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 CREAMERY
AMERICAN EAGLE
Marshalls
NAU YUMA
ARIZONA WESTERN COLLEGE
8,050+ STUDENTS
95
EXCEPTIONAL COMMUNITY HOSPITAL
GILA RIDGE HIGH SCHOOL
planet fitness
ACE Hardware
CVS pharmacy
DOLLAR TREE
DAIRY QUEEN
Walgreens
DUTCH BROS Coffee
Best Western PLUS
Freddy's FROZEN CUSTARD & 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
8
CIRCLE K
Chevron
Jack in the box
Walmart
PANDA EXPRESS
Wendy's
DEL TACO
WELLS FARGO
verizon
YUMA INTERNATIONAL AIRPORT
195
fry's
goodwill
Denny's
KFC
CIRCLE K
PIZZA PAPA JOHN'S
DUNKIN'
AutoZone
CHASE
DOLLAR GENERAL
BURGER KING
CANNON AIR DEFENSE MILITARY COMPLEX
N

Executive Summary

11345 South Fortuna Road, Yuma, AZ 85367

FINANCIAL SUMMARY

Price	**$1,712,000**
Cap Rate	7.50%
Building Size	3,000 SF
Net Cash Flow	7.50% $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	1+ 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	7.50%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1 (8/23/2027 – 8/22/2032)	$141,203.37	8.25%
Option 2 (8/23/2032 – 8/22/2037)	$155,323.71	9.07%

Base Rent	**$128,366.70**
Net Operating Income	**$128,366.70**
Total Return	**7.50% $128,366.70**


37,840 CPD
INTERSTATE 8
20,800 CPD
S FORTUNA RD
verizon
FORTUNA PALMS PLAZA
Chevron
CAR WASH COMING SOON
Freddy's FROZEN CUSTARD & STEAKBURGERS
DAIRY QUEEN
Carl's Jr.
planet fitness
ACE Hardware
DOLLAR TREE
UPS
O'Reilly AUTO PARTS
GREASE MONKEY Oil Changes & More
Best Western PLUS
Applebee's GRILL + BAR
Speedway
Jack in the box
Chevron
Comfort
Pizza Hut
TACO BELL
SPROUTS FARMERS MARKET
COMING SOON
McDonald's
fry's
goodwill
AutoZone
Denny's
CHASE
KFC
BURGER KING
CIRCLE K
DUNKIN'
PAPA JOHN'S PIZZA
N


Little Caesars
DOLLAR GENERAL
CVS pharmacy
WaFd Bank
Walgreens
Filiberto's MEXICAN FOOD
COMING SOON
FORTUNA MINI MALL
Chevron
DUTCH BROS Coffee
FUTURE DEVELOPMENT
CAR WASH COMING SOON
FORTUNA PALMS PLAZA
Freddy's FROZEN CUSTARD & STEAKBURGERS
planet fitness
ACE Hardware
DOLLAR TREE
verizon
DAIRY QUEEN
20,800 CPD
S FORTUNA RD
BURGER KING
CIRCLE K
Carl's Jr.
N

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**
- 47,385 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			
2030 Projection	8,593	31,800	48,761
2025 Estimate	8,345	31,051	47,385
Growth 2025 - 2030	2.97%	2.41%	2.90%
Households			
2030 Projections	3,840	14,488	21,456
2025 Estimate	3,690	14,010	20,682
Growth 2025 - 2030	4.07%	3.41%	3.74%
Income			
2025 Est. Average Household Income	$76,744	$73,173	$76,131
2025 Est. Median Household Income	$66,233	$61,709	$63,749

