

VERIZON

11345 SOUTH FORTUNA ROAD, YUMA, AZ 85367



OFFERING MEMORANDUM

Marcus & Millichap



PACIFIC AVENUE
ATHLETIC COMPLEX

YUMA PALMS SHOPPING CENTER

TARGET

Harkins
THEATRES

BEST BUY

JCPenney

OLD NAVY

PETSMART

sam's club

Dillard's

BUFFALO WILD WINGS

chili's

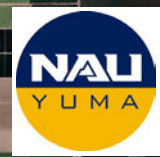
ROSS
DRESS FOR LESS

FAMOUS
footwear

COLD STONE

AMERICAN EAGLE

Marshall's



ARIZONA WESTERN COLLEGE

8,050+ STUDENTS



GILA RIDGE
HIGH SCHOOL

planet fitness

ACE **CVS** **pharmacy**

DOLLAR TREE

Walgreens

DUTCH BROS

Best Western PLUS

Freddy's
STEAKBURGERS

Applebee's
GRILL • BAR

O'Reilly
AUTO PARTS

Carl's Jr.

SPROUTS
FARMERS MARKET
COMING SOON

Walmart

Papa Murphy's
TAKE 'N BAKE PIZZA

peter piper pizza

BIG O TIRES

McDonald's

YUMA INTERNATIONAL
AIRPORT



Walmart

Wendy's

DEL TACO

WELLS FARGO



fry's

goodwill

Denny's

CIRCLE K

PAPA JOHN'S

DUNKIN'

AutoZone

CHASE

DOLLAR GENERAL

BURGER KING

CANNON AIR
DEFENSE MILITARY
COMPLEX



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Executive Summary

11345 South Fortuna Road, Yuma, AZ 85367

FINANCIAL SUMMARY

Price	\$1,902,000
Cap Rate	6.75%
Building Size	3,000 SF
Net Cash Flow	6.75% \$128,366.70
Year Built	2017
Lot Size	0.40 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Cellular Sales of Arizona, LLC
Guarantor	Cellular Sales of Knoxville, Inc.
Lease Commencement Date	August 23, 2017
Lease Expiration Date	August 22, 2027
Lease Term Remaining	Approximately 2 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
8/23/2017 – 8/22/2027	\$128,366.70	6.75%
Renewal Options	Annual Rent	Cap Rate
Option 1 (8/23/2027 – 8/22/2032)	\$141,203.37	7.42%
Option 2 (8/23/2032 – 8/22/2037)	\$155,323.71	8.17%

Base Rent	\$128,366.70
Net Operating Income	\$128,366.70
Total Return	6.75% \$128,366.70

verizon✓



37,840 CPD
INTERSTATE 8

20,800 CPD
S FORTUNA RD

verizon

FORTUNA
PALMS PLAZA

N



**FORTUNA
MINI MALL**

**FORTUNA
PALMS PLAZA**

verizon



DOLLAR GENERAL

Walgreens



**CAR WASH
COMING SOON**

**FUTURE
DEVELOPMENT**



**DAIRY
QUEEN**



20,800 CPD
S FORTUNA RD



Property Description



INVESTMENT HIGHLIGHTS

- » **Tenant/Guarantor is One of the Largest Verizon Wireless Retailers in the U.S. with More Than 800 Locations Across 41 States**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Newer 2017 Construction**
- » 46,530 Residents within a 5-Mile Radius - Growing Yuma Trade Area
- » **Situated Immediately Off the I-8 Freeway, a Major Connector Providing a Direct Route Between Phoenix and San Diego**
- » Excellent Frontage Along Fortuna Road (20,800 Cars per Day)
- » **Located in a Dense Retail Corridor Anchored by Fry's Food And Drug, Ace Hardware, and Planet Fitness**
- » Adjacent to a Top Performing Fry's - This Location is in the Top 75th Percentile for Visits per Placer.ai
- » **Across from Future Retail Development, Including a New Car Wash and Restaurant**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	8,352	31,357	47,763
2024 Estimate	8,159	30,634	46,530
Growth 2024 - 2029	2.36%	2.36%	2.65%

Households

2029 Projections	3,701	14,215	20,925
2024 Estimate	3,576	13,744	20,200
Growth 2024 - 2029	3.49%	3.42%	3.59%

Income

2024 Est. Average Household Income	\$75,565	\$72,410	\$75,676
2024 Est. Median Household Income	\$64,365	\$60,154	\$62,604

Tenant Overview



VERIZONWIRELESS.COM

Website



2,330+
Locations



**BASKING RIDGE
NEW JERSEY**
Headquarters



2000
Founded



NASDAQ: VZ
Stock Symbol

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 world's most connected public Internet backbone networks, delivering solutions that let customers securely connect, communicate and collaborate around the globe. Approximately 99% of the U.S. population is covered by Verizon's 4G LTE, and more than 230 million people are covered by 5G Nationwide.

CELLULAR SALES — Recognized as one of the largest Verizon Wireless retailers in the United States, Cellular Sales was founded in Knoxville, TN in 1993 by University of Tennessee graduates, Dane and Meg Scism. The company employs over 7,000 people and is currently operates nearly 800 locations across 41 states. The Knoxville area is home to 17 of Cellular Sales' Verizon Wireless retail locations, from Harriman in the west to Jefferson City and Newport in the east.

