

EXECUTIVE SUMMARY

RADISSON HOTEL YUMA

YUMA | ARIZONA



INVESTMENT OVERVIEW

Marcus & Millichap has been chosen to exclusively market for sale the Radisson Hotel Yuma, AZ. The award winning hotel is conveniently located just three miles from the Yuma International Airport (YUM) and a complimentary airport shuttle, Radisson Hotel Yuma provides welcoming convenience from the moment you arrive. Situated off I-8, offering easy access to the Marine Corps Air Station Yuma, Fortune 500 businesses like Johnson Controls and attractions like Yuma Palms Regional Center. The hotel provides fitness facilities, conference rooms, on-site dining and a bar/lounge for guests to enjoy.

154 Keys | **8.2 AC** | **2009 Built**





SITE SUMMARY

Address

1501 S Redondo Center Dr
Yuma, AZ 85365

APN

848-110-024

Stories

4

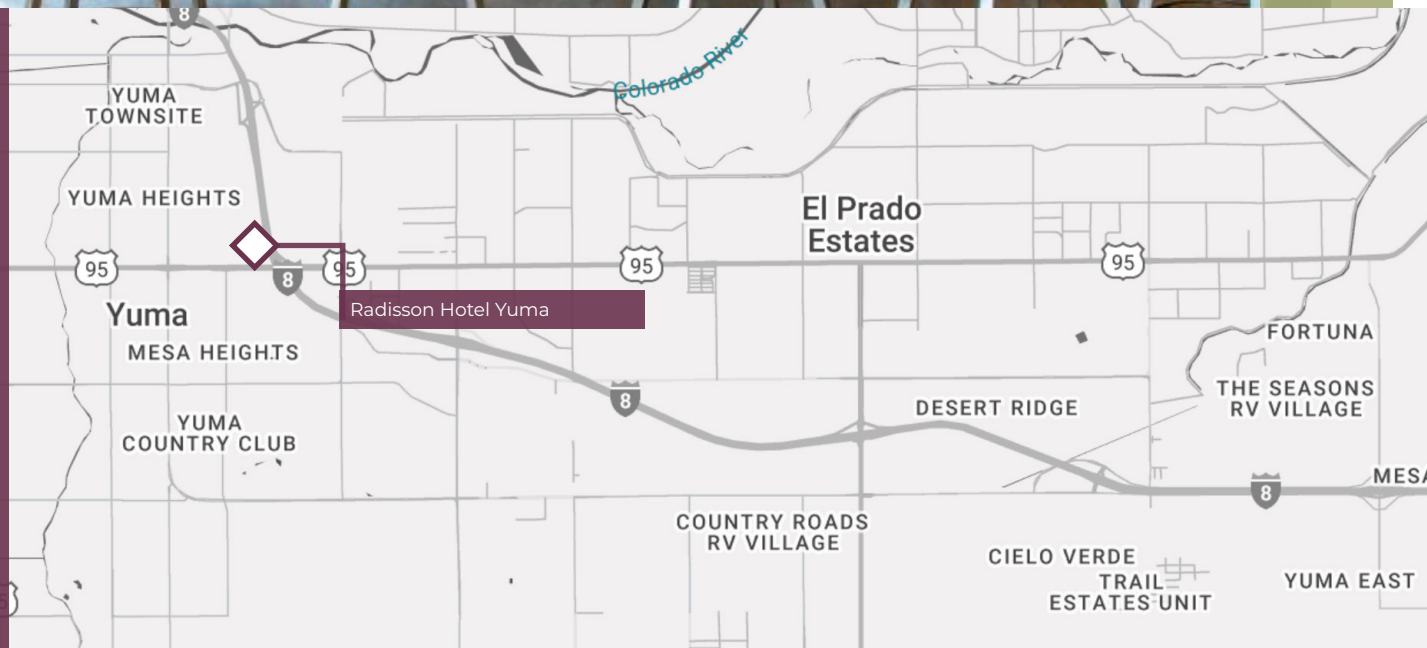
Land Area

Wall Lane

8.2 AC

Renovation

2018



SITE SUMMARY

PROPERTY AMENITIES

Outdoor Pool

On-Site Lounge/Bar

Conference Facilities

Complimentary Airport Shuttle

On-Site Restaurant



ROOM BREAKDOWN | 154 ROOMS

KING ROOM - 90

KING ADA - 5

DOUBLE QUEEN - 40

DOUBLE QUEEN ADA - 4

LUXURY KING W/ SOFA - 2

KING PREMIUM ROOM - 13



INVESTMENT HIGHLIGHTS

- Significant Upside - Indexing < 75% Against STR Comp Set
- Multiple Brand Conversion Opportunities - With Potential Key Money
- Property has a CMBS Assumable loan with the following Terms: 5.95% Rate, 30 Year Amortization, Maturity date of February 1st, 2029, Principal loan balance of \$12.5M
- Adjacent Vacant Land Parcels Located Next to the Radisson Hotel (South & West) are Also for Sale, Together or Separate
- Situated in a Growing Regional Hub with Strong Tourism, Military, and Agricultural Demand
- Located Off the I-8 With Strong Highway Visibility - Over 26,000 Vehicles Per Day
- Located Less Than 3 Miles from the Onvida Health Yuma Medical Center
- Multiple Developments are Underway in Yuma, Including True North Renewable Energy's New Plant (Construction Beginning Later this Year) and the Elevation Energy Plant (Construction Completion Expected in Late 2025)
- Yuma is Deemed as a Foreign Trade Zone by the U.S. Government as of 2023 - Allowing Yuma to Benefit from Global Trades and Promote Local Economic Development
- Yuma is Host to Many Outdoor Opportunities Such as Hiking, Biking, Rafting the Colorado River, and the Most Famous, OffRoading Trails & Dunes All Located Within Close Proximity to the Radisson hotel

LAND PARCEL INFORMATION

West Land Parcel: 665-30-001 (3.28 ±)

Zoning: B-2 (General Commercial District)

Street Code: Pave w/ Curb & Gutter

Market Area: Yuma Metro Commercial

Topography Code: Buildable Land 100

Location: Corner

Sewer Type: Sewer

Irrigation: None

Noise Zone: None

Description: Vacant

Domestic Water: Delivered

HOA: No

South Land Parcel: 665-30-004 (4.39 ±)

Zoning: B-2 (General Commercial District)

