



OFFERING MEMORANDUM

Quartzsite, AZ Ground Lease Opportunity

1390 W MAIN ST

Quartzsite, AZ 85346

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Negotiable
BUILDING SIZE:	2,400 SF
AVAILABLE SF:	25,265 - 1,775,940 SF
LOT SIZE:	1,819,066 SF
PRICE / SF:	-
YEAR BUILT:	2007
ZONING:	C-2

PROPERTY HIGHLIGHTS

- Ground lease pads available
- This property spans more than 43 acres, offering a myriad of opportunities and versatile potential uses
- Direct access and excellent visibility right off Interstate 10 freeway, with an average daily traffic count of 28,132 vehicles
- Situated in Quartzsite, AZ, 18 miles to the east of the Arizona/California border
- Quartzsite welcomes an impressive 2 million annual visitors, making it a vibrant and dynamic locale for business
- In the surrounding 10-mile radius, there is a growing population of over 4,500 residents, ensuring a local customer base
- This property is exceptionally well-suited for various commercial developments, including retail, hospitality and hotels, truck stops, restaurants, industrial facilities, automotive care, and more



PROPERTY INFORMATION

This is a rare ground lease opportunity in a rapidly expanding travel hub. Be part of the tenant lineup alongside Terrible's, Starbucks, and Tesla at Quartzsite Main Event Business Park. Situated directly off a major freeway interchange on Interstate 10 this property has multiple remaining pads available that would be well-suited for various commercial developments, including retail, restaurants, hotels, automotive care, and more.

In addition to the opportunities available at the Main Event Business Park, Vista Bella offers another 35+ acres of land that can be subdivided for potential industrial or commercial use. This site is poised to attract businesses like truck stops, industrial facilities, recreational vehicle service and storage, and even potential residential development, among various other uses.

Among the roster of national operators presently in Quartzsite and conveniently situated in close proximity to the subject properties, you'll find Carl's Jr., Burger King, McDonald's, Subway, Mobile, Pilot Travel Center, and Love's Truck Stop.



EXISTING TENANT PROFILES



TENANT OVERVIEW

COMPANY NAME	Terrible's (Private)
FOUNDED	1959
LOCATIONS	NV, CA, UT and AZ
# OF LOCATIONS	176 (2022)
TOTAL REVENUE	\$395.3 million (2022)
EMPLOYEES	2,100 (2022)
HEADQUARTERS	Paradise, NV
WEBSITE	https://www.terribles.com/

TENANT OVERVIEW

COMPANY NAME	Starbucks (SBUX)
FOUNDED	1971
LOCATIONS	84 Countries
# OF LOCATIONS	35,711 (2022)
TOTAL REVENUE	\$32.25 billion (2022)
EMPLOYEES	402,000 (2022)
HEADQUARTERS	Seattle, WA
WEBSITE	https://www.starbucks.com/

TENANT OVERVIEW

COMPANY NAME	Tesla (TSLA)
FOUNDED	2003
LOCATIONS	Global
# OF LOCATIONS	1,847 Stations (US)
TOTAL REVENUE	\$81.5 billion (2022)
EMPLOYEES	127,855 (2022)
HEADQUARTERS	Austin, TX
WEBSITE	https://www.tesla.com/

AVAILABLE SITES



AVAILABLE SITES

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1400-1490 Main Event Blvd	Available	55,321 SF	Ground Lease	Negotiable	Parcel Numbers: 306-29-052 & 306-29-053
1545 Main Event Blvd & 480 S Quartzsite Blvd	Available	139,828 SF	Ground Lease	Negotiable	Parcel Numbers: 306-29-036A & 306-29-058
1560-1590 Main Event Blvd	Available	47,916 SF	Ground Lease	Negotiable	Parcel Numbers: 306-29-055 & 306-29-056
1390 W Main St	Available	25,265 SF	Ground Lease	Negotiable	Parcel Number: 306-29-012K
1720 W Main St	Available	216,929 - 1,775,940 SF	Ground Lease	Negotiable	Parcel Number: 306-29-031
1820 W Main St	Available	180,338 - 1,775,940 SF	Ground Lease	Negotiable	Parcel Number: 306-29-032
1760 Main Event Blvd	Available	1,330,758 - 1,775,940 SF	Ground Lease	Negotiable	Parcel Number: 306-29-033C

