



Offering Memorandum

WALMART SUPERCENTER SHADOW ANCHORED RETAIL CENTER - VALUE ADD OPPORTUNITY

3325 S AVENUE 8E

YUMA, AZ 85365

Marcus & Millichap





ACTUAL RENT ROLL

WALMART SUPERCENTER SHADOW ANCHORED RETAIL CENTER

3325 S Avenue 8E

Yuma, AZ 85365

SUITE #	TENANT NAME	APPROX. RENTABLE SF	PERCENT OCCUPANCY	LEASE COMMENCE.	LEASE EXP.	LEASE TYPE	RENTAL INCREASES	DEPOSIT	APPROX RENT PSF	BASE RENT PER MONTH	ANNUAL RENT
1	Verizon	1,100	5.46%	1/21/2011	1/31/2021	NNN	3% Annual	\$2,494.25	\$25.46	\$2,333.98	\$28,008
2	Costcutters	1,100	5.46%	1/6/2012	1/31/2022	NNN	3% Annual	\$0.00	\$17.51	\$1,605.08	\$19,261
3 & 4	Picacho Famil Dental	2,200	10.91%	10/21/2010	12/31/2020	NNN	3% Annual	\$3,000.00	\$15.91	\$2,917.48	\$35,010
5	Advanced Audiology - Dr. Cox	1,100	5.46%	8/1/2014	12/31/2021	NNN	3% Annual	\$1,500.00	\$12.73	\$1,166.99	\$14,004
6	Vacant	1,100	5.46%	-	-	-	-	-	-	-	-
7	Debbies Freedom Tobacco	1,100	5.46%	3/27/2012	3/31/2022	NNN	3% Annual	\$1,500.00	\$18.97	\$1,738.91	\$20,867
8, 9, & 10	Paws & Tails Feed & Grain	3,300	16.37%	3/1/2017	1/31/2022	NNN	3% Annual	\$4,000.00	\$12.36	\$3,399.00	\$40,788
11	Shear Delight	1,000	4.96%	7/16/2012	4/30/2022	NNN	3% Annual	\$2,000.00	\$12.36	\$1,030.00	\$12,360
1B	Sally's Beaty Supply	1,500	7.44%	2/20/2015	11/30/2020	NNN	3% Annual	\$0.00	\$17.50	\$2,187.50	\$26,250
2B	2g Wireless T-Mobile	1,240	6.15%	2/28/2017	2/28/2022	NNN	3% Annual	\$2,000.00	\$15.00	\$1,550.00	\$18,600
3B	Vacant	1,240	6.15%	-	-	-	-	-	-	-	-
4B	Vacant	1,240	6.15%	-	-	-	-	-	-	-	-
5B	Jen's Nails	1,240	6.15%	8/15/2015	8/14/2020	NNN	1.5% Annual	\$2,500.00	\$14.00	\$1,447.07	\$17,365
6B	8E Laundry Inc	1,703	8.45%	9/20/2018	9/30/2023	NNN	3% Annual	\$2,000.00	\$11.98	\$1,700.00	\$20,400

TOTAL SF	20,163	100%	MONTHLY INCOME	\$21,076
OCCUPIED SF	16,583	82%	ANNUAL INCOME:	\$252,912
AVAILABLE SF	3,580	18%	*AVERAGE NNN RENT PSF:	\$15.25

