



ASKING PRICE: \$3,950,000

LAKE HAVASU CITY, ARIZONA

1795 KIOWA BOULEVARD



Price Per Foot:	\$36.51
Building Size:	± 108,191 SF
Parcel Size:	± 8.48 Acres
Building Dimension:	475' Wide x 215' Deep
Year Built:	1990
Building/Site Configuration:	Shopping Center
Zoning:	C-2 / Commercial District
Est. 2008 Population:	5-mile Radius..... 52,579 10-mile Radius..... 58,796
Est. 2008 Income:	5-mile Radius..... \$56,691 10-mile Radius.... \$55,800

Additional Information:

- Anchor to a centrally located retail center with Ace Hardware, Staples, Food City, Chase Bank, and Circle K among co-tenants
- Area is a major vacation destination for tourists and watersport enthusiasts
- Lake Havasu City is located along the Colorado River on the western border of the state, approximately 200 miles northwest of Phoenix

EXCLUSIVELY OFFERED BY:

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Marcus & Millichap
Real Estate Investment Services

Walmart Realty is pleased to announce it is currently soliciting offers to purchase the enclosed retail properties. The properties are excellent retail locations, but could also be used as auto dealerships, churches, warehouse space, self-storage facilities, administrative offices, classrooms, backroom offices, and call centers among other uses. Please review the enclosed catalog containing a brief description of each of the properties and contact the respective listing broker for any additional questions you may have. An executive summary of each of these properties can also be found on the Walmart Realty website at www.walmartrealty.com

TERMS AND CONDITIONS OF SALE

General Terms

All properties are being offered on an "AS IS, WHERE IS, WITH ALL FAULTS" basis. Extensive due diligence materials are available for review prior to submitting an offer. To be considered a valid offer, Prospective Purchasers should submit their offer on the Agreement of Sale.

Due Diligence Materials

Due diligence materials for each property, including Alta Survey, Title Commitment, Phase I Environmental and Property Condition Reports, are provided for the sole benefit of Prospective Purchaser and for the purpose of eliminating the need for inspection period and contingencies subsequent to the submission of purchase offers. These materials should be reviewed prior to the submittal of offers and can be obtained by contacting the respective listing broker and signing the Confidentiality Agreement.

Agreement Of Sale

Prospective Purchasers will be provided an Agreement of Sale which is the required form for submitting an offer on each property. The Agreement, when completed and executed by Prospective Purchaser, shall be non-revocable for a period of fifteen (15) business days following its submission in order to accommodate Seller's internal review process.

Property Inspections

Properties may be inspected by appointment only by contacting the respective listing broker. All inspections of improved properties must be conducted so as to not unreasonably interfere with the business of the tenants, occupants or customers of any of the properties. Inspections may not involve any physical testing of the property without prior written consent of Seller.

Acceptance Of Offer

Seller will immediately review any and all offers submitted and respond formally within fifteen (15) business days of Seller's receipt of a complete offer submission. Seller reserves the right to a) negotiate further with any individual Prospective Purchaser at Seller's sole discretion, b) accept or reject any offers, c) in the case of multiple, competitive offers solicit best and final offers and/or d) request credit information Seller deems necessary to determine at Seller's sole discretion the Prospective Purchaser's ability to perform under the financial obligations of the purchase contemplated. No offer is considered accepted until the offer has been approved by the Seller's Executive Real Estate Committee.

Broker Participation

Seller will pay a fee equal to two percent (2%) of the purchase price to any duly licensed broker whose registered prospect pays for and closes on any of the Properties. Such fee will be paid at closing. Prospective Purchasers must properly register their brokers at the time that property information is requested by contacting the respective listing broker. No commissions will be paid to brokers purchasing or participating in the purchase of the properties. An affidavit may be required stating that the broker is acting solely as a broker and not as a purchaser.

Closing

The Seller prefers to close on Seller-occupied properties approximately ninety (90) days after the Grand Opening of the new store ("Forward Sale"). All other properties shall close no later than thirty (30) days after contract execution by all parties.