VHR VETERAN HOME RESOURCE

2026–2027 EDITION

YUMA, ARIZONA

MCAS

YUMA

The Base Guide for Marines, Military Families and Veterans



Check-in, housing, where to live and what to know

Scan for homes near the air station

LeRoy Romero · 623-293-0044

EQUAL HOUSING OPPORTUNITY

LeRoy Romero, AZ Real Estate License SA649157000, AXEN Realty, LLC,

Veteran Home Resource is a privately owned company and is not affiliated with, endorsed by, or sponsored by the U.S. Department of Veterans Affairs, the Department of Defense, or any branch of the U.S. military.

WELCOME TO YUMA

From one Marine to the next.

I shipped to boot camp in August 1996 and served as an 0311. I know what it's like to get orders, pack up your life and figure out a new town in a hurry.

I've been helping military families and Veterans buy homes in Arizona since 2013, and I'm making Yuma home myself. I put this guide together so you have the essentials in one place: what to do when you check in, where people live, what the area is like, and who to call.

Keep it, print it, share it with your spouse or your sponsor. And if you want a straight answer about living off the station, call me. No pressure, no sales pitch.

LeRoy Romero

Veteran. Advocate. Educator.

Quick numbers

Emergency: 911

Veterans & Military Crisis Line: 988, press 1

Station information: 928-269-2252

Branch Health Clinic: 928-269-2700

Reach LeRoy

623-293-0044

Reach LeRoy	LeRoy@VeteranHomeResource.com
623-293-0044	veteranhomeresource.com



U.S. Marine Corps photo by Cpl. Nikolas Mascroft

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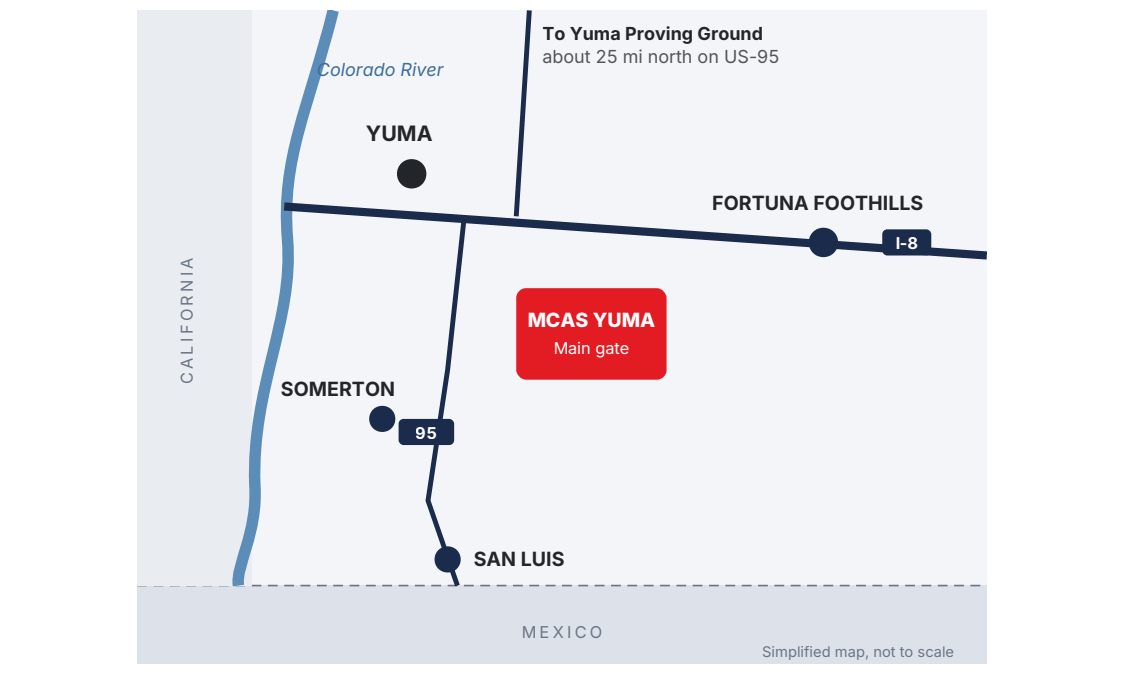
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THE STATION

MCAS Yuma at a glance

Marine Corps Air Station Yuma sits in the far southwest corner of Arizona, a short drive from both California and Mexico. Its desert ranges and clear weather make it one of the busiest aviation training stations in the Marine Corps.