EXECUTIVE SUMMARY

WALMART SUPERCENTER SHADOW ANCHORED RETAIL CENTER

ACTUAL RENT SCHEDULE - JAN '19 THRU DEC '19

TENANT NAME	SQ.FT.	LEASE END	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL	SQ.FT.
Verizon	1,100	01/31/21	\$2,333.98	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$28,777.97	\$26.16
Costcutters	1,100	01/31/22	\$1,605.08	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$19,790.64	\$17.99
Picacho Famil Dental	2,200	12/31/20	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$36,060.05	\$16.39
Advanced Audiology - Dr. Cox	1,100	12/31/21	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$14,424.00	\$13.11
Vacant	1,100	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Debbies Freedom Tobacco	1,100	03/31/22	\$1,738.91	\$1,738.91	\$1,738.91	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$20,066.73	\$18.24
Paws & Tails Feed & Grain	3,300	01/31/22	\$3,399.00	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$41,909.67	\$12.70
Shear Delight	1,000	04/30/22	\$1,030.00	\$1,030.00	\$1,030.00	\$1,030.00	\$1,060.90	\$1,060.90	\$1,060.90	\$1,060.90	\$1,060.90	\$1,060.90	\$1,060.90	\$1,060.90	\$12,607.20	\$12.61
Sally's Beaty Supply	1,500	11/30/20	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,320.72	\$27,105.09	\$18.07
2g Wireless T-Mobile	1,240	02/28/22	\$1,550.00	\$1,550.00	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$19,065.00	\$15.38
Vacant	1,240	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Vacant	1,240	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Jen's Nails	1,240	08/14/20	\$1,447.07	\$1,447.07	\$1,447.07	\$1,447.07	\$1,447.07	\$1,447.07	\$1,447.07	\$1,447.07	\$1,468.78	\$1,468.78	\$1,468.78	\$1,468.78	\$17,451.66	\$14.07
8E Laundry Inc*	1,703	09/30/23	\$850.00	\$850.00	\$850.00	\$2,550.00	\$2,550.00	\$2,550.00	\$2,550.00	\$2,550.00	\$2,550.00	\$1,751.00	\$1,751.00	\$1,751.00	\$23,103.00	\$13.57
TOTAL RENTABLE SF	11,000	100.00%	\$13,284	\$13,504	\$13,504	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$260,361	\$15.70

* 8E Laundry Inc year 1 rent is abated by 50% first 6 months of lease. The abated total is paid in full over the final 6 months of year 1 of the lease. See lease for details.

Note: Highlighted cells indicate a Rent increase.

ACTUAL INCOME & EXPENSE SUMMARY

Total Square Feet Per Leases:	20,163
Total Square Feet Occupied:	16,583
Lot size	2.92 Acres
Year Built:	2008
Occupancy:	82%

INCOME

Scheduled Base Rent	\$260,361
Estimated Total Potential Base Rent	\$260,361
Plus Expense Reimbursements at 82% Occupancy	\$67,831.32
GROSS INCOME	\$328,192

ESTIMATED OPERATING EXPENSES

		PSF
CAM Expense	\$36,606	\$1.82
Property Taxes	\$41,312	\$2.05
Insurance	\$4,557	\$0.23
Management @ 3%*	\$7,811	\$0.39
TOTAL OPERATING EXPENSES	\$90,286	\$4.48

NET OPERATING INCOME	\$237,907
OFFERING PRICE	\$3,357,000
CAPITALIZATION RATE	7.09%
PRICE PER SQUARE FOOT	\$166.49

* Tenants do not reimburse for management fee.

PRO FORMA RENT ROLL - ASSUMES LEASE UP OF VACANCY AT \$14 PSF

WALMART SUPERCENTER SHADOW ANCHORED RETAIL CENTER

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2	Costcutters	1,100	5.46%	1/6/2012	1/31/2022	NNN	3% Annual	\$0.00	\$17.51	\$1,605.08	\$19,261
3 & 4	Picacho Famil Dental	2,200	10.91%	10/21/2010	12/31/2020	NNN	3% Annual	\$3,000.00	\$15.91	\$2,917.48	\$35,010
5	Advanced Audiology - Dr. Cox	1,100	5.46%	8/1/2014	12/31/2021	NNN	3% Annual	\$1,500.00	\$12.73	\$1,166.99	\$14,004
6	NEW TENANT	1,100	5.46%	-	-	NNN	-	-	\$14.00	\$1,283.33	\$15,400
7	Debbies Freedom Tobacco	1,100	5.46%	3/27/2012	3/31/2022	NNN	3% Annual	\$1,500.00	\$18.97	\$1,738.91	\$20,867
8, 9, & 10	Paws & Tails Feed & Grain	3,300	16.37%	3/1/2017	1/31/2022	NNN	3% Annual	\$4,000.00	\$12.36	\$3,399.00	\$40,788
11	Shear Delight	1,000	4.96%	7/16/2012	4/30/2022	NNN	3% Annual	\$2,000.00	\$12.36	\$1,030.00	\$12,360
1B	Sally's Beaty Supply	1,500	7.44%	2/20/2015	11/30/2020	NNN	3% Annual	\$0.00	\$17.50	\$2,187.50	\$26,250
2B	2g Wireless T-Mobile	1,240	6.15%	2/28/2017	2/28/2022	NNN	3% Annual	\$2,000.00	\$15.00	\$1,550.00	\$18,600
3B	NEW TENANT	1,240	6.15%	-	-	NNN	-	-	\$14.00	\$1,446.67	\$17,360
4B	NEW TENANT	1,240	6.15%	-	-	NNN	-	-	\$14.00	\$1,446.67	\$17,360
5B	Jen's Nails	1,240	6.15%	8/15/2015	8/14/2020	NNN	1.5% Annual	\$2,500.00	\$14.00	\$1,447.07	\$17,365
6B	8E Laundry Inc	1,703	8.45%	9/20/2018	9/30/2023	NNN	3% Annual	\$2,000.00	\$11.98	\$1,700.00	\$20,400

