



# RAMSTER INDUSTRIAL PARK NNN LEASED INVESTMENT PROPERTY

3016 E . 33RD PLACE  
YUMA, AZ 85365

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# Property Summary



## OFFERING SUMMARY

Available SQFT:	9,000 SQFT
Lease Rate:	\$0.60/SF/Month
Lease Type:	NNN
APN:	696-37-030
Lot Size:	0.81 Acres
Zoning:	LI
Traffic Count:	21,588 [Raw Summer Count, Source YMPO]

## PROPERTY OVERVIEW

Excellent sublease opportunity in Ramster Industrial Park. 9,000 SQFT Insulated Pre-fabricated Metal Building on the corner of Avenue 3E and 33rd Place in Ramster Industrial Park in Yuma, AZ. 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 7,000 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 15 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

- Sublease opportunity- NNN Lease
- 9,000 SQFT Prefabricated Metal Building
- Located in Ramster Industrial Park
- Corner of Avenue 3E and 33rd Place



# Additional Photos





# Additional Photos

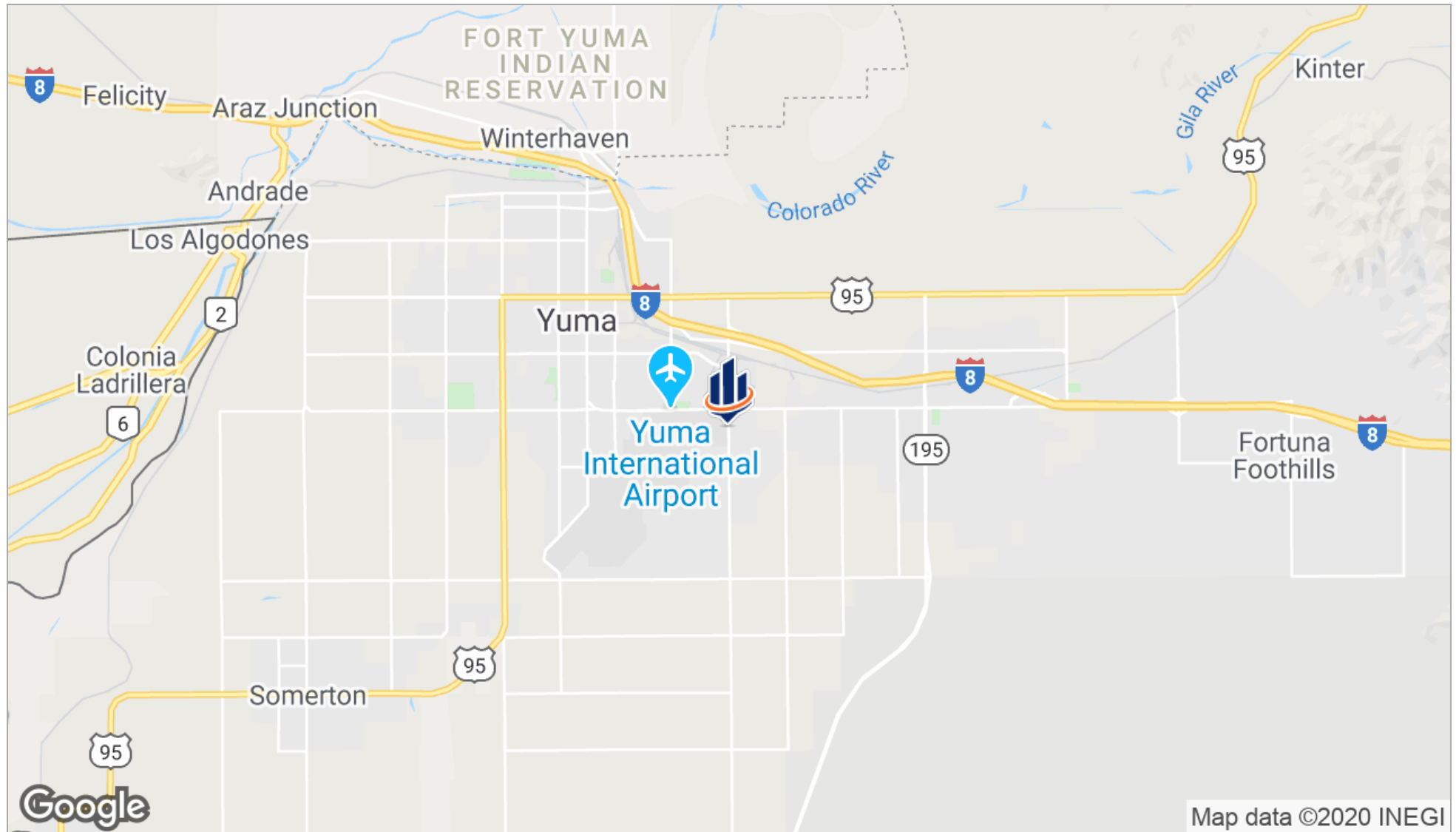






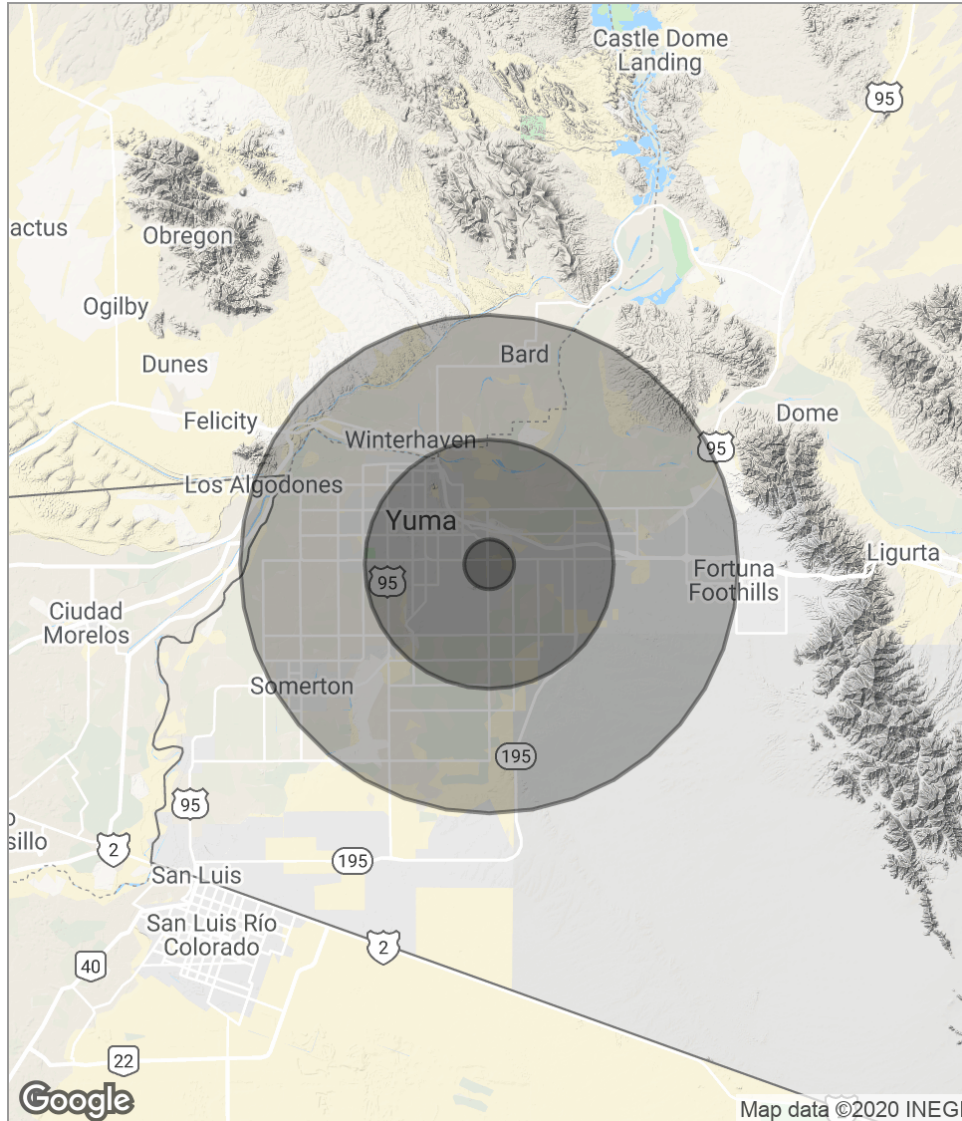


# Location Maps





# 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





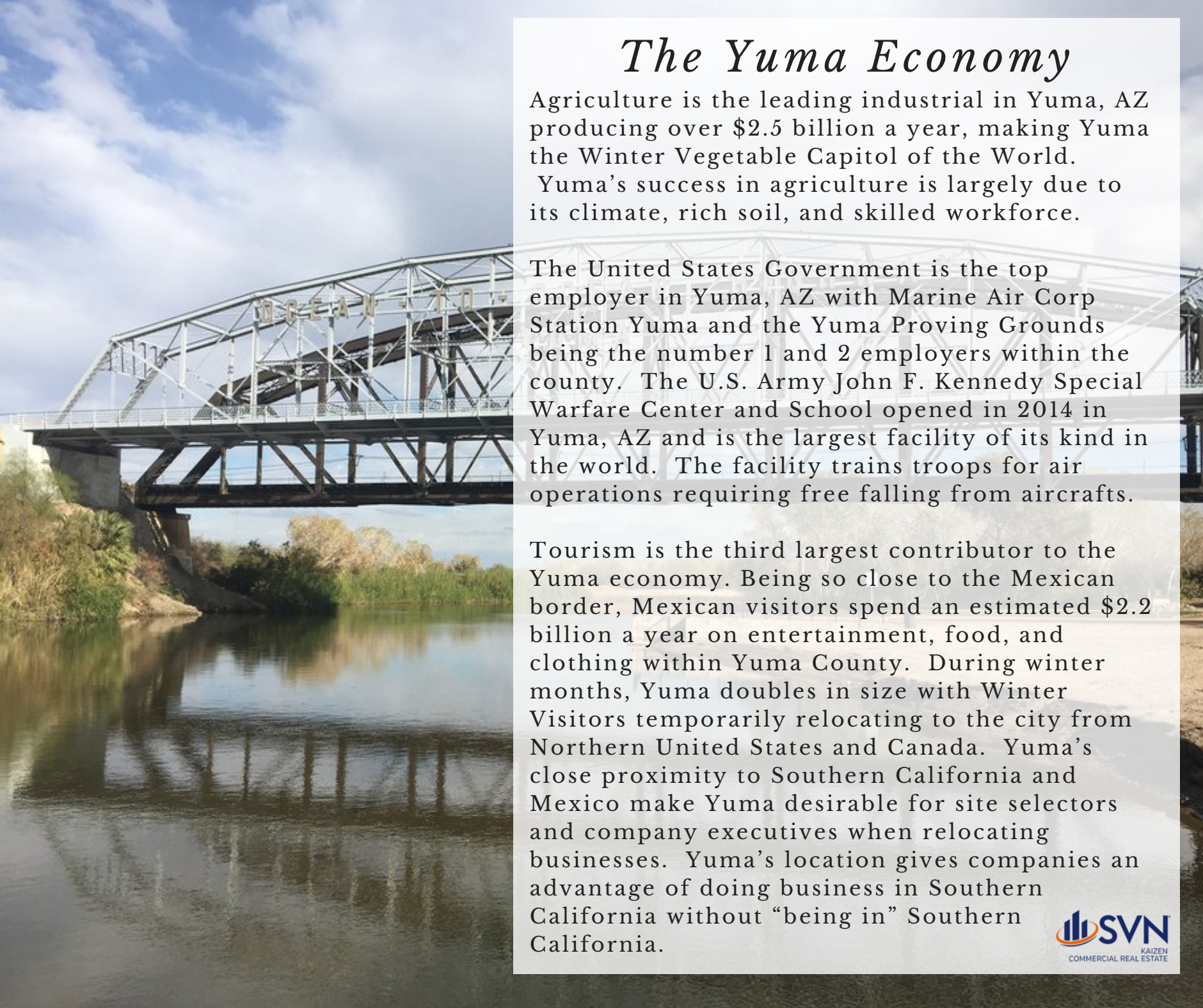


