

FOR SALE

Former Pier 1 Big Box

- 8080 sf – Retail or Repurpose
- Dedicated Sign Tower
- Adjacent to popular Southgate Mall
- Potential value-add drive thru kiosk
- Excellent foot traffic from neighboring Barnes & Noble
- Situated on .94 Acres
- Recent \$94,313 NOI
- Projected \$92,900 NOI & 9.3% CAP



839 W. 32nd Street, Yuma, AZ 85364

\$995,000
~~**\$1,350,000**~~

Former Pier 1 Big Box of 8080 sf, ready for replacement tenant or repurpose. Active discussions with replacement tenants currently underway. Additional space in the front of the parking for potential value-add drive thru kiosk. The 2019 NOI was \$94,313, with the projected NOI at \$92,900 and an 9.3% CAP.

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The former Pier 1 space occupies approximately 20% of the developed lot, with 80% of the lot consisting of asphalt covered parking, which could potentially accommodate a value-add drive thru kiosk.

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The former Pier 1 space has tons of lighting fixtures. Huge open floor plan, 101'x80', with high ceilings optional, nice sized warehouse space in back. Great frontage with dedicated tower sign and next to busy Barnes & Noble.

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Subject is located minutes from the I-8 Freeway and Yuma Airport, adjacent to Southgate Mall.



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