TOTAL SF	20,163	100%	MONTHLY INCOME	\$25,253
OCCUPIED SF	20,163	100%	ANNUAL INCOME:	\$303,032
AVAILABLE SF	0	0%	*AVERAGE NNN RENT PSF:	\$15.03

PRO FORMA PROJECTED RENT SCHEDULE - JAN '19 THRU DEC '19 - ASSUMES LEASE UP OF VACANCY AT \$14 PSF

TENANT NAME	SQ.FT.	LEASE END	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL	SQ.FT.
Verizon	1,100	01/31/21	\$2,333.98	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$2,404.00	\$28,777.97	\$26.16
Costcutters	1,100	01/31/22	\$1,605.08	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$1,653.23	\$19,790.64	\$17.99
Picacho Famil Dental	2,200	12/31/20	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$3,005.00	\$36,060.05	\$16.39
Advanced Audiology - Dr. Cox	1,100	12/31/21	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00	\$14,424.00	\$13.11
NEW TENANT	1,100	-	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$15,399.96	\$14.00
Debbies Freedom Tobacco	1,100	03/31/22	\$1,738.91	\$1,738.91	\$1,738.91	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$20,066.73	\$18.24
Paws & Tails Feed & Grain	3,300	01/31/22	\$3,399.00	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$3,500.97	\$41,909.67	\$12.70
Shear Delight	1,000	04/30/22	\$1,030.00	\$1,030.00	\$1,030.00	\$1,030.00	\$1,060.90	\$1,060.90	\$1,060.90	\$1,060.90	\$1,060.90	\$1,060.90	\$1,060.90	\$1,060.90	\$12,607.20	\$12.61
Sally's Beaty Supply	1,500	11/30/20	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,253.13	\$2,320.72	\$27,105.09	\$18.07
2g Wireless T-Mobile	1,240	02/28/22	\$1,550.00	\$1,550.00	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$1,596.50	\$19,065.00	\$15.38
NEW TENANT	1,240	-	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$17,360.04	\$14.00
NEW TENANT	1,240	-	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$1,446.67	\$17,360.04	\$14.00
Jen's Nails	1,240	08/14/20	\$1,447.07	\$1,447.07	\$1,447.07	\$1,447.07	\$1,447.07	\$1,447.07	\$1,447.07	\$1,447.07	\$1,468.78	\$1,468.78	\$1,468.78	\$1,468.78	\$17,451.66	\$14.07
8E Laundry Inc	1,703	09/30/23	\$850.00	\$850.00	\$850.00	\$2,550.00	\$2,550.00	\$2,550.00	\$2,550.00	\$2,550.00	\$2,550.00	\$1,751.00	\$1,751.00	\$1,751.00	\$23,103.00	\$13.57
TOTAL RENTABLE SF	11,000	100.00%	\$14,567	\$14,787	\$14,787	\$14,699	\$14,699	\$14,699	\$14,699	\$14,699	\$14,699	\$14,699	\$14,699	\$14,699	\$310,481	\$15.40

* 8E Laundry Inc year 1 rent is abated by 50% first 6 months of lease. The abated total is paid in full over the final 6 months of year 1 of the lease. See lease for details.

Note: Highlighted cells indicate a Rent increase.

