

SALE FLYER

Light Industrial Warehouse & Land

1780 & 1790 INDUSTRIAL BLVD

Lake Havasu City, AZ 86403

PRESENTED BY:

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**1790 Industrial Blvd
+/- 1.84 Acres**

**1780 Industrial Blvd
+/- 1.18 Acre**

**1790
Private
Entrance**

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Private
Entrance**

PROPERTY SUMMARY



OFFERING SUMMARY

PRICE REDUCED:	1790 Industrial Blvd:
	\$5,323,230 (\$165/SF/Building) 1.84 Acres of Lan
	1780 Industrial Blvd:
	\$770,012 \$15/SF/Land 1.18 Acres /Improved)
PURCHASE PRICE COMBINED:	\$6,093,242
BUILDING SIZE:	32,262 SF
COMBINED LOT SIZE:	3.02 Acres
YEAR BUILT:	1975
ZONING:	Light Industrial

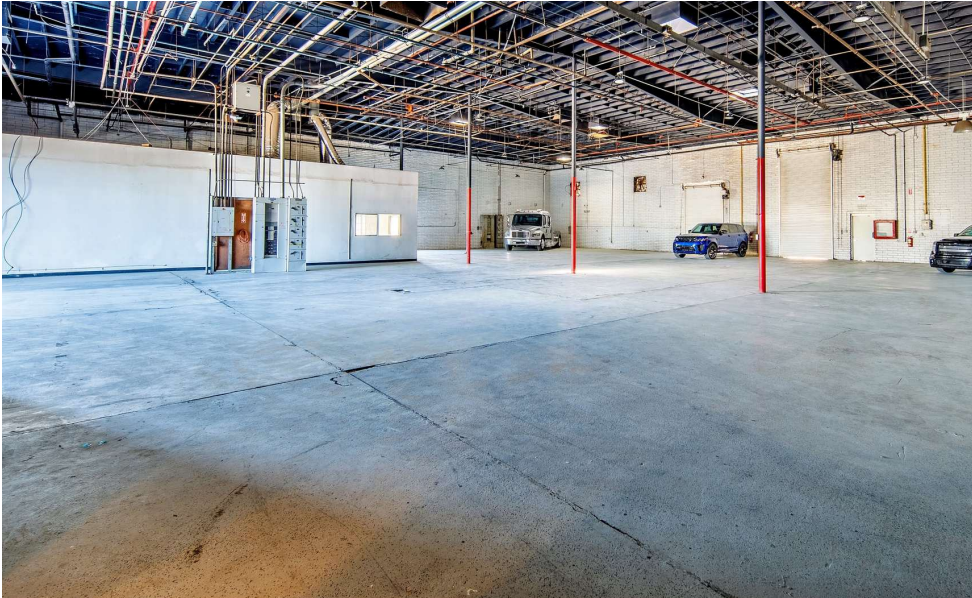
PROPERTY OVERVIEW

Light Industrial Owner Occupant or Development/Investment Opportunity - Rare purchase opportunity in the Lake Havasu market. Property is now being offered for lease for \$1.25/SF for the building space and \$0.15/SF/MO/NNN for the improved land and adjacent parcel