Location Overview



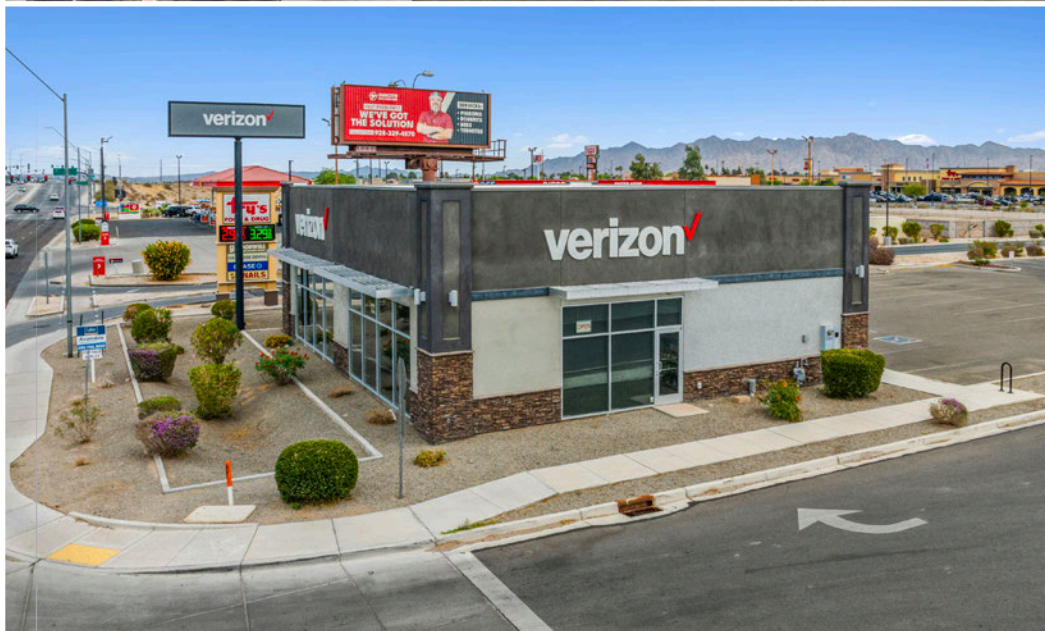
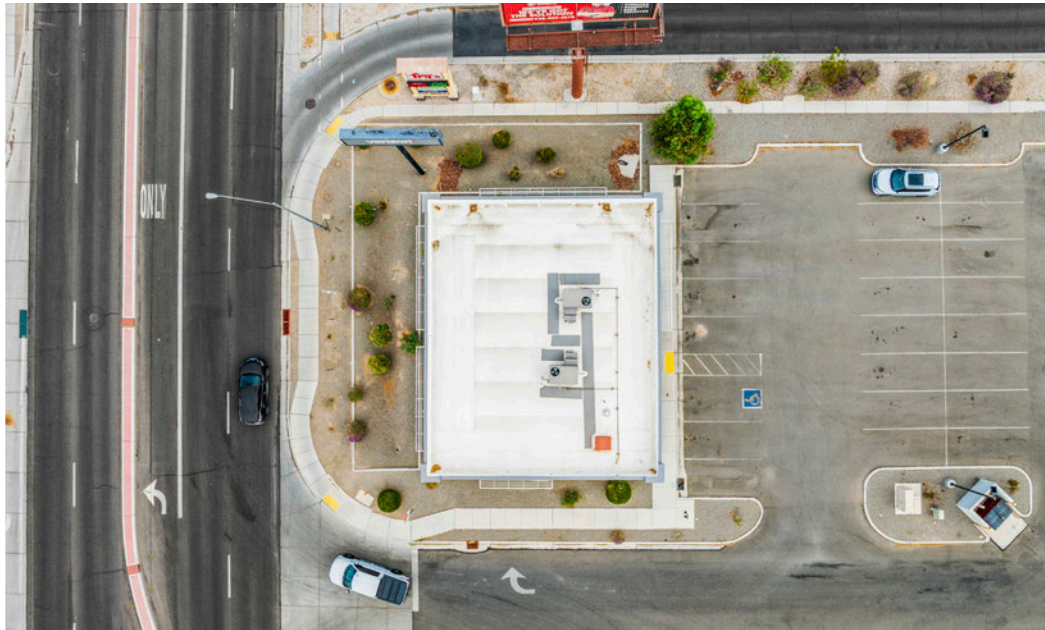
The City of Yuma is nestled right in the southwest corner of Arizona, bordering California and Mexico. Home to over 100,000 residents, the population nearly doubles during the winter season. Once a busy river port sending military supplies shipped from California to forts and camps in the Southwest to 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. Statistics prove that Yuma County is the safest border in the Southwest and due to this positive environment Yuma has grown its population an impressive 27% since the year 2000. Within a sixty minute drive radius there are $\pm 1,544,454$ people living and working within the boundaries of four states and two countries.

A seldom analyzed influence on the local economy is Yuma's proximity to Mexico and the growing City of San Luis Rio Colorado, Sonora. The City is strategically located right in the corner of the intersection of California, Arizona, Baja, and Sonora Mexico and boasts a population of over 180,000, with the region being comprised of a population of nearly 200,000.

Property Photos



[exclusively listed by]

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