Street Code: Pave w/ Curb & Gutter

Topography Code: Buildable Land 100

Location: Corner

Sewer Type: Sewer

Irrigation: None

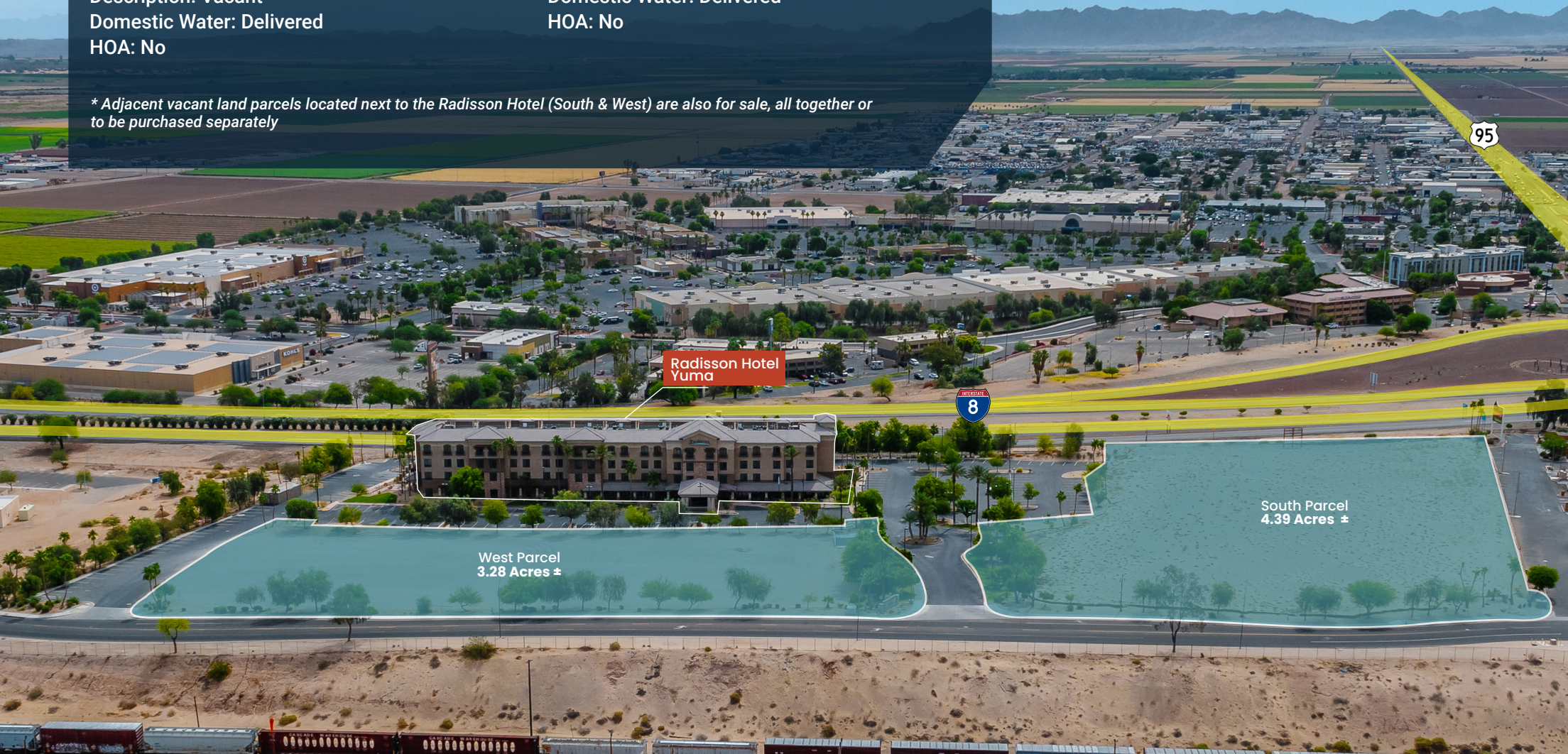
Noise Zone: None

Description: Vacant

Domestic Water: Delivered

HOA: No

** Adjacent vacant land parcels located next to the Radisson Hotel (South & West) are also for sale, all together or to be purchased separately*



Radisson Hotel
Yuma

West Parcel
3.28 Acres ±

South Parcel
4.39 Acres ±

DEMAND DRIVERS

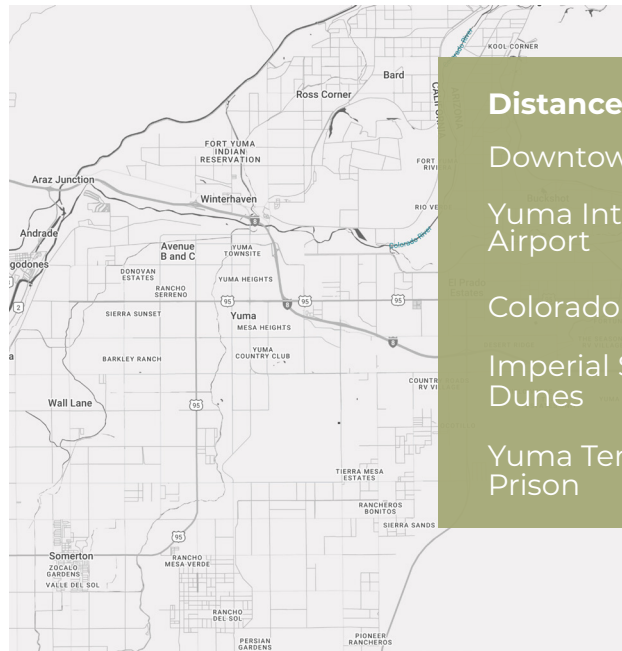
Yuma International Airport Yuma International Airport is a unique dual-use facility located in Yuma, Arizona. Serving Both Civilian and Military Aviation needs

Onvida Health Yuma Medical Center The Hospital manages over 60,000 emergency room visits annually and 8,000 outpatients monthly, catering to the growing population in Yuma County

Historic Downtown Yuma Downtown Yuma offers a handful of entertainments, from arts, museums, restaurants and shopping for local and visiting crowds





Colorado River State Historic Park Colorado River State Historic Park in Yuma, AZ is a preserved 19th Century military supply depot once used during wars, located along the Colorado River, showcasing original buildings and activities surrounding the area.

Imperial Sand Dunes This area is the most off-road activity for visitors to enjoy ATV riding, dune buggies, dirt biking and has served as a filming location for the Star Wars Movie Franchise.



Distance to	
Downtown Yuma	1.7 miles
Yuma International Airport	3.2 miles
Colorado River	2.6 miles
Imperial Sand Dunes	61.5 miles
Yuma Territorial Prison	2.1 miles

DEMOGRAPHICS - WITHIN 10 MILES

			
91.4K 2024 Estimate Population Age 25+	\$72,787 2024 Average Household Income	52.1K 2024 Total Households	145.9K 2024 Total Population

RADISSON HOTEL YUMA

YUMA | ARIZONA

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Marcus & Millichap

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