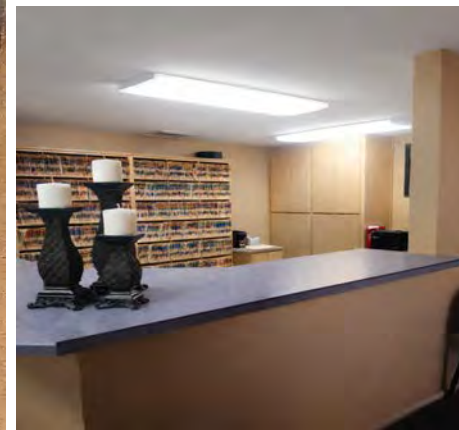


Turnkey Dental Practice & Real Estate



OFFERING MEMORANDUM | IDEAL FOR SBA FINANCING | YUMA, ARIZONA

1801-1805 W 24th Street
Yuma, AZ 85364



Turnkey Dental Practice & Real Estate

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Major Employers Map

Aerial View Map

Traffic Counts

03 Property Description

Property Features

Property Images

04 Demographics

General Demographics

Race Demographics

05 Company Profile

Advisor Profile

Exclusively Marketed by:

Linda Gerchick
Gerchick Real Estate
CCIM
(602) 688-9279
linda@justsoldit.com
BR114848000



Brokerage License No.: LC644567000
www.justsoldit.com

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1801-1805 W 24th Street Yuma AZ 85364
COUNTY	Yuma
MARKET	Yuma, AZ – Southwest Arizona MSA
SUBMARKET	Central Yuma Medical Corridor 24th Street
PRICE	\$1,995,000
BUILDING SF	3,400 SF
PRICE PSF	\$586.76
LAND SF	19,690 SF
LAND ACRES	0.452
YEAR BUILT	1976
YEAR RENOVATED	1981
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	(01-12) COMM/REAL & IMPS NOT IN OTHER CLASSES
APN	69-407-005

PROPOSED FINANCING

SBA	
LOAN TYPE	Amortized
DOWN PAYMENT	(\$57,000)
LOAN AMOUNT	\$2,052,000
INTEREST RATE	6.75%
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$159,703
LOAN TO VALUE	103%
AMORTIZATION PERIOD	30 Years

Notes This is an SBA Loan product and may change.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	14,437	84,519	93,932
2026 Median HH Income	\$62,018	\$61,634	\$61,203
2026 Average HH Income	\$81,178	\$79,264	\$78,408



Investment Summary – Investor / Financial Focus

- Dual Income Stream Opportunity – Dental practice income combined with leased second suite

In-Place Rental Income – Tenant-occupied suite provides consistent cash flow and expense offset

Owner-User with Investment Component – Occupy one suite while benefiting from stabilized income

SBA Financing Advantage – Favorable financing structure with lower equity requirements for qualified buyers

Approx. 3,400 SF Building on ±0.452 Acres – Well-configured two-suite property

Established Tenant Use (Dog Grooming) – Service-based tenant with local demand characteristics

Strategic Location Along 24th Street Corridor – Strong visibility and accessibility within Central Yuma

Surrounded by Residential Density – Built-in customer base supporting both tenants

Medical/Service Zoning & Improvements – Flexible use for healthcare or service-oriented businesses

Barrier to Entry for Similar Assets – Limited availability of small medical owner-user investments with income

Long-Term Appreciation Potent



- Investment Summary – Dental / Practice Buyer Focus

Turnkey Dental Practice with Real Estate Ownership – Seamless transition for an owner-user dentist

Established Patient Base of ±1,500+ – Immediate revenue continuity from day one

Fully Built-Out Dental Office – Existing infrastructure significantly reduces startup costs and time

Own vs. Lease Advantage – Build equity while controlling occupancy costs

Additional Rental Income – Offset overhead with income from second leased suite

SBA Loan Eligible Opportunity – Designed for dental buyers utilizing practice acquisition financing

Efficient Two-Suite Layout – Separation of practice and income-producing tenant

Strong Community Presence – Long-standing location within established Yuma neighborhoods

Growth Potential – Opportunity to expand services, increase production, and optimize operations

Professional Image & Stability – Ownership enhances long-term practice positioning

Rare Dentist Ownership Opportunity – Acquire both the bus





02

Location

Location Summary

Major Employers Map

Aerial View Map

Traffic Counts

Location-Yuma, Arizona – Market Overview

- Yuma is one of Arizona's most unique and strategically positioned communities, located in the southwest corner of the state along the Colorado River and bordering both California and Mexico. Known as the "Sunniest City on Earth," Yuma enjoys over 300 days of sunshine annually, making it a year-round destination for residents, seasonal visitors, and businesses alike.

