

YUMA VA CLINIC

3111 South 4th Avenue
Yuma, Arizona



MOB FULLY LEASED TO
THE U.S. DEPARTMENT OF OF VETERANS AFFAIRS

OFFERED BY:
CBRE

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EXECUTIVE SUMMARY

THE OFFERING

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire the Yuma VA Clinic (the “Property”), a medical outpatient building located at 3111 South 4th Avenue in Yuma, Arizona within the Big Curve Shopping Center along South 4th Avenue, one of Yuma’s primary retail corridors. Built in 1968, the Property has operated as the Yuma Community Based Outpatient Clinic since 2012, leased in full to the U.S. Department of Veterans Affairs under a lease scheduled to expire August 12, 2027. The 20,000-square-foot building delivers a full continuum of outpatient care, including primary care, mental health services, physical and occupational therapy, audiology, optometry, laboratory and pathology, women veterans’ health, nutrition counseling, social work, and telehealth, making it a genuine multi-specialty clinic rather than a single-service site.



PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Address	3111 S. 4th Avenue, Yuma, AZ 85364
Square Footage	±20,000 SF
Lot Size	±20,000 SF
Year Built	2012
Tenancy	Single
Parking	100 Spaces

FINANCIAL INFORMATION

Price	Contact Broker
Net Operating Income	\$620,616
Lease Expiration	August 12, 2027

TENANT & LEASE OVERVIEW

The U.S. Department of Veterans Affairs (the “VA”) is a cabinet level federal agency that oversees one of the nation’s largest integrated healthcare networks, currently serving more than 9 million of the country’s 19 million veterans. Because the VA obligations carry the full faith and credit of the U.S. government, its lease represents **one of the strongest credit profiles available to commercial real estate investors**. The VA’s budget has grown substantially in recent years. Mandatory funding reached \$235 billion in FY2025, a 21.6% increase over the prior year, and the FY2026 request climbs to \$441 billion. Much of this growth is driven by the 2022 PACT Act, the most significant expansion of veteran healthcare eligibility and benefits in the VA history.

That legislation alone has added over 1.2 million new enrollees to the system, placing sustained pressure on the VA’s outpatient infrastructure, including its network of Community Based Outpatient Clinics. The clinic operates under the Southern Arizona VA Health Care System (SAVAHCS), one of eight regional VA health care systems and integrated delivery networks serving Arizona, which together serve more than 170,000 veterans across eight counties in Southern Arizona.



LEASE SUMMARY

Tenant	U.S. Department of Veterans Affairs
Square Footage	±20,000 SF
Annual NOI	\$620,616
Lease Expiration	August 12, 2027



LOCATION OVERVIEW & DEMOGRAPHICS

Yuma is the county seat of Yuma County and one of the primary population centers of Southwestern Arizona, situated along the Colorado River at the tri-state junction of Arizona, California, and Mexico. The city benefits from strong regional connectivity via Interstate 8, which links Yuma directly to San Diego to the west and Phoenix and Tucson to the east, positioning it as a logistical and commercial gateway between Southern California, Central Arizona, and Northern Mexico. Yuma International Airport provides regional air access, while the nearby San Luis Port of Entry ranks among the busiest land border crossings in the Southwest, reinforcing the area’s role as a cross-border trade and commerce hub.

The Property benefits from proximity to Yuma Regional Medical Center (operating as Onvida Health), the region’s primary acute care hospital and largest non-government employer, along with a broader network of outpatient clinics and specialty providers that support a well-established regional healthcare ecosystem. Beyond healthcare, Yuma’s economy is anchored by three core pillars: agriculture, the military and winter tourism. Yuma County is widely recognized as the “Winter Lettuce Capital of the World,” supplying approximately 90% of the leafy vegetables consumed in the United States between November and March, an industry that generates more than \$3 billion in annual economic output. The military presence is equally significant, with Marine Corps Air Station Yuma and the U.S. Army’s Yuma Proving Ground together contributing well over \$1 billion in annual economic impact and supporting thousands of active-duty personnel, civilian employees and veteran households throughout the region. Each winter, Yuma’s population swells further with an influx of more than 70,000 seasonal residents and “snowbirds,” adding to sustained demand for healthcare and outpatient medical services.

Yuma’s demographic profile reflects a young, growing, and steadily expanding population, supported by consistent in-migration tied to military, agricultural, and retirement-driven demand.

	1 MILE	3 MILES	5 MILES
2025 Total Population	11,636	60,305	98,187
Senior Population	24.90%	18.30%	17.90%
2025 Average Household Income	\$66,494	\$84,270	\$84,476





YUMA VA CLINIC

3111 S 4th Ave | Yuma, Arizona

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