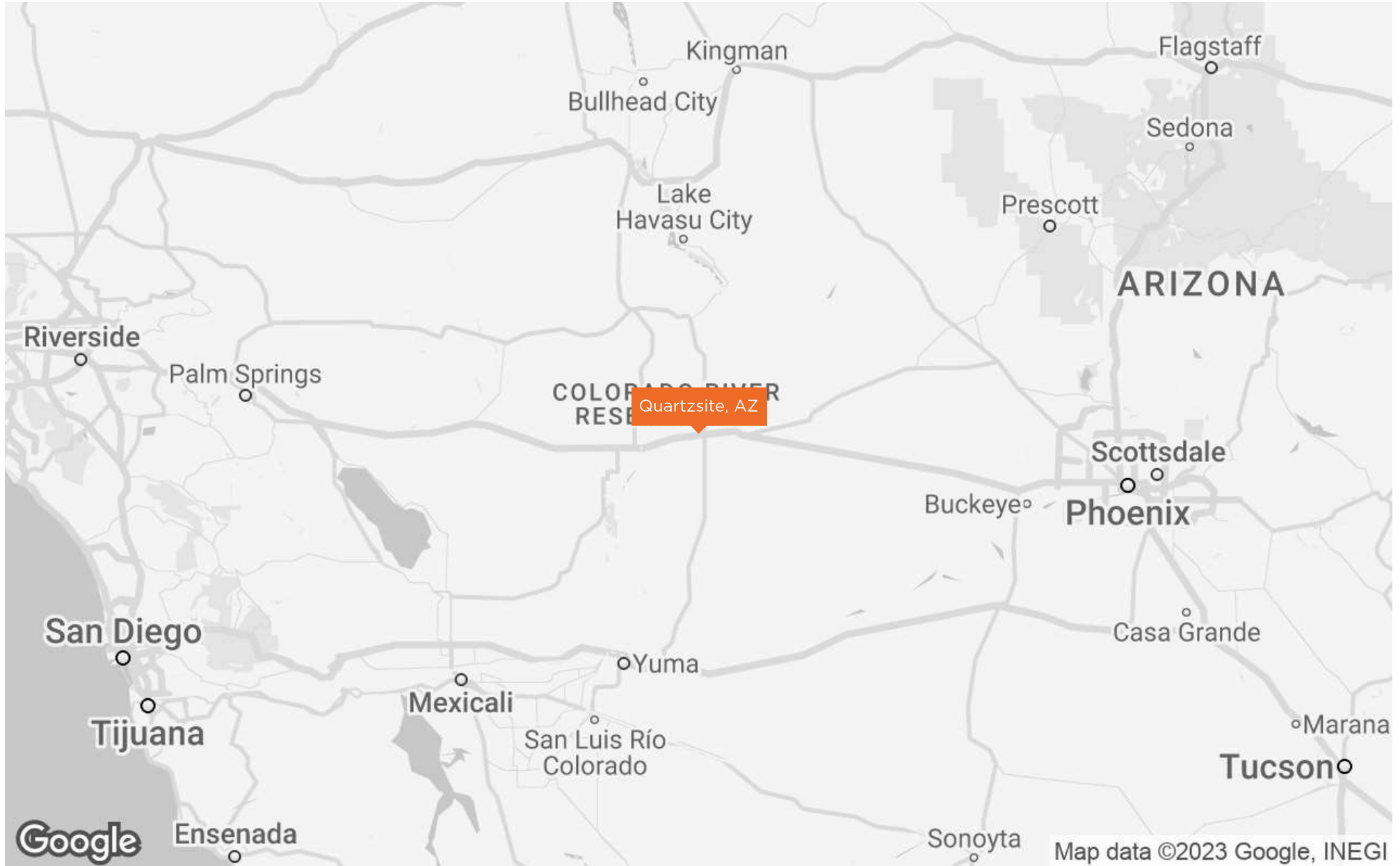


QUARTZSITE

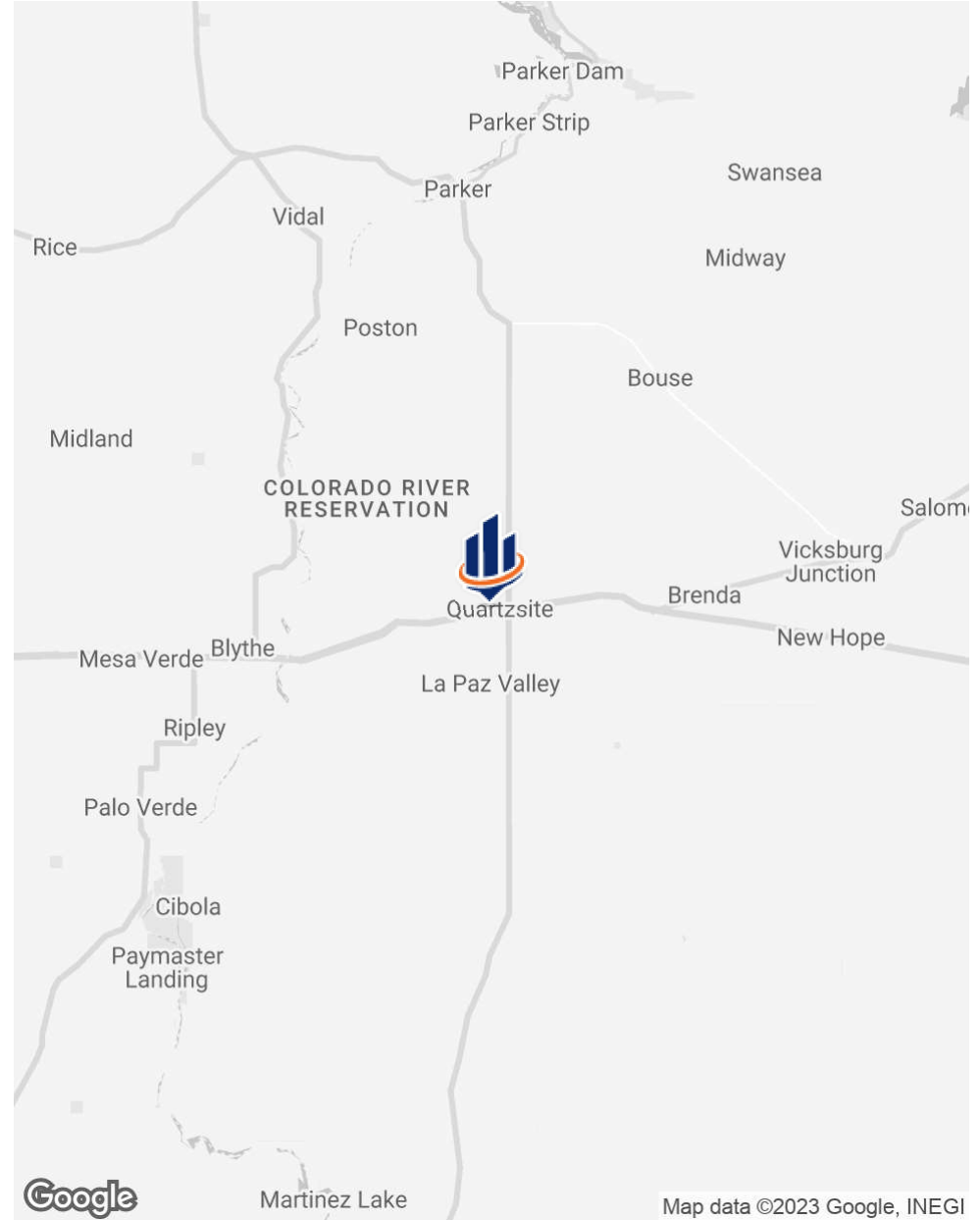
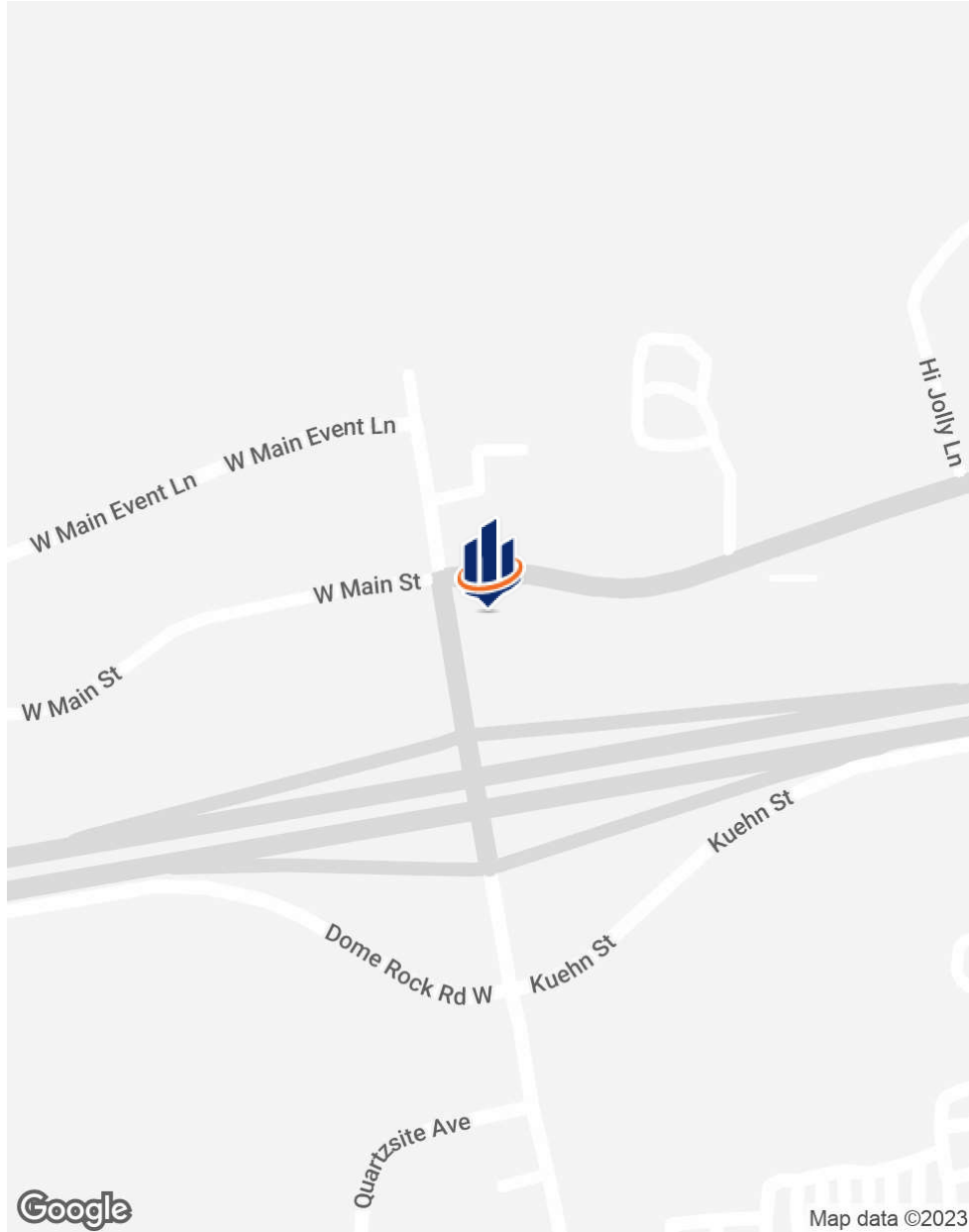
These properties are situated right off exit 17 on I-10, a major thoroughfare with a high daily traffic volume of 28,132 vehicles. This highway is a crucial East-West route connecting Los Angeles to Phoenix and various destinations across the United States. Additionally, Highway 95 intersects Quartzsite, running from North to South between Lake Havasu and Yuma, further enhancing the town's connectivity. Quartzsite's strategic location, in close proximity to California, opens up an additional consumer market and facilitates access to key business hubs. The location is conveniently positioned approximately midway between Los Angeles and Phoenix. Quartzsite itself serves as a prominent 24/7 rest stop for travelers and truckers, and it transforms into a bustling winter destination for RV enthusiasts and campers, hosting one of the largest seasonal markets for rocks, gems, and other merchandise in the United States. During the winter months, the town experiences a substantial population surge, with over 2 million snowbirds and travelers flocking to the area, compared to its usual 4,500 residents.

