

LAND SALE

Light Industrial Land For Sale

1780 INDUSTRIAL BLVD

Lake Havasu City, AZ 86403

PRESENTED BY:

GUY D. BYRD
Designated Broker
guy.byrd@svn.com
WA #17968

PERRY LAUFENBERG
Managing Director
perry.laufenberg@svn.com
AZ #BR548198000

1780 Industrial Blvd
+/- 1.18 Acre

Private Access



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$771,012
PRICE / SF:	\$15/SF/Land/Improved
LOT SIZE:	1.18 Acres
ZONING:	Light Industrial
APN:	106-16-001J
VIDEO:	View Here

PROPERTY OVERVIEW

Owner-user or investment light industrial land for sale located on Industrial Blvd and Lake Havasu Ave N. Rare purchase opportunity in the Lake Havasu market

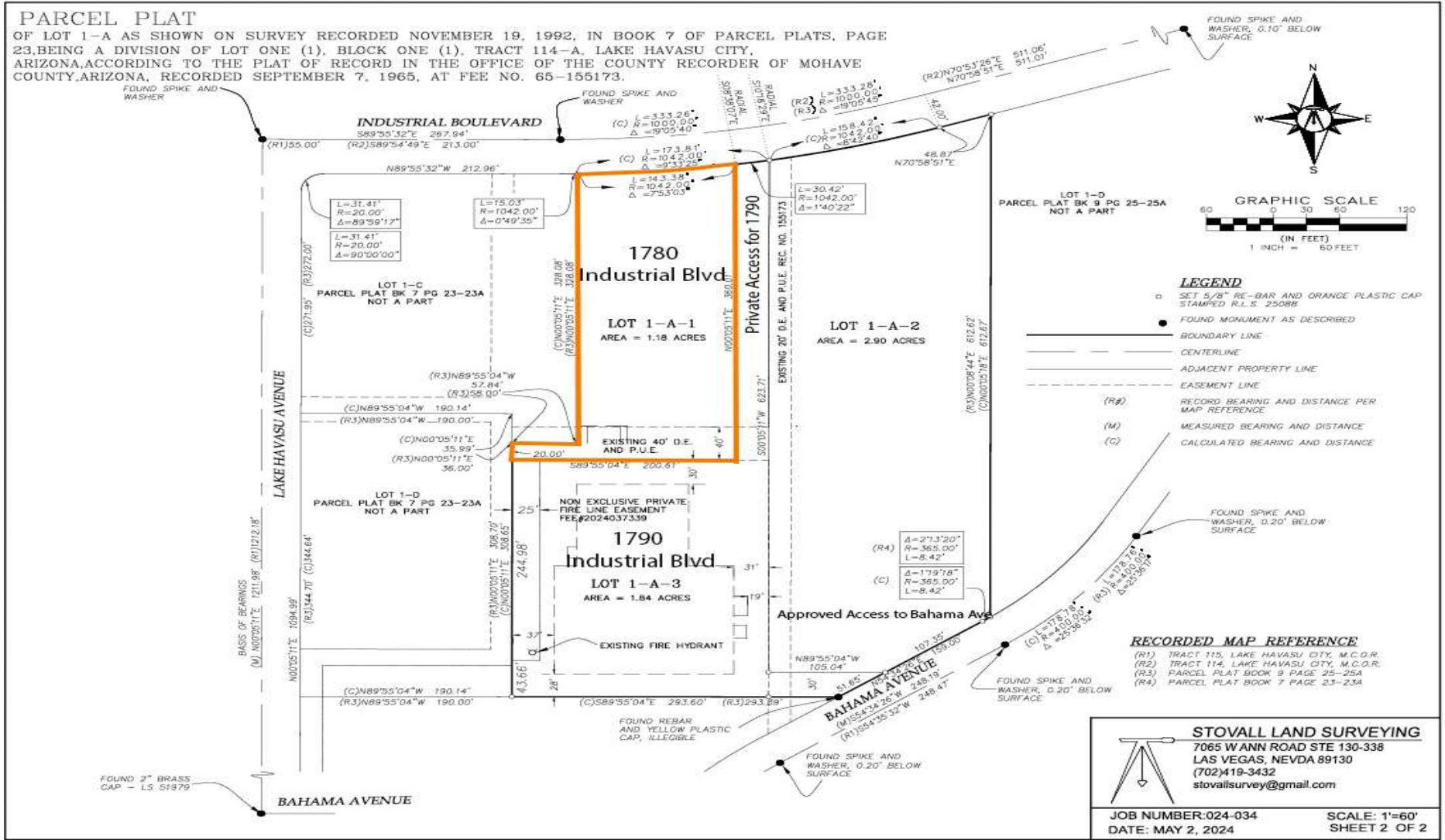
PROPERTY HIGHLIGHTS

- Light industrial land that is lighted, fenced and improved
- Lot has a private entrance to Industrial Blvd
- Can be purchased with 1790 Industrial Blvd or sold separately
- Value add opportunity with potential to ground lease or develop
- Land is ready to lease and or ready to develop

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1780 AND 1790 INDUSTRIAL BLVD PLAT MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