Strategic Location & Transportation

Yuma benefits from a highly strategic location:

Immediate access to Interstate 8, connecting San Diego to Phoenix
Proximity to the California border
Active rail service and freight corridors
Yuma International Airport
Direct access to Mexico for trade and cross-border commerce
This positioning supports agriculture, distribution, defense, and cross-border economic activity.

- Military Presence – A Major Economic Driver
A significant component of Yuma's economic stability is the Marine Corps Air Station Yuma (MCAS Yuma), one of the largest military aviation training facilities in the world.

MCAS Yuma:

Supports thousands of active-duty military personnel
Employs substantial civilian staff
Hosts advanced aviation training operations
Generates hundreds of millions of dollars annually in regional economic impact
The base provides a strong, consistent demand for:

Rental housing
Retail services
Medical and professional services
Hospitality and food service businesses
In addition, the nearby Yuma Proving Ground further strengthens the defense-sector footprint, focusing on military equipment testing and engineering operations.

Together, these military installations create a stable employment base that buffers the local economy from broader economic volatility.

- **Diverse Economic Foundation**
Beyond the military, Yuma's economy is anchored by:

Agriculture

Yuma is often referred to as the "Winter Lettuce Capital of the World," supplying a significant portion of the nation's leafy greens during winter months.

Tourism & Seasonal Population

Yuma attracts a large seasonal population of winter visitors ("snowbirds"), increasing retail and service-sector activity during peak months.

Cross-Border Commerce

Its proximity to Mexico supports trade, logistics, and workforce movement.

Real Estate & Investment Appeal

Yuma presents compelling investment characteristics:

Lower price per square foot compared to Phoenix and California markets

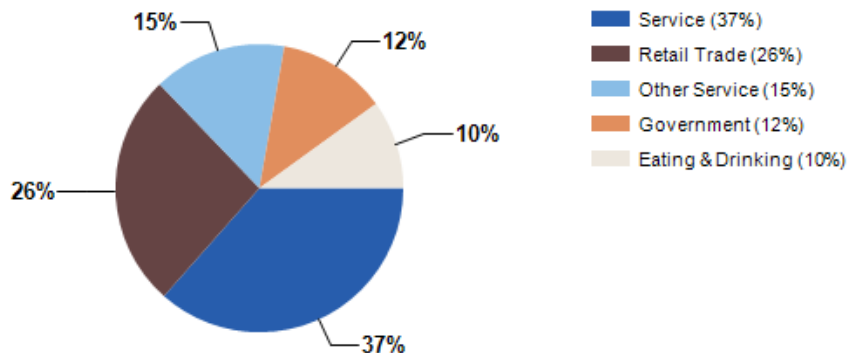
Stable rental demand driven by military and workforce housing

Growing healthcare and service-sector demand

Limited land constraints in certain corridors allowing for development opportunities

The combination of military stability, agricultural strength, and seasonal tourism creates a diversified and resilient local market