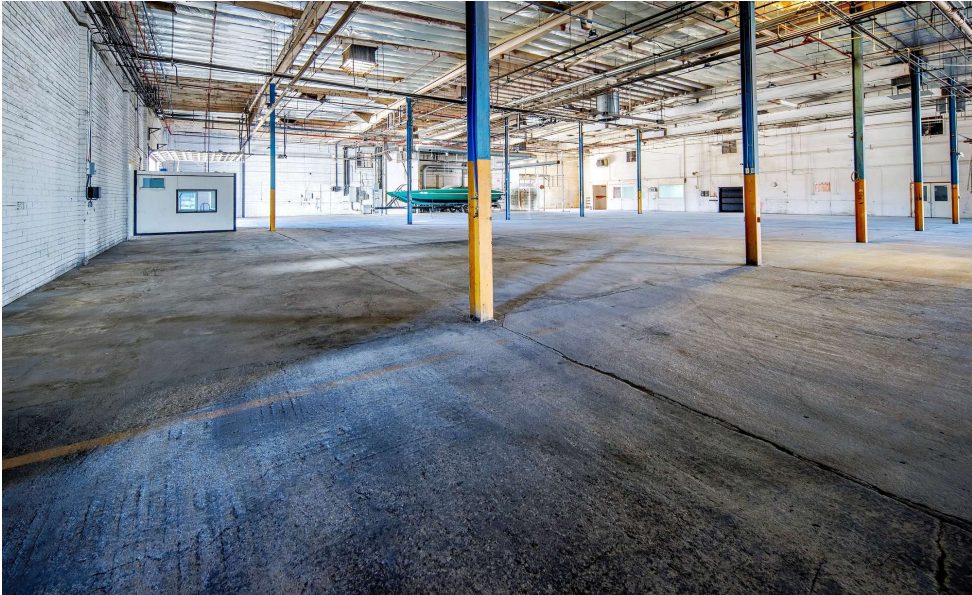
PROPERTY HIGHLIGHTS

- Single or Multi-Tenant Industrial Property on Industrial Blvd & N Lake Havasu Ave
- 1790 Industrial Blvd also has City approved private access from Bahama Ave
- Two buildings on 1790 Industrial Blvd consisting of 32,262 could be divided for Multi Tenancy
- Front Building is 10,000 SF with 1,200 SF air-conditioned office and 2 large restroom
- Back Building 22,262 SF with 1 loading dock, 4 offices downstairs, 1 large air-conditioned office upstairs, and air-conditioned studio apartment upstairs
- 1780 Industrial Blvd is lighted, fenced and graded for outside storage
- <https://svncornerstone.com/find-properties/?propertyId=1780-1790IndustrialBlvd-sale>