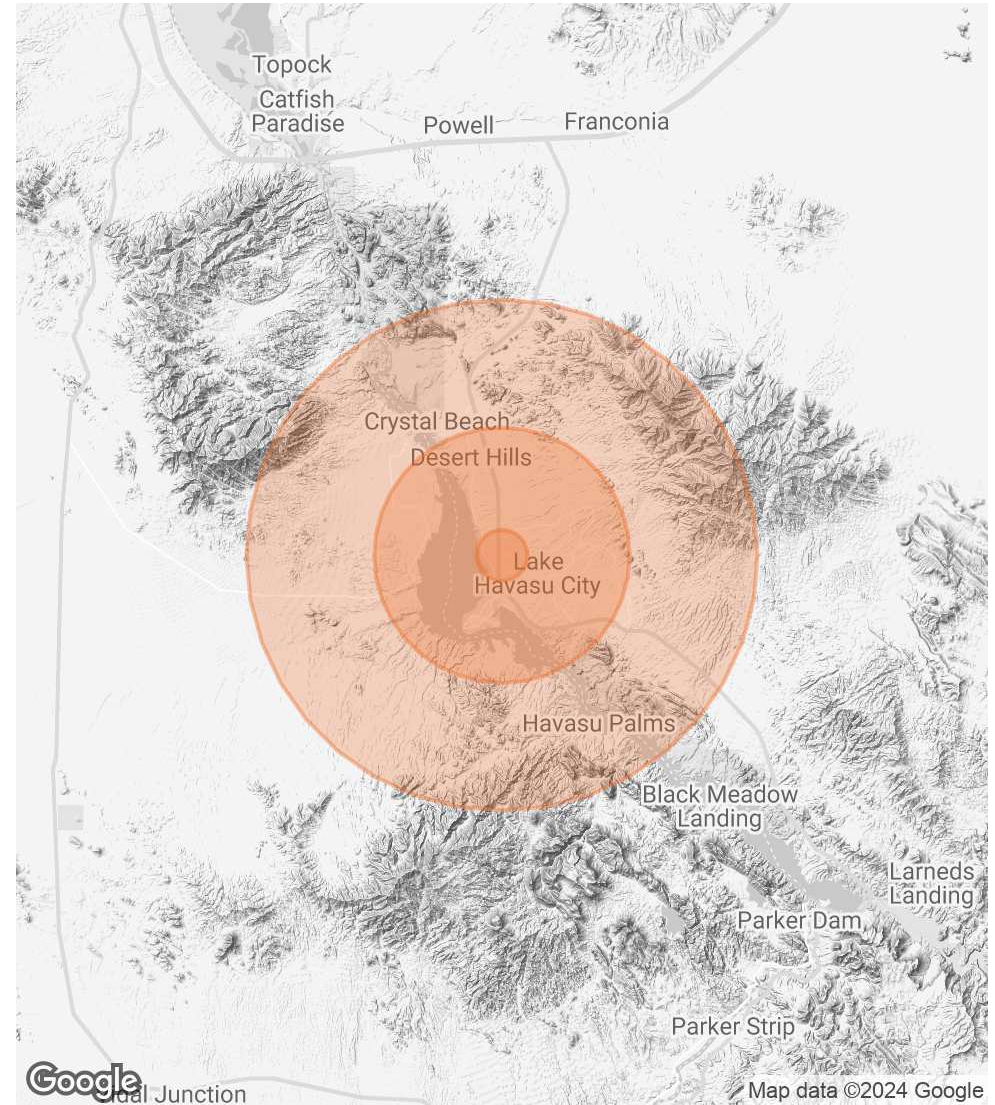
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,742	59,950	63,821
AVERAGE AGE	49	52	52
AVERAGE AGE (MALE)	49	52	52
AVERAGE AGE (FEMALE)	50	52	52

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,732	27,758	29,542
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$77,608	\$84,871	\$84,737
AVERAGE HOUSE VALUE	\$452,423	\$481,102	\$482,090

Demographics data derived from AlphaMap



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ALL ADVISOR BIOS



Guy D. Byrd

Designated Broker
SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

Phone: 509.953.5109
Cell:
guy.byrd@svn.com
1311 N. Washington Street
Suite D
Spokane, WA 99201



Perry Laufenberg

Managing Director
SVN | Desert Commercial Advisors

Perry Laufenberg serves as the Managing Partner, Designated Broker and co-founding Partner of SVN | Desert Commercial Advisors in Phoenix, Arizona. Since entering the commercial real estate industry in 2003, Laufenberg has worked diligently to help his team of agents meet and exceed their sales goals. Skilled in all aspects of brokerage, including Transaction Management, Marketing, assisting Brokers, Landlords, and Tenants of Apartments, Shopping Centers, Office, and Industrial Buildings, Laufenberg can provide insight into deal issues at all stages of a transaction.

Raised in Tucson, Laufenberg is an Arizona native and graduated Summa Cum Laude with a bachelor's degree in Real Estate from the W.P. Carey School of Business at Arizona State University in Tempe, Arizona.

Highlights:

- 2023 - Named "Large Business Champions of Change" Finalist by AZ Big Media
- 2022 - Named "Innovator of the Year" by SVN International Corp.
- 2019 - Named "Collaborator of the Year" by SVN International Corp.

Phone: 480.425.5510
Cell:
perry.laufenberg@svn.com
5343 N. 16th Street, Suite 100
Phoenix, AZ 85016

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

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