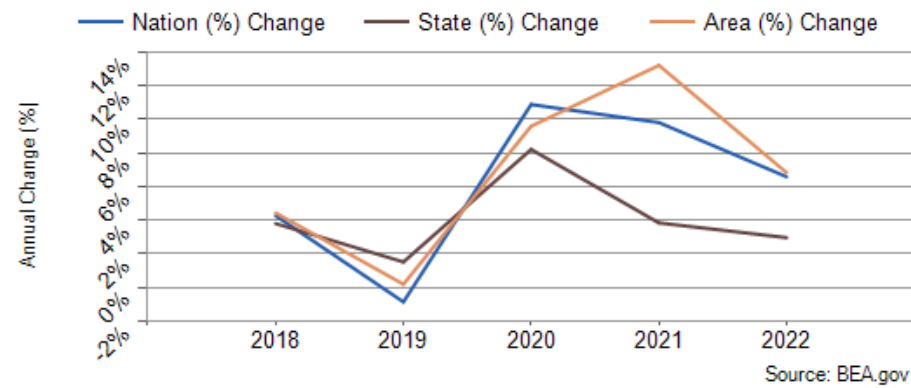
Major Industries by Employee Count

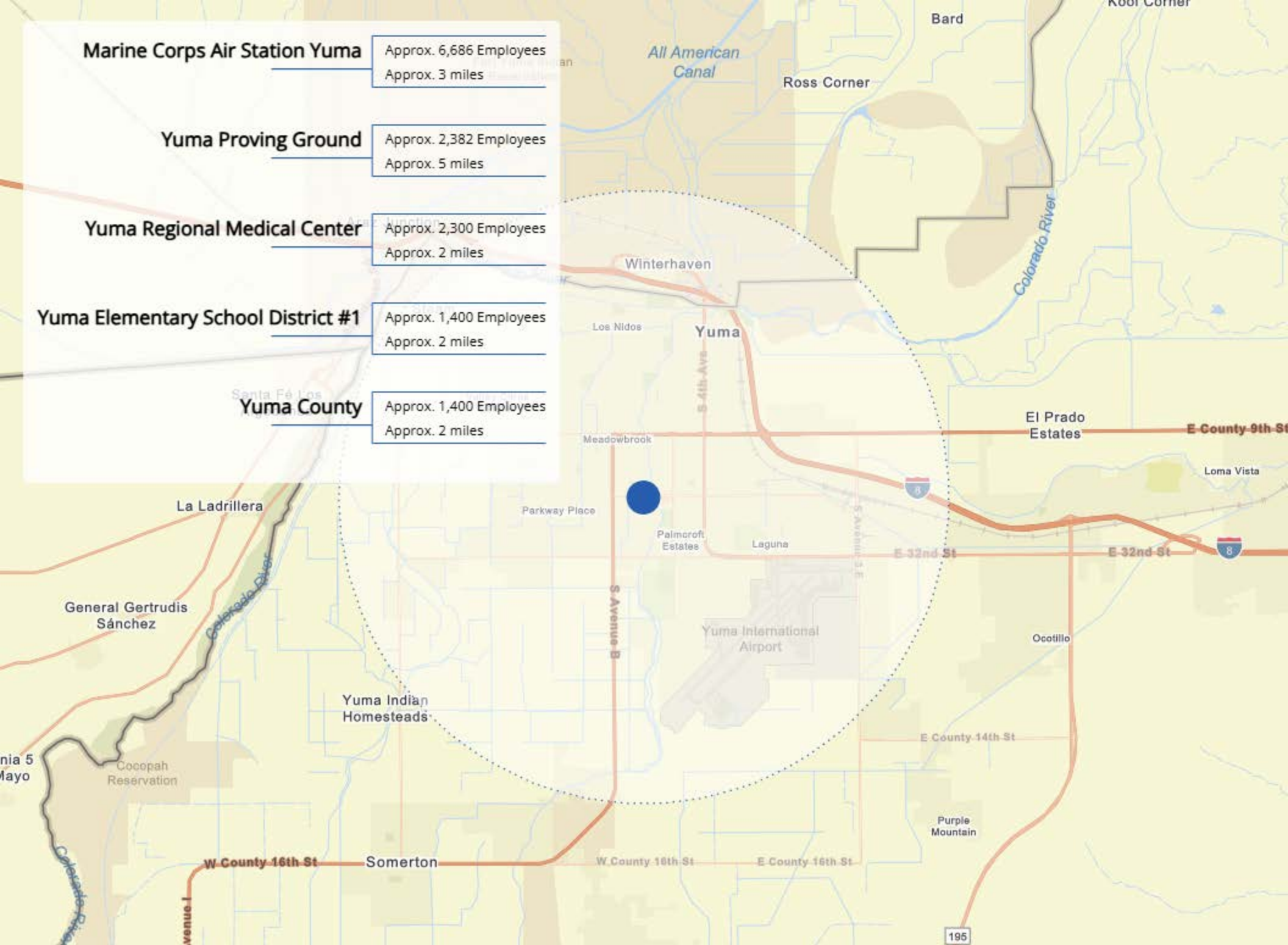


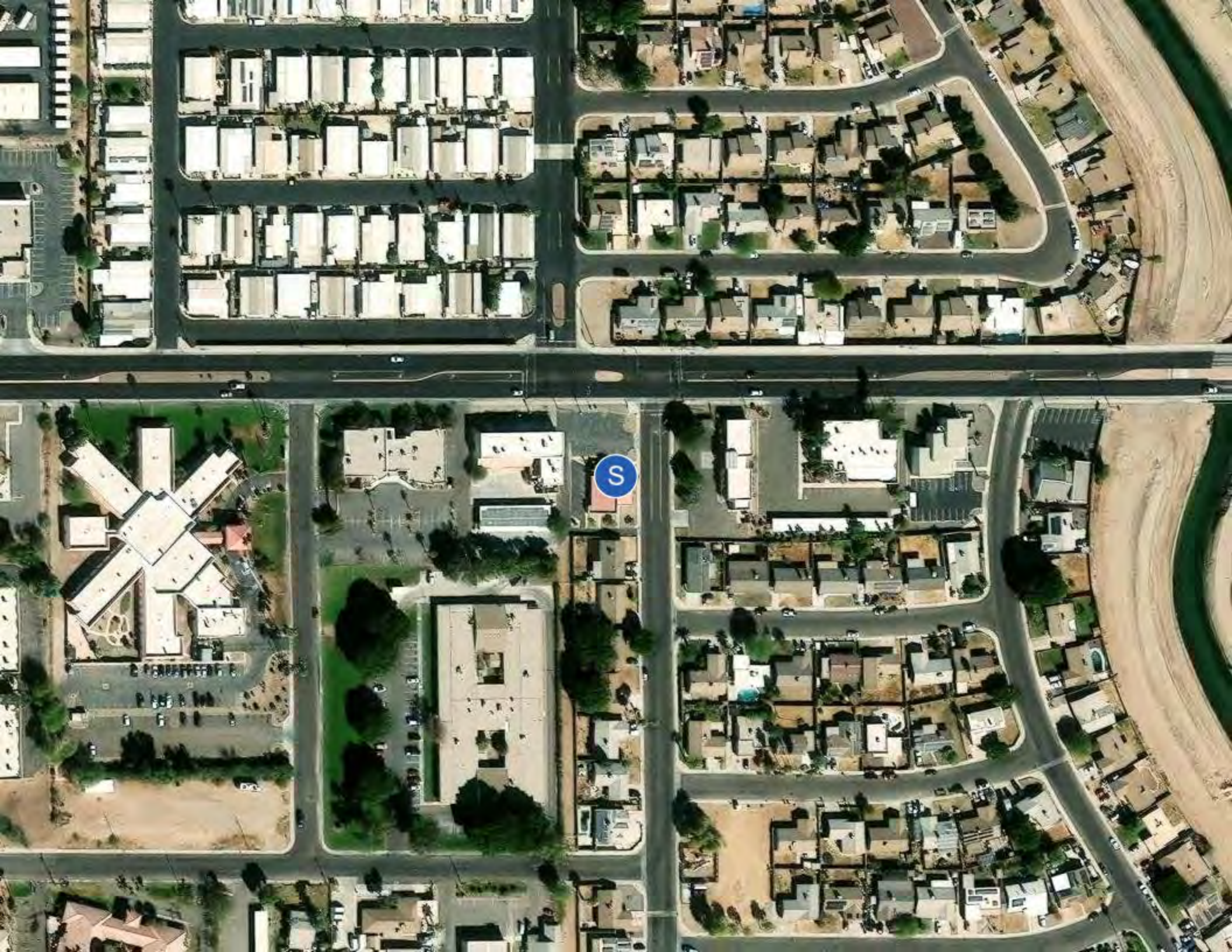
Largest Employers

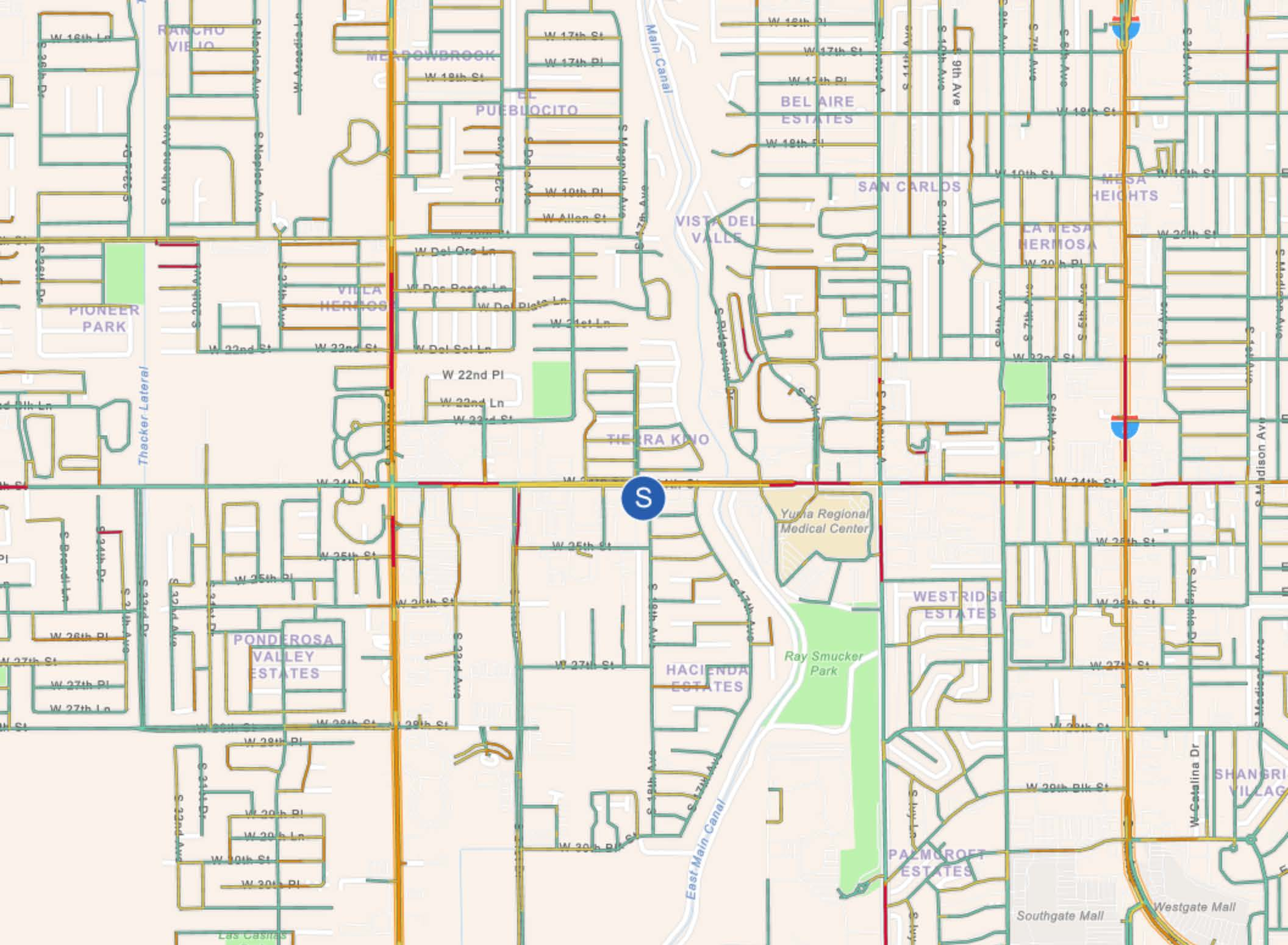
Marine Corps Air Station Yuma	6,686
Yuma Union High School District	3,100
Yuma Proving Ground	2,382
Yuma Regional Medical Center	2,300
Yuma County	1,437
Yuma Elementary School District #1	1,400
City of Yuma	1,274
TRAX International	1,125

Yuma County GDP Trend









03

Property Description

Property Features

Property Images



PROPERTY FEATURES

BUILDING SF	3,400
LAND SF	19,690
LAND ACRES	0.452
YEAR BUILT	1976
YEAR RENOVATED	1981
# OF PARCELS	One
ZONING TYPE	(01-12) COMM/REAL & IMPS NOT IN OTHER CLASSES
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	21
STREET FRONTAGE	24th Street
NUMBER OF INGRESSES	Three
NUMBER OF EGRESSES	Three

NEIGHBORING PROPERTIES

NORTH	Established residential neighborhoods with a mix of single-family homes
SOUTH	Commercial and service-oriented businesses along the 24th Street corridor
EAST	Additional residential communities and neighborhood commercial uses
WEST	Medical and service-related businesses

MECHANICAL

HVAC	Air Conditioners
FIRE SPRINKLERS	Fire Sprinkler and Fire Alarm
ELECTRICAL / POWER	220

CONSTRUCTION

FOUNDATION	Cement
FRAMING	Wood Framed
EXTERIOR	Painted Stucco
PARKING SURFACE	Asphalt
LANDSCAPING	Desert