PRO FORMA INCOME & EXPENSE SUMMARY - ASSUMES LEASE UP OF VACANCY AT \$14 PSF

Total Square Feet Per Leases:	20,163
Total Square Feet Occupied:	20,163
Lot size	2.92 Acres
Year Built:	2008
Occupancy:	100%

INCOME

Scheduled Base Rent	\$310,481
Estimated Total Potential Base Rent	\$310,481
Plus Expense Reimbursements at 100% Occupancy	\$82,475.00
GROSS INCOME	\$392,956

ESTIMATED OPERATING EXPENSES

		PSF
CAM Expense	\$36,606	\$1.82
Property Taxes	\$41,312	\$2.05
Insurance	\$4,557	\$0.23
Management @ 3%*	\$9,314	\$0.46
TOTAL OPERATING EXPENSES	\$91,789	\$4.55

NET OPERATING INCOME	\$301,167
OFFERING PRICE	\$3,357,000
CAPITALIZATION RATE	8.97%
PRICE PER SQUARE FOOT	\$166.49

* Tenants do not reimburse for management fee.



VERIZON



Verizon is the largest wireless telecommunications provider in the United States. The company offers the largest 4G LTE network in America and the nation's largest high-speed 3G network. For residential customers, Verizon FiOS is America's largest 100% fiber-optic network to the home, providing the nation's fastest, most consistent and most reliable Internet service, as well as TV with the best picture quality. For large businesses, Verizon is a global IP leader, operating one of the worlds' most connected public Internet backbone networks, delivering solutions that let customers securely connect, communicate and collaborate around the globe.

www.verizon.com

COST CUTTERS



Cost Cutters Family Hair Salons offer a full range of hair services at affordable prices. Professional stylists help clients find their perfect style to fit into their day and life. Cost Cutters also offers the latest salon products for both men and women, carrying brands such as Biolage, Redken, Paul Mitchell, and DESIGNLINE.

www.signaturestyle.com/brands/cost-cutters.html

PICACHO FAMILY DENTAL



Dr. Jason Lemmon, D.D.S. is the dentist and owner of Picacho Family Dentist, a local dentistry dedicated to serving the Yuma area. Services offered at Picacho Family Dentist include teeth whitening, cosmetic bonding, white composite fillings, crowns, inlays and onlays, bridges, dentures, implants, periodontal therapy, orthodontics, oral surgery, and sedation dentistry.

www.picachodental.com

ADVANCED AUDIOLOGY & HEARING AIDS



Advanced Audiology & Hearing Aids was founded on two simple truths - that hearing is a vital sense that plays a significant role in one's quality of life and that hearing loss affects everyone uniquely. The company provides personalized attention along with the diagnostics, education, customized products, and rehabilitation necessary to ensure the community's hearing health care needs are met both short and long term.

www.yumahearing.com

DEBBIE'S FREEDOM TOBACCO & CIGARS



Established in 2012, Debbie's Freedom Tobacco & Cigars began when Debbie found she was simply spending too much money on cigarettes. This, along with her concern for the additives included in most cigarette brands. In an effort to share what she had learned with others, Debbie opened her store in Yuma and prides herself on helping others save money and smoke smarter.

www.debbiesfreedomtobacco.com

PAWS & TAILS PET STORE



Paws and Tails Pet Supply was founded on a love and passion for animals. They serve customers and pets with authentic, knowledgeable service and provide the highest quality products at a great value. Paws and Tails carries American-made, high-quality pet foods and treats for dogs, cats, birds, fish, and reptiles, as well as collars, leashes, beds, bowls, and large selection of pet toys.

www.pawsandtails.petstore.com

SHEAR DELIGHT



Shear Delight offers the Yuma area exceptional pet grooming services for dogs and cats. With over 30 years experience, customers can be sure that their pets will be in good hands. Using quality products from Nature's Specialty, pets will leave the salon feeling great and smelling terrific.