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

10 Miles
to Yuma International Airport

11 Miles
to Yuma Palms Shopping Center

176 Miles
to San Diego, California

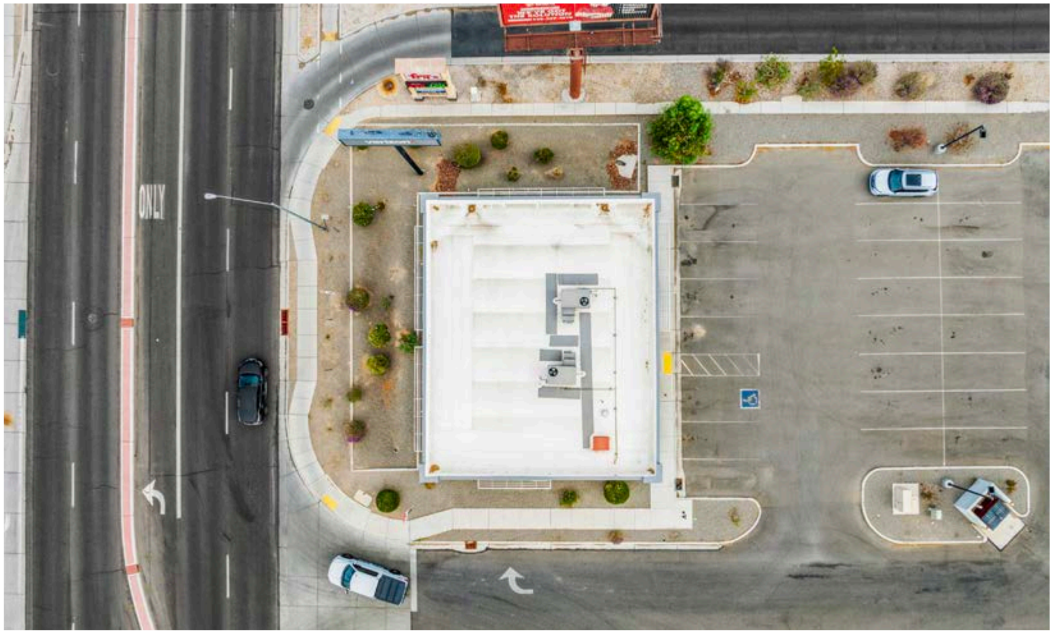
184 Miles
to Phoenix, Arizona

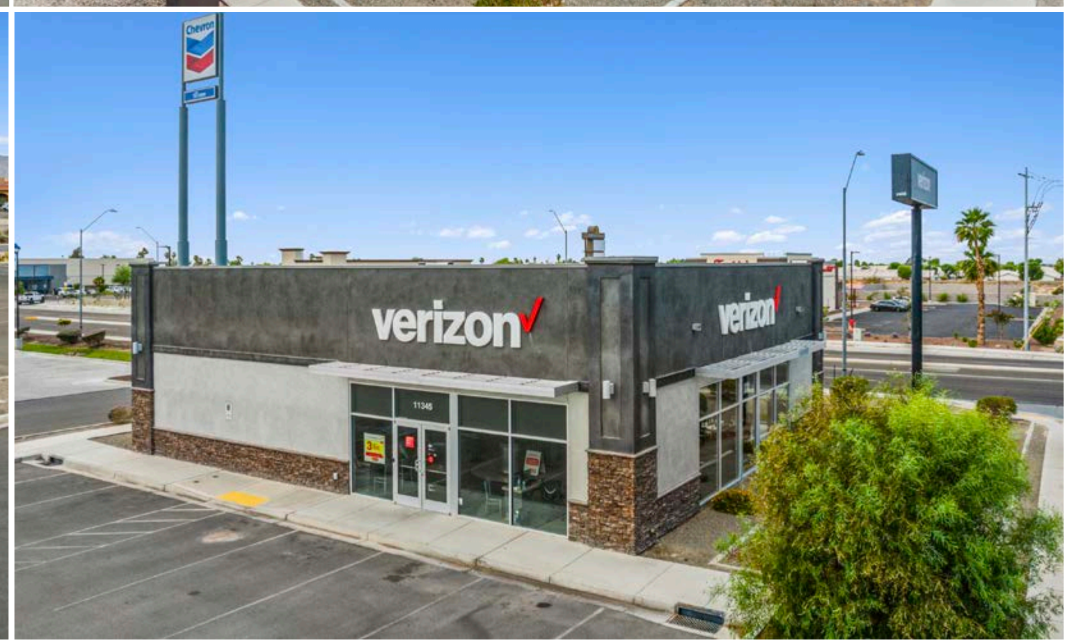
The City of Yuma is nestled right in the southwest corner of Arizona, bordering California and Mexico. Home to over 100,000 residents, the population nearly doubles during the winter season. Once a busy river port sending military supplies shipped from California to forts and camps in the Southwest to 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 ±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





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