## *YUMA, ARIZONA*

Yuma, Arizona is located in the Southwestern corner of Arizona in the Sonoran Desert, bordering California and Mexico. Yuma is considered the crown jewel of the desert Southwest with over 310 days of sunshine, causing the population to double in the winter months with Winter Visitors. Yuma is 172 miles away from San Diego, CA, 184 miles from Phoenix, AZ, 228 miles away from Tucson, AZ, and 38 miles from San Luis Rio Colorado, Sonora, Mexico; making Yuma the perfect location between the densely populated cities.

Yuma, AZ has many outdoor recreational activities to enjoy ranging from hiking, kayaking, golfing, and swimming as well as city sponsored events such as Midnight at the Oasis, The Colorado River Balloon Festival, Rio De Cerveza Beer Festival, the City of Somerton Tamale Festival, Dorothy Young Memorial Electric Light Parade, and numerous city block parties. Yuma is home to the Yuma International Airport making nationwide travel easy. Yuma accommodates its citizens with the Yuma County Area Transit System and many paved bike paths for convenient local transportation. Yuma County is in line for positive growth as many growing companies are locating to the area due to skilled workforce and the convenient location.





# *The Yuma Economy*

Agriculture is the leading industrial in Yuma, AZ producing over \$2.5 billion a year, making Yuma the Winter Vegetable Capitol of the World.

Yuma's success in agriculture is largely due to its climate, rich soil, and skilled workforce.

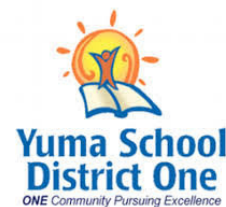
The United States Government is the top employer in Yuma, AZ with Marine Air Corp Station Yuma and the Yuma Proving Grounds being the number 1 and 2 employers within the county. The U.S. Army John F. Kennedy Special Warfare Center and School opened in 2014 in Yuma, AZ and is the largest facility of its kind in the world. The facility trains troops for air operations requiring free falling from aircrafts.

Tourism is the third largest contributor to the Yuma economy. Being so close to the Mexican border, Mexican visitors spend an estimated \$2.2 billion a year on entertainment, food, and clothing within Yuma County. During winter months, Yuma doubles in size with Winter Visitors temporarily relocating to the city from Northern United States and Canada. Yuma's close proximity to Southern California and Mexico make Yuma desirable for site selectors and company executives when relocating businesses. Yuma's location gives companies an advantage of doing business in Southern California without "being in" Southern California.





## *Yuma County Top Employers*



# 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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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.