BRANCH	COMMAND	ESTABLISHED
U.S. Marine Corps	MCI West	1928



Major units

- Marine Aviation Weapons and Tactics Squadron 1 (MAWTS-1)
- Marine Aircraft Group 13
- Marine Operational Test and Evaluation Squadron 1
- Marine Air Control Squadron 1
- Marine Fighter Training Squadron 401
- Combat Logistics Company 16

Next door

The Army's Yuma Proving Ground, about 25 miles north, is the county's other military installation.

Official site

mcasyuma.marines.mil

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PRINT IT AND CHECK IT OFF

Your check-in checklist

BEFORE YOU LEAVE

- ☐ **Connect with your sponsor**
  No sponsor? Request one through Information, Referral & Relocation, 928-269-6499
- ☐ **Reserve the Inns of the Corps**
  PCS families can book up to a year out · 928-269-2262
- ☐ **Apply for station housing (DD 1746)**
  Family Housing Office · 928-269-2826
- ☐ **Schedule your household goods move**
  Distribution Management Office · 928-269-2311
- ☐ **Gather school records, IEPs and 504 plans**
  School Liaison · 928-269-5373
- ☐ **Get pet rabies and microchip records**

DAY ONE

- ☐ **Check in at Station Headquarters, Bldg 980**
  Weekdays 8:00 a.m.–3:30 p.m. · 928-269-2864
- ☐ **After hours or weekends: Officer of the Day**
  Bldg 980 · 928-269-2252
- ☐ **Get your room at the Inns of the Corps**
  Bldg 1088 · front desk open 24/7

FIRST WEEK

- ☐ **RPAC Inbound, after your unit S-1 starts check-in**
  Bldg 328 · 928-269-6708
- ☐ **Register your vehicle (within 30 days)**
  Pass & Registration, Bldg 952 · 928-269-2888
- ☐ **DEERS and family ID cards**
  Station ID, Bldg 852 · 928-269-3588
- ☐ **Set up care at the Branch Health Clinic**
  Bldg 1175 · 928-269-2700 · no ER on station
- ☐ **Register pets with PMO (within 5 days, station housing)**
  928-269-6303

FIRST MONTH

- ☐ **Welcome Aboard Brief, 3rd Wednesday**
  Sonoran Pueblo Event Center · 8:00–11:00 a.m.
- ☐ **Enroll the kids in school**
  School Liaison · 928-269-5373
- ☐ **Register for child care**
  MilitaryChildCare.com · 928-269-3251
- ☐ **Borrow basics from the Lending Locker**
  850 Shaw Ave · 928-269-6499
- ☐ **Decide: station housing, rent or buy**
  Call LeRoy · 623-293-0044

Hand-carry, never pack with household goods

Orders and reporting endorsement · medical, dental and shot records · IDs, birth and marriage certificates · vehicle title, registration and insurance · wills, POAs, custody papers · household goods inventory · school records · pet records