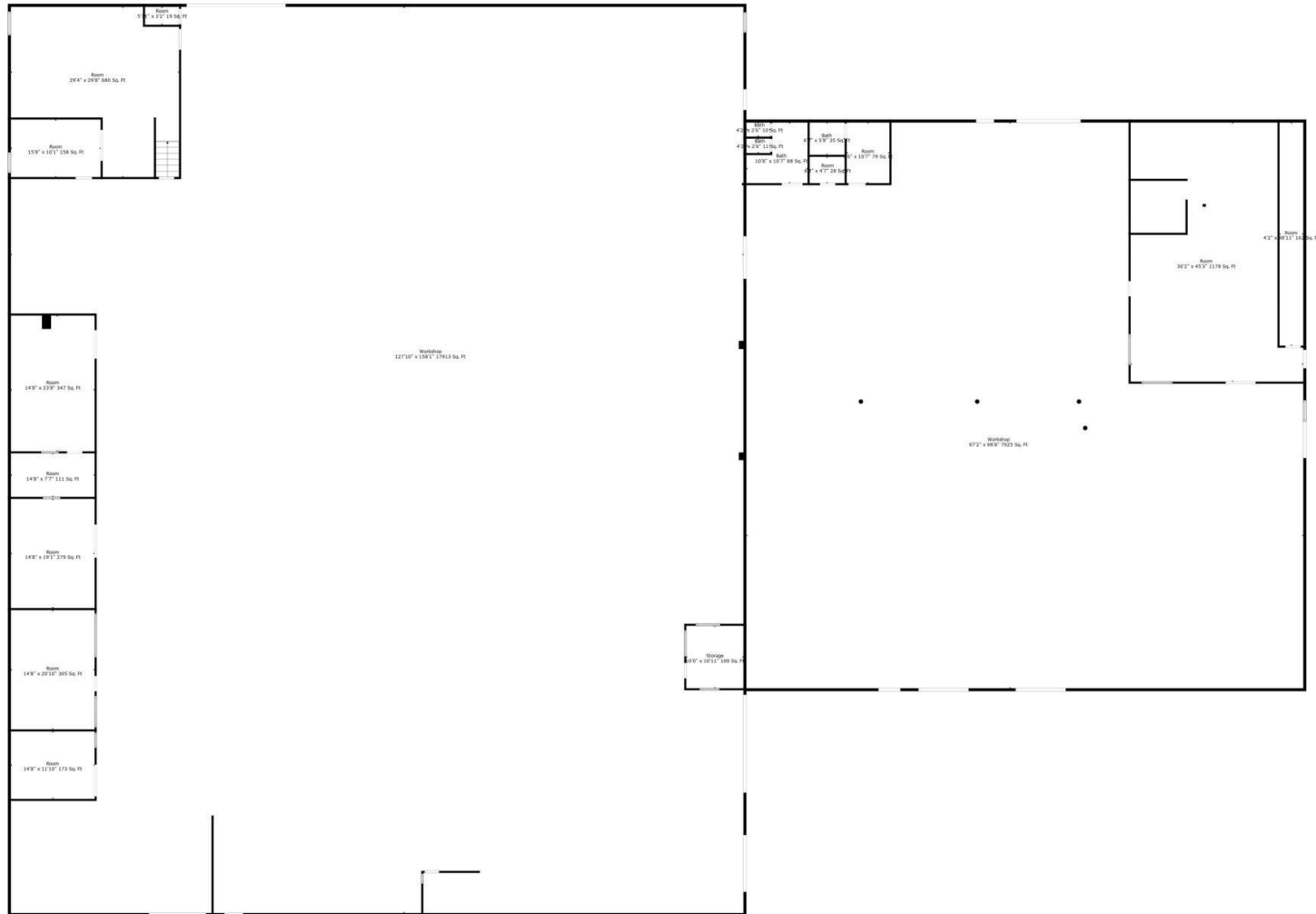
1790 INDUSTRIAL BLVD 10,000 SF BUILDING



1790 INDUSTRIAL BLVD 22,262 SF BUILDING



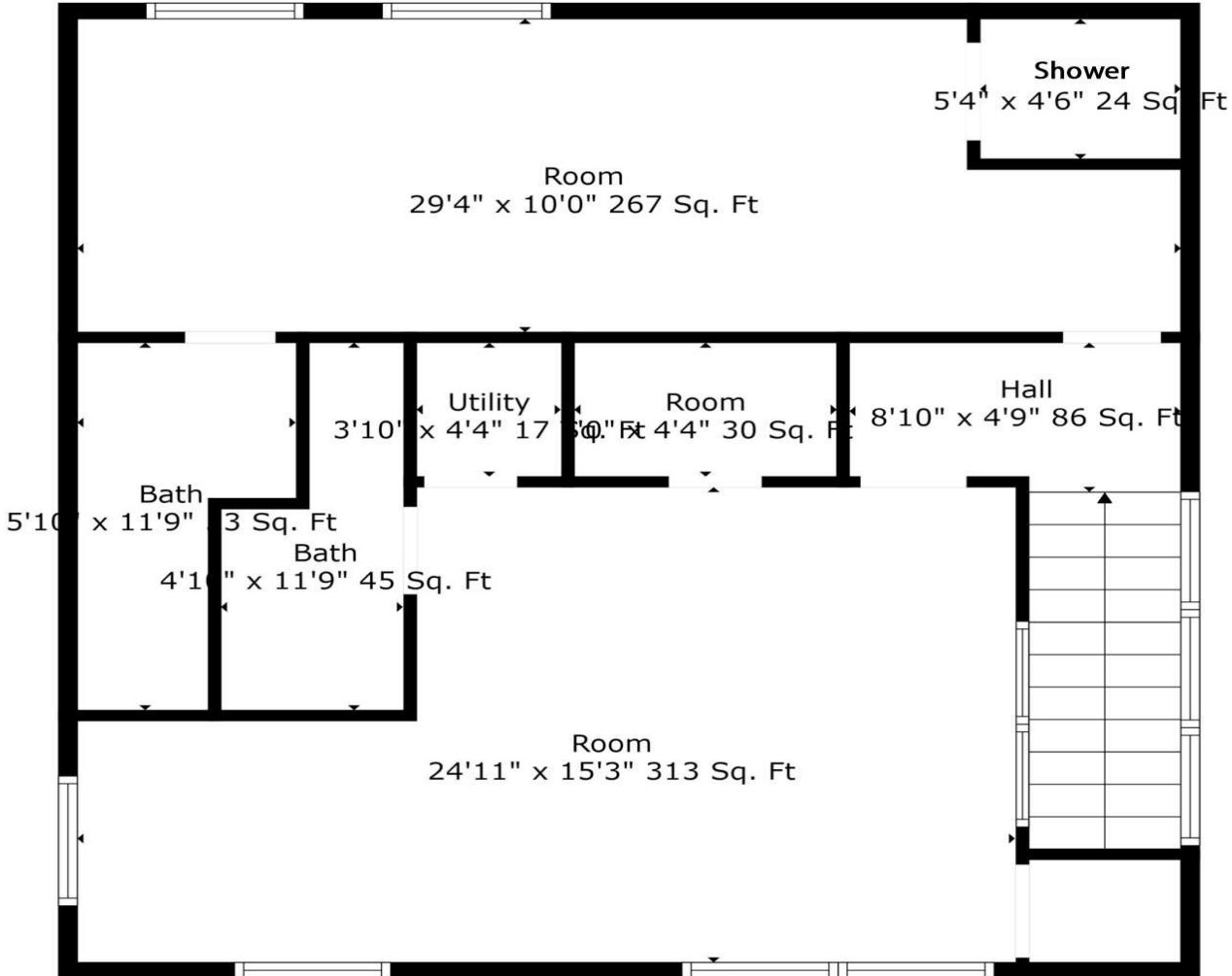
1790 INDUSTRIAL BLVD FLOOR PLANS (1ST FLOOR)



TOTAL: 3987 sq. ft
 FLOOR 1: 3116 sq. ft, FLOOR 2: 871 sq. ft
 EXCLUDED AREAS: WORKSHOP: 25920 sq. ft, STORAGE: 109 sq. ft, ROOM: 706 sq. ft,
 UTILITY: 17 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

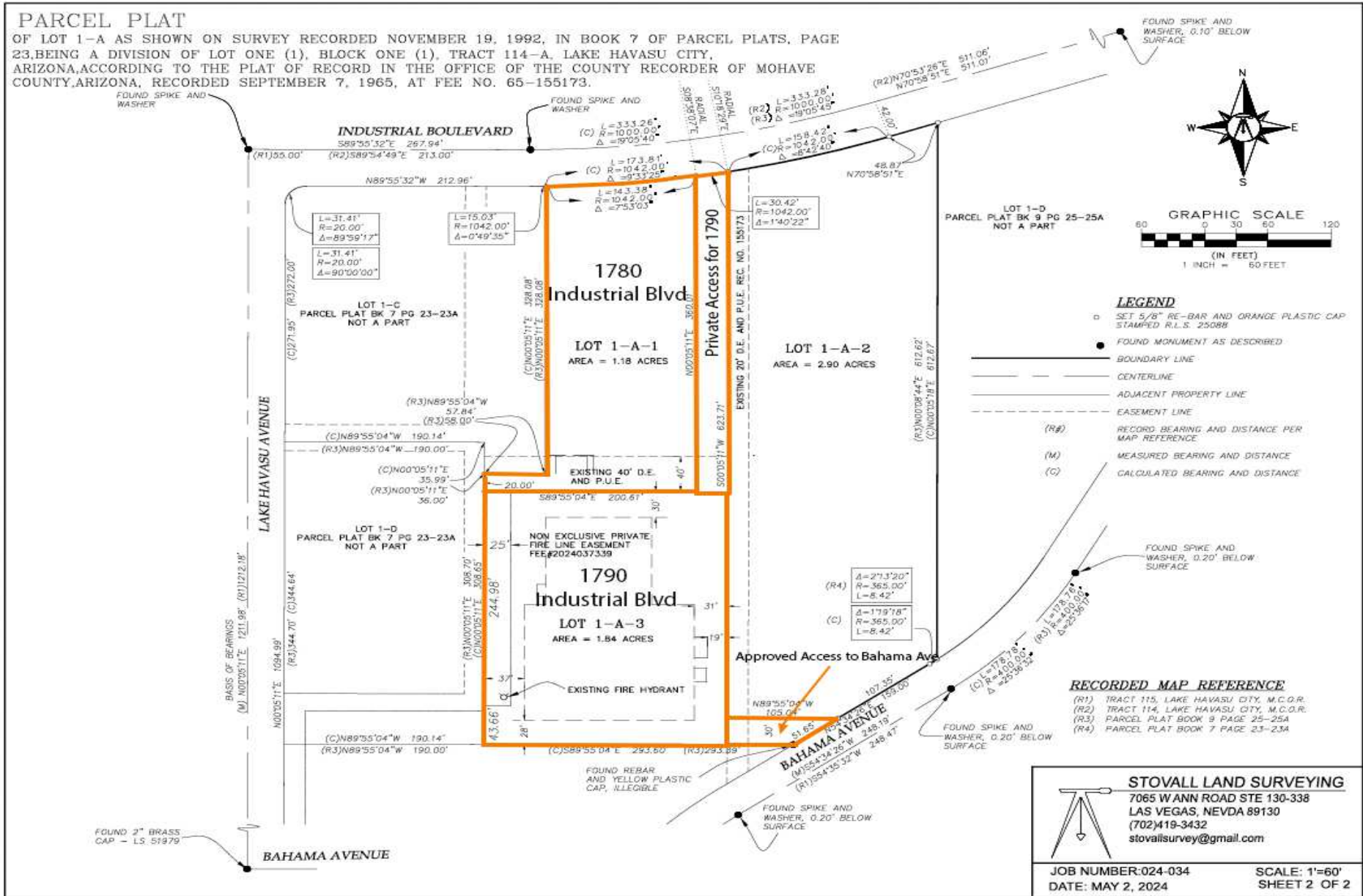
1790 INDUSTRIAL BLVD FLOOR PLANS (2ND FLOOR)



TOTAL: 3987 sq. ft
 FLOOR 1: 3116 sq. ft, FLOOR 2: 871 sq. ft
 EXCLUDED AREAS: WORKSHOP: 25920 sq. ft, STORAGE: 109 sq. ft, ROOM: 706 sq. ft,
 UTILITY: 17 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

1780 AND 1790 INDUSTRIAL BLVD PLAT MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

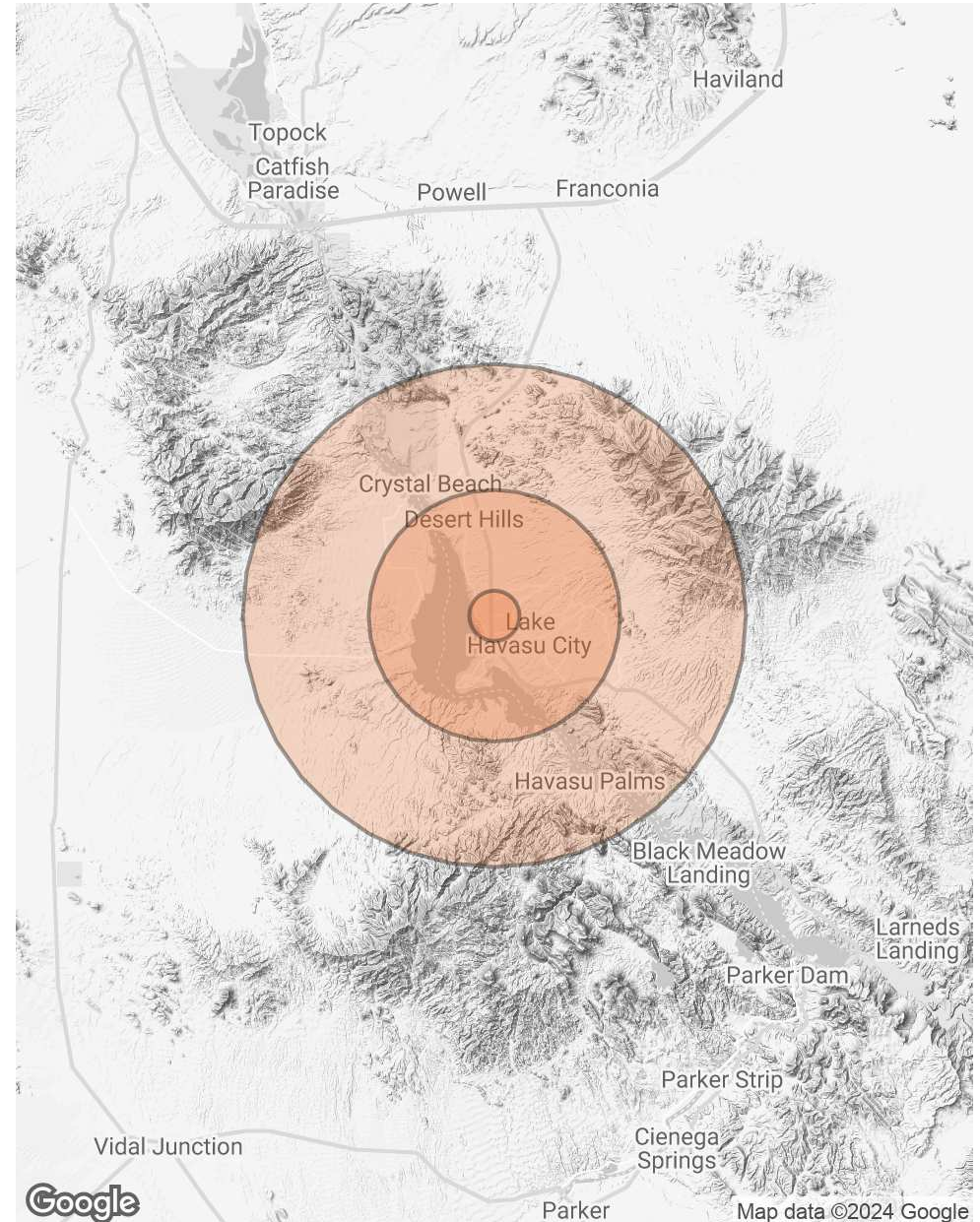
POPULATION

	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



ALL ADVISOR BIOS



Guy D. Byrd

Designated Broker
SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane, WA. 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. 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.

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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.
- 2018 - Named Sole Recipient for "Managing Director of the Year" by SVN International Corp. (Out of 220+ SVN Franchises)

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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.