SALLY BEAUTY SUPPLY



Sally Beauty Holdings, Inc. (NYSE:SBH) is a global distributor and retailer of professional beauty products with revenues of \$3.8 billion annually. Through the Sally Beauty Supply and Beauty Systems Group businesses, the company sells and distributes through over 5,000 stores, including approximately 200 franchised units. Sally Beauty Supply has over 3,500 stores that offer more than 10,000 products for hair, skin, and nails through professional lines such as Clairol, L'Oreal, Wella and Conair, as well as an extensive selection of proprietary merchandise. The Beauty Systems Group business has over 1,300 stores, including 164 franchise stores.

www.sallybeauty.com

2G WIRELESS T-MOBILE



As America's Un-carrier, T-Mobile US, Inc. (NASDAQ: "TMUS") is redefining the way consumers and businesses buy wireless services through leading product and service innovation. The Company's advanced nationwide 4G LTE network delivers outstanding wireless experiences for customers who are unwilling to compromise on quality and value. Based in Bellevue, Wash, T-Mobile US, Inc. provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS.

www.t-mobile.com

JEN'S NAILS



Jen's Nails offers an elegant customer experience through high-quality services and highly-skilled staff.

8E LAUNDRY



8E Laundry is a coinless laundromat serving the residents in Yuma's Foothills region.

INVESTMENT HIGHLIGHTS

- Diverse Tenant Profile with Triple-Net (NNN) Leases
- Priced at Only \$166 Per SF at List Price
- Outparcel to Yuma's Largest Walmart Supercenter
- Value Add Verizon Wireless Anchored Strip Center in the Growing Fortuna Foothills
- Currently 82% Occupied
- All Tenants have Annual Increases in Rent
- High Growth Area - Population and Households Expected to Increase 19%+ by 2022
- Current Cap Rate Increases to 9% with Lease out of Vacant Space at a Conservative Rate of \$14/PSF
- Located Directly Off the Interstate-8 - The Primary Connector Between Phoenix, Yuma, and San Diego
- Visible to Over 26,770 Cars per Day Along E 32nd St and S Ave 8 E
- Close Proximity to Arizona Western College (13,000+ Enrolled) and Northern Arizona University's Yuma Campus
- Average NNN Rent is \$15.25/SF
- Minutes from Yuma International Airport (YUM)
- Additional Vacant Parcel Available to Buyer for Future Expansion

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2022 Projection	3,891	28,435	44,575
2017 Estimate	3,573	23,825	38,415
Growth 2017 - 2022	8.90%	19.35%	16.04%
Households	1-Mile	3-Miles	5-Miles
2022 Projections	1,701	10,486	17,262
2017 Estimate	1,461	8,744	14,804
Growth 2017 - 2022	16.45%	19.91%	16.60%
Income	1-Mile	3-Miles	5-Miles
2017 Est. Average Household Income	\$71,772	\$65,594	\$66,515
2017 Est. Median Household Income	\$52,757	\$47,933	\$49,968
2017 Est. Per Capita Income	\$29,991	\$24,319	\$25,802