Dentist Front Entrance



Main Entrance



Parking Area



Rear Area



Reception Area



Reception Desk



Private Office



Reception Desk



Exam Room #1



Exam Room #2



Reception Hallway



Exam Room #3



Dentist Lab



Dentist Lab #2



Public Bathroom



Employee Bathroom



Suite 2 Reception Room



Suite 2 Reception Desk Area



Suite 2 Private Office



Suite 2 Dog Grooming Area



Dog Holding Room



Laundry Room



Dog Grooming Area



Public Restroom Suite 2 ADA

04

Demographics

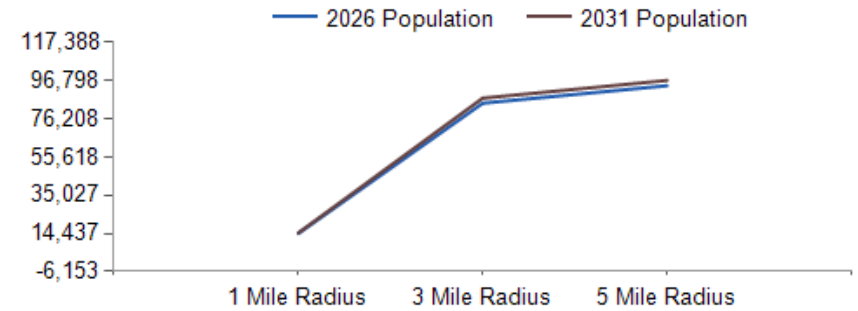
General Demographics

Race Demographics

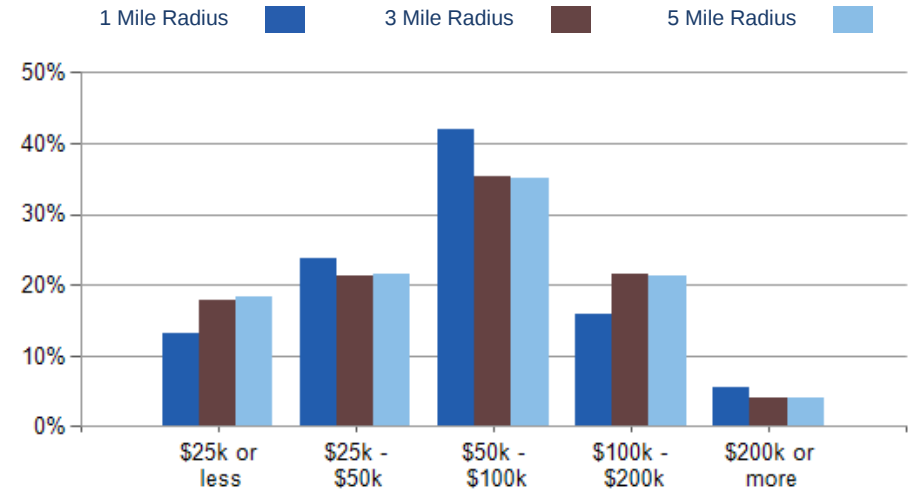


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,682	79,992	93,068
2010 Population	14,561	83,358	94,256
2026 Population	14,437	84,519	93,932
2031 Population	14,717	87,261	96,798
2026 African American	432	1,889	2,183
2026 American Indian	280	1,778	2,712
2026 Asian	335	1,686	1,838
2026 Hispanic	9,818	59,222	64,166
2026 Other Race	4,053	22,597	24,338
2026 White	5,673	33,403	37,402
2026 Multiracial	3,638	23,041	25,306
2026-2031: Population: Growth Rate	1.90%	3.20%	3.00%

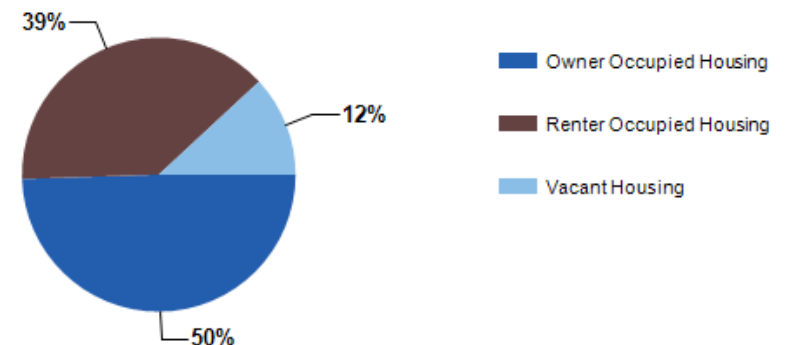
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	340	2,765	3,166
\$15,000-\$24,999	374	2,717	2,956
\$25,000-\$34,999	543	2,924	3,260
\$35,000-\$49,999	733	3,584	3,960
\$50,000-\$74,999	1,395	6,621	7,160
\$75,000-\$99,999	860	4,193	4,610
\$100,000-\$149,999	717	4,824	5,201
\$150,000-\$199,999	137	1,781	1,914
\$200,000 or greater	291	1,262	1,331
Median HH Income	\$62,018	\$61,634	\$61,203
Average HH Income	\$81,178	\$79,264	\$78,408