LOCATION INFORMATION

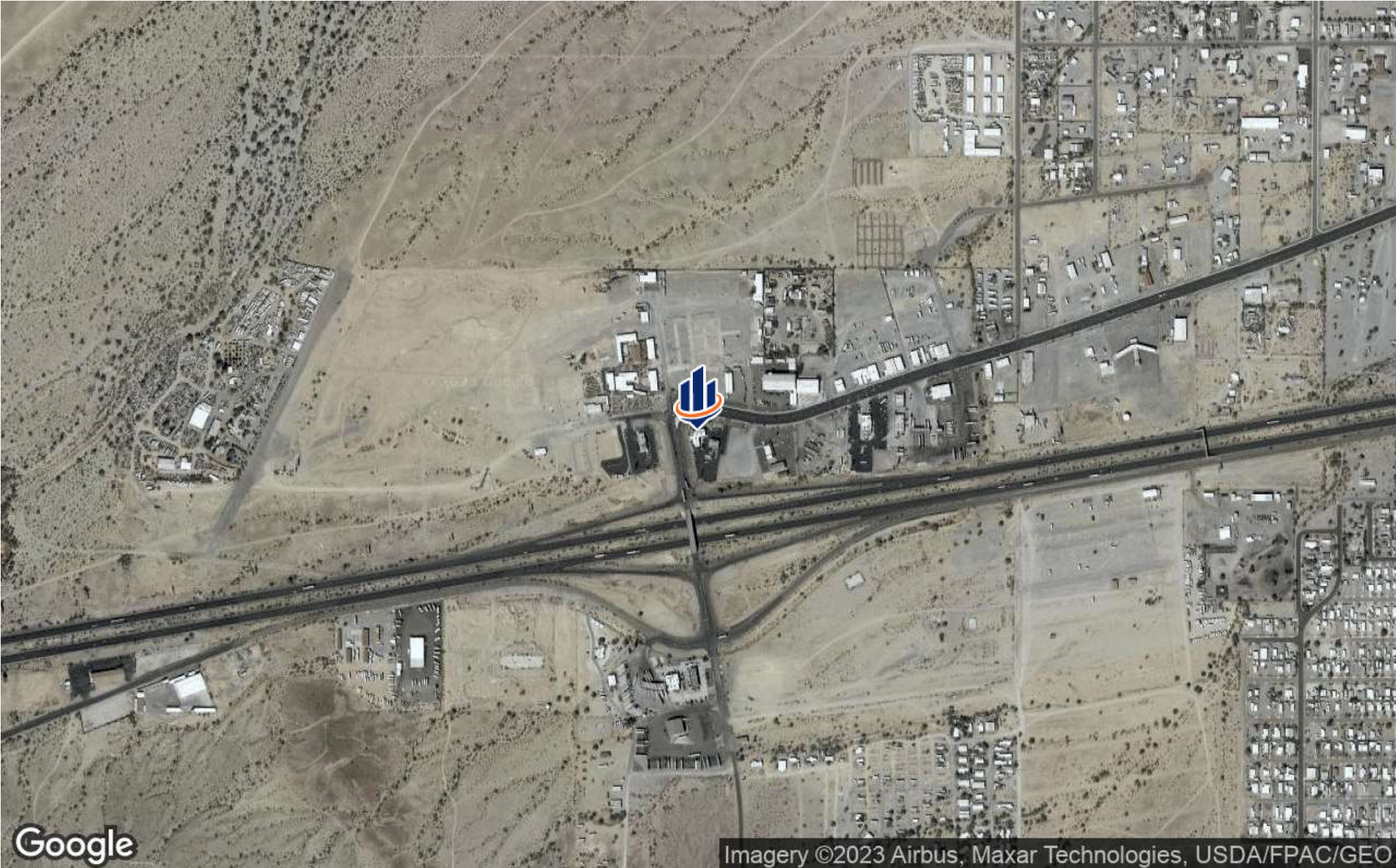
REGIONAL MAP



LOCATION MAP



AERIAL MAP



Quartzsite, Arizona, is strategically located within driving distance of several major cities in the southwestern United States, providing access to major ports and population centers.