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WHO TO CALL

Where to go

OFFICE	LOCATION	PHONE	HOURS
Station Headquarters (check-in)	Bldg 980	928-269-2864	Mon–Fri 8:00–3:30
Officer of the Day	Bldg 980	928-269-2252	After hours, weekends, holidays
Information, Referral & Relocation	850 Shaw Ave	928-269-6499	Mon–Fri 8:00–4:00
Inns of the Corps (lodging)	Bldg 1088, Shaw Ave	928-269-2262	24/7
Government Family Housing Office	Bldg 1093, Thomas Ave	928-269-2826	Mon–Fri 7:00–4:00
Liberty Military Housing	On station	928-344-1240	Call ahead
Bachelor Enlisted Quarters	On station	928-269-3529	Call ahead
Distribution Management (household goods)	Bldg 328, 2nd floor	928-269-2311	Mon–Fri 7:30–4:00
RPAC Inbound	Bldg 328	928-269-6708	Mon–Fri 7:30–4:30 (Thu to 1:00)
Pass & Registration	Bldg 952, inside main gate	928-269-2888	Call ahead
Station ID (ID cards)	Bldg 852	928-269-3588	Walk-in 7:00–11:00
School Liaison	Bldg 693, Hart St	928-269-5373	Mon–Fri 8:00–4:30
Branch Health Clinic	Bldg 1175, Hart St	928-269-2700	Mon–Fri 7:30–4:30
PMO Animal Control (pets)	Provost Marshal's Office	928-269-6303	Call ahead
Child & Youth Resource and Referral	Bldg 1071, Martini Ave	928-269-3251	Mon–Fri 8:00–5:00
Marine Corps Family Team Building	Bldg 598, Narr Ave	928-269-6550	Mon–Fri 7:30–4:30
Veterinary Services	Yuma Proving Ground	928-328-2064	Call ahead

Hours and numbers change. Confirm with the office or at mcasyuma.marines.mil before you go. Current as of October 2026.

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HOUSING

Station housing, rent or buy?

There's no wrong answer, only the right fit for your orders, your family and your budget. Here's how the three options stack up.

	STATION HOUSING	RENTING IN TOWN	BUYING IN TOWN
Who runs it	Liberty Military Housing (privatized)	Private landlords, property managers	You own it
Cost	Your BAH covers rent	Rent vs. your BAH; extra stays with you	Monthly payment vs. your BAH; you build equity
Commute	Shortest	Depends on the area	Depends on the area
Flexibility	Easy in, easy out	Lease terms; military clause	Sell or rent it out when you PCS
Upkeep	Handled for you	Landlord handles most	Yours
After you leave	Nothing to show for it	Nothing to show for it	Possible rental income and equity

Start with the Family Housing Office

Visit the Government Family Housing Office (Bldg 1093, 928-269-2826) before you sign any lease or purchase contract. Their help is free.

Single and unaccompanied

Bachelor Enlisted Quarters: 928-269-3529.

Check your BAH

Look up your rate by rank and ZIP code with the Defense Travel Management Office BAH calculator. Yuma ZIP: 85365.

If you rent

Ask for a military clause in the lease, and walk the place with the landlord using a written move-in checklist. Keep a copy for move-out.

Thinking about buying near the station?

Scan to search homes near MCAS Yuma, or call LeRoy at 623-293-0044. Arizona agent since 2013, buyer representation and negotiation.

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WHERE TO LIVE

The neighborhoods around the station

Most families who live off the station choose the city of Yuma or Fortuna Foothills. Drive times are approximate to the main gate with normal traffic.

Yuma

5–15 min

The county seat and the area's main city, wrapped around the station on the north and west. Shopping along 32nd Street and 4th Avenue, the historic downtown and the Colorado River waterfront. The widest range of homes, from older neighborhoods to newer subdivisions on the east and south sides.

Fortuna Foothills

15–20 min

East of the city along Interstate 8, at the foot of the Gila Mountains. Mostly newer homes, larger lots and mountain views, with an easy freeway run to the station.

Somerton

about 20 min

A small agricultural city southwest of Yuma on U.S. 95, next to the Cocopah Reservation. Often lower home prices than the city of Yuma.

San Luis

about 30 min

On the Mexico border, south on U.S. 95. Growing fast, with newer construction and some of the most affordable homes in the county.

See what's for sale in each area

Scan for live listings near MCAS Yuma and set up alerts for the neighborhoods you like. New listings come straight to your inbox.

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ARIZONA AