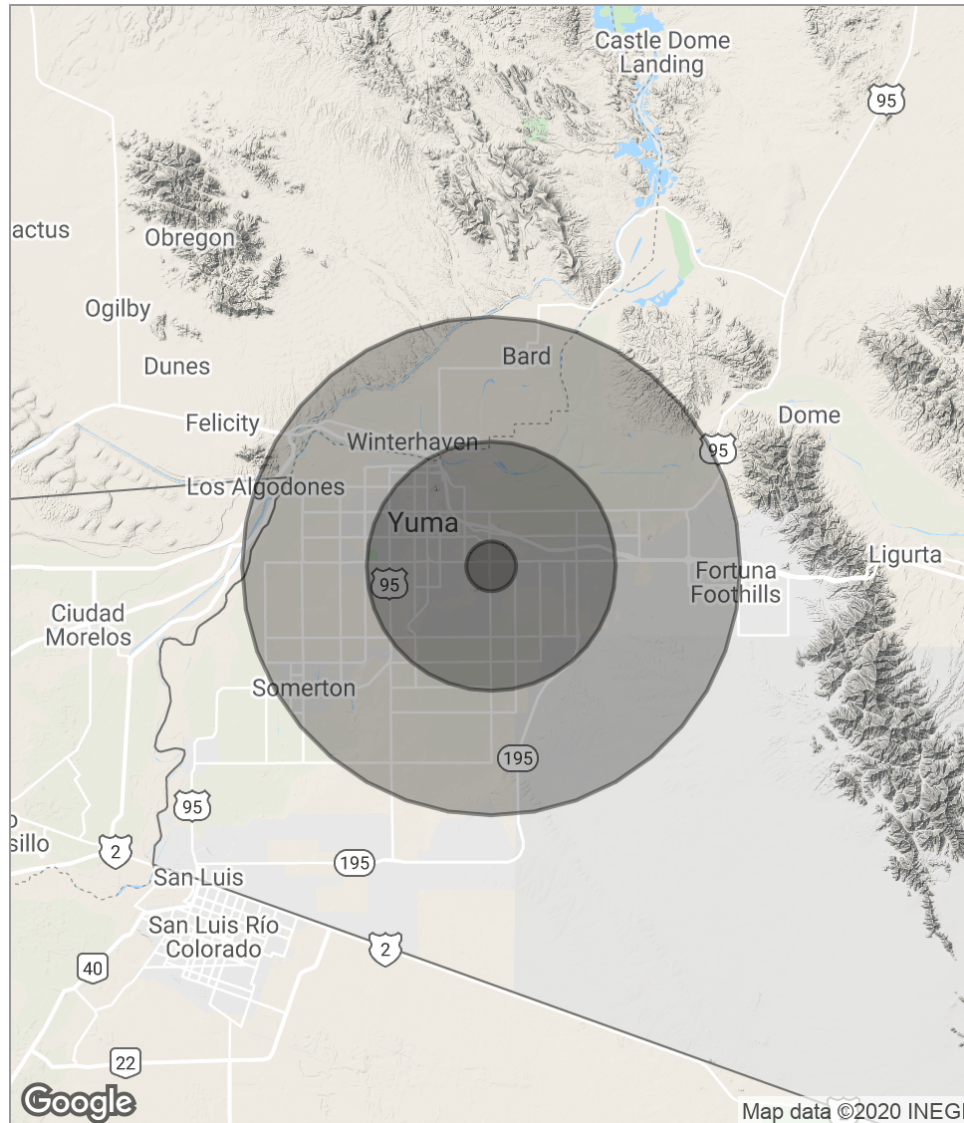
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,927	69,104	162,048
Median age	33.1	33.9	34.6
Median age [Male]	33.8	32.6	33.4
Median age [Female]	31.9	34.8	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	591	25,934	60,423
# of persons per HH	3.3	2.7	2.7
Average HH income	\$67,855	\$53,824	\$53,822
Average house value	\$146,187	\$170,833	\$176,306

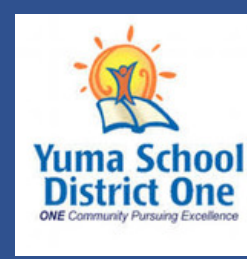
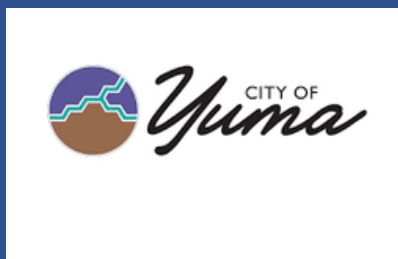
** Demographic data derived from 2010 US Census*

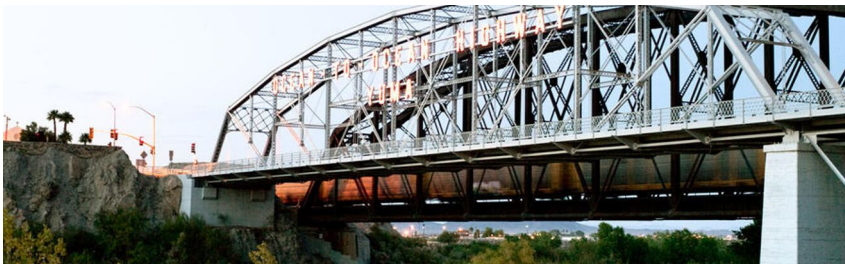
Retailer Map





Yuma County Top Employers





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



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

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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.