DRIVING DISTANCE



DEMOGRAPHICS MAP & REPORT

POPULATION

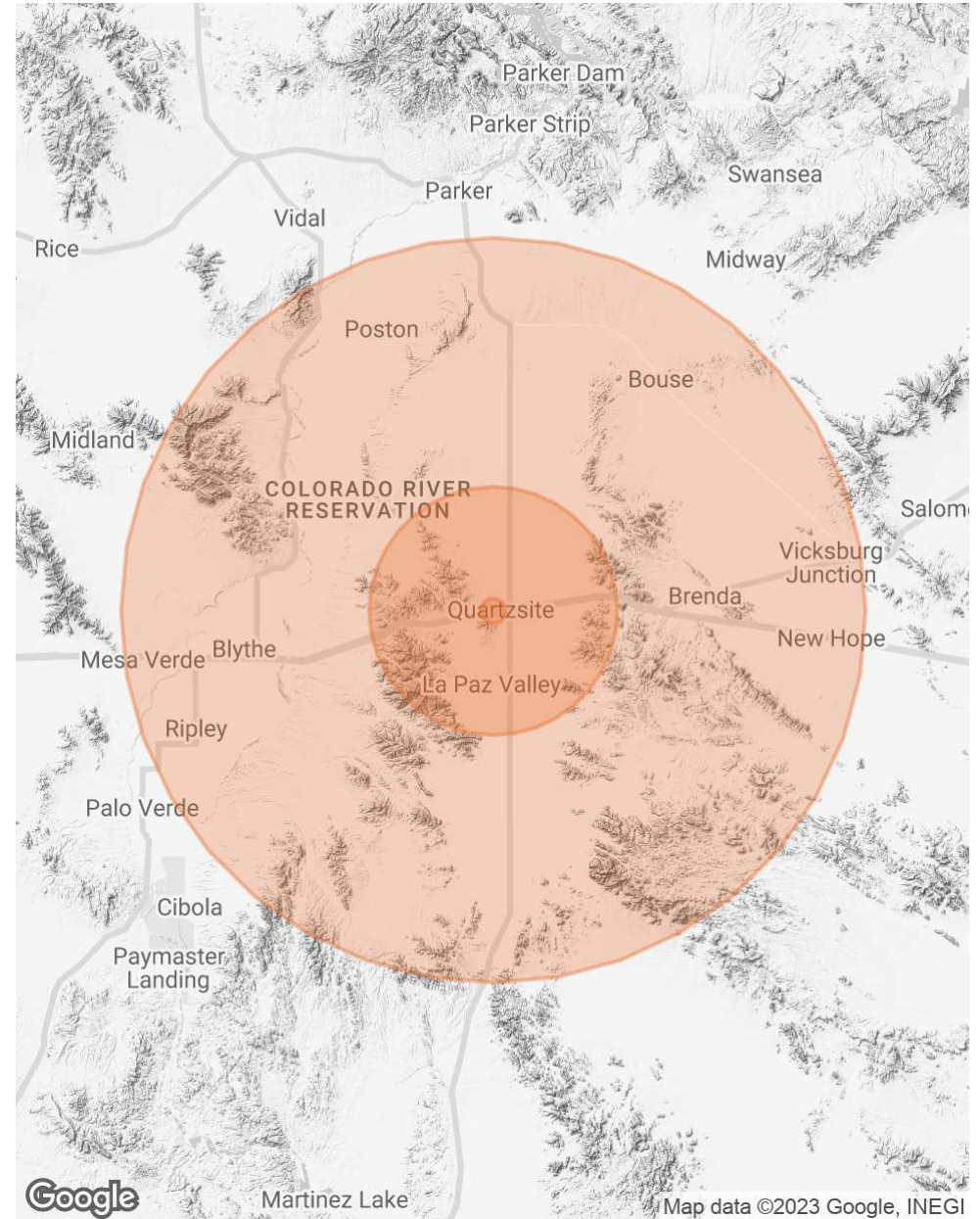
1 MILE 10 MILES 30 MILES

	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	393	3,512	26,166
AVERAGE AGE	85.1	62.3	44.9
AVERAGE AGE (MALE)	84.8	53.7	42.1
AVERAGE AGE (FEMALE)	3.6	46.5	42.5

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	485	3,881	16,647
# OF PERSONS PER HH	0.8	0.9	1.6
AVERAGE HH INCOME	\$17,252	\$15,864	\$34,487
AVERAGE HOUSE VALUE	\$104,465	\$51,053	\$116,921

* Demographic data derived from 2020 ACS - US Census



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