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

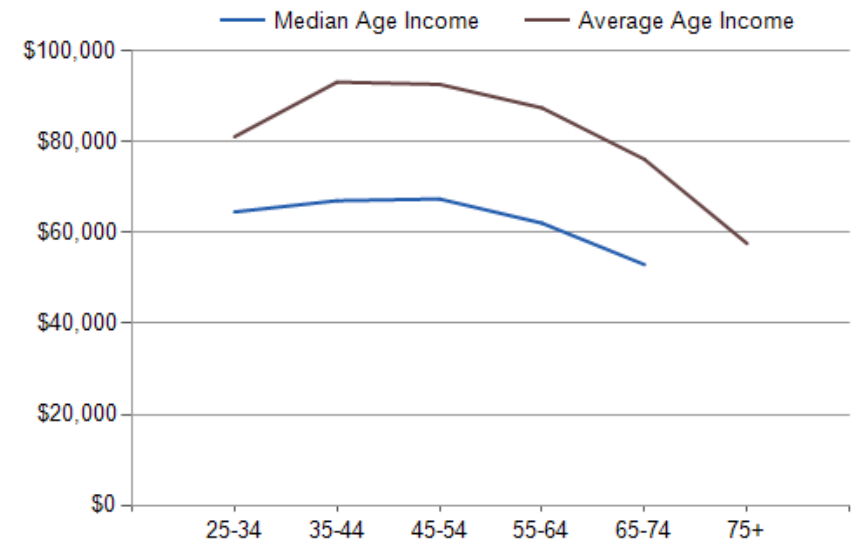
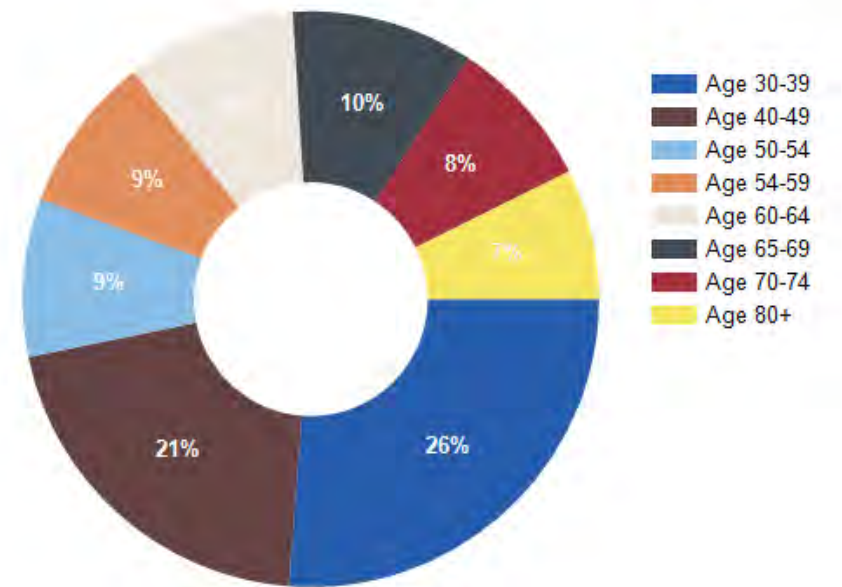


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,109	5,869	6,542
2026 Population Age 35-39	910	5,345	5,897
2026 Population Age 40-44	846	5,050	5,492
2026 Population Age 45-49	738	4,249	4,593
2026 Population Age 50-54	685	4,397	4,753
2026 Population Age 55-59	678	4,407	4,812
2026 Population Age 60-64	734	4,744	5,166
2026 Population Age 65-69	786	4,674	5,159
2026 Population Age 70-74	652	3,936	4,308
2026 Population Age 75-79	564	3,035	3,328
2026 Population Age 80-84	343	2,013	2,202
2026 Population Age 85+	309	1,551	1,683
2026 Population Age 18+	11,062	64,004	71,245
2026 Median Age	35	36	35
2031 Median Age	37	37	37

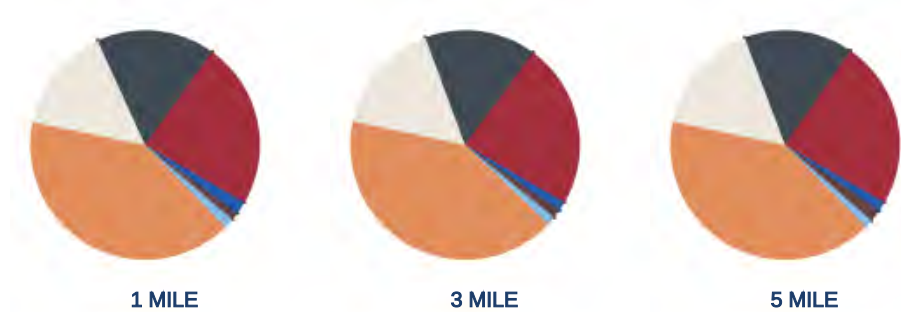
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,582	\$66,940	\$66,481
Average Household Income 25-34	\$81,140	\$82,177	\$81,597
Median Household Income 35-44	\$67,051	\$73,236	\$72,555
Average Household Income 35-44	\$93,175	\$93,774	\$92,954
Median Household Income 45-54	\$67,442	\$75,972	\$75,524
Average Household Income 45-54	\$92,680	\$96,912	\$96,111
Median Household Income 55-64	\$62,114	\$62,002	\$61,457
Average Household Income 55-64	\$87,493	\$82,946	\$81,978
Median Household Income 65-74	\$52,974	\$47,864	\$46,940
Average Household Income 65-74	\$76,162	\$66,680	\$65,965
Average Household Income 75+	\$57,630	\$55,537	\$55,303