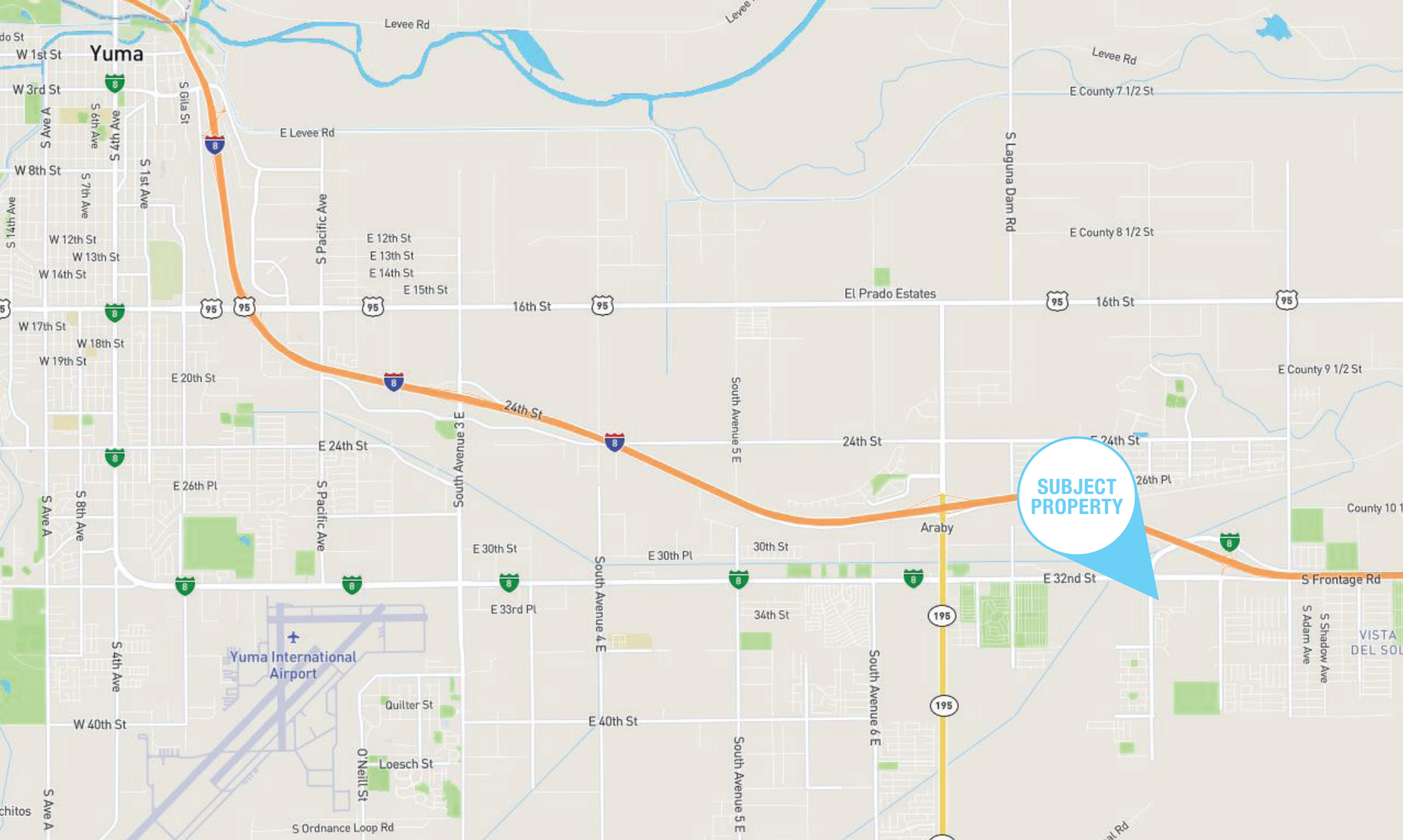
LOCATION OVERVIEW

The City of Yuma is nestled right in the southwest corner of Arizona, bordering California and Mexico. Home to over 100,000 residents, the population nearly doubles during the winter season. Yuma is the county seat and largest city of Yuma County, one of Arizona's original eight counties. It is the 11th largest city in the state. Once a busy river port sending military supplies shipped from California to forts and camps in the Southwest to fight the Apache wars, today Yuma is a winter retreat for thousands of visitors craving its warm, dry and sunny climate. Yuma's population nearly doubles in the winter months, thanks to more than 23,000 spots in RV parks and resorts. The community also offers nearly 4,300 hotel rooms, conference and meeting facilities, and three modern casinos.

Greater Yuma is a dynamic region located at the epicenter of four states and two countries. The unique location allows for international and southwest markets to be served in a single day truck haul. Growing companies needing a dedicated and skilled workforce with easy access to the customers and supply source have found the Greater Yuma Region to be the answer to their wants and needs. As of 2015, the city's top employers included Marine Corps Air Station Yuma, Yuma Regional Medical Center, and United States Border Patrol.

With warm weather comes golf, and the city has several excellent courses. Bird watchers will enjoy the Imperial National Wildlife Refuge, which is rich in migratory bird life and also offers hiking, fishing and boating facilities. For a step back in time to the days of frontier justice, visit the Yuma Territorial Prison State Historic Park, whose prison dates back to 1876, or the Yuma Crossing State Historic Park, for a walk through restored historic buildings. If these sites whet your appetite for more pioneer lore, check out the Century House Museum, which is chock full of pioneer artifacts and exhibits. And, speaking of appetite, be sure to stop for burgers and fries at Lutes Casino, Arizona's oldest pool hall, where old movie memorabilia graces the walls.





4 MILES

Arizona Western
College

7 MILES

Yuma International
Airport

10 MILES

Yuma Regional
Medical Center

11 MILES

California
Border

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By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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