Population By Age



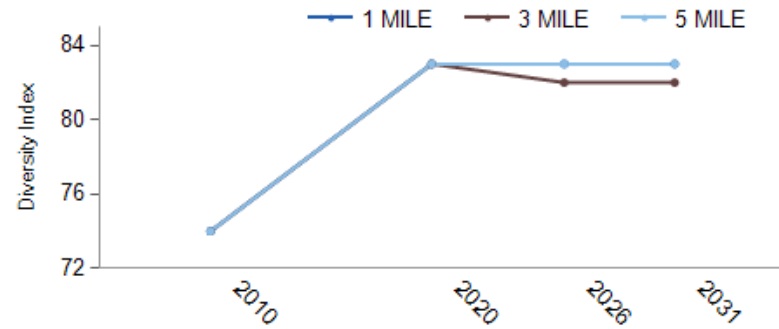
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	83	82	83
Diversity Index (current year)	83	82	83
Diversity Index (2020)	83	83	83
Diversity Index (2010)	74	74	74

POPULATION BY RACE



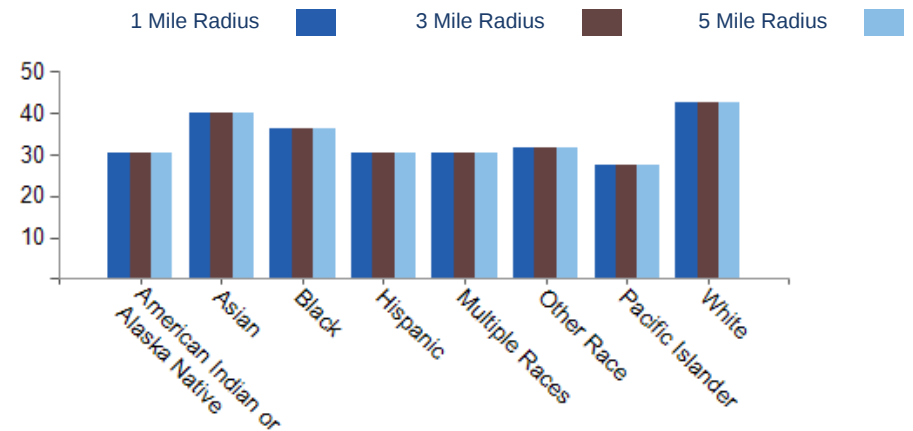
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	1%	1%
American Indian	1%	1%	2%
Asian	1%	1%	1%
Hispanic	41%	41%	41%
Multiracial	15%	16%	16%
Other Race	17%	16%	15%
White	23%	23%	24%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	32	32
Median Asian Age	40	40	38
Median Black Age	36	37	34
Median Hispanic Age	31	31	31
Median Multiple Races Age	31	32	32
Median Other Race Age	32	33	33
Median Pacific Islander Age	28	41	38
Median White Age	43	42	41

2026 MEDIAN AGE BY RACE





05

Company Profile

Advisor Profile



Linda Gerchick
CCIM

Linda is a Broker and a CCIM. A good combination. This would be comparable to a Real Estate Ph.D! And it shows up in everything she does. “Professional and “highly qualified” are two things you will always hear about Linda from those who have worked with her.

And following right behind are the words “Truly dedicated.” This is what everyone declares when they meet Linda. The next thing that is clear and has been said throughout her more than 30 years of experience is that they want to be on Linda’s side of the table, not across from her when she negotiates.

In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

Her clients become Raving Fans. This happens over and over again because she cares and will work tirelessly to achieve your goals.

And on top of all of this, Linda is a loving Mother, dedicated Partner and a good Friend. We should also mention, she’s now a Grandmother of 2 boys—Will and Dre.

Take a moment and give her a call. As dedicated and busy as she is, she really does answer her phone! And she will call you back, a rare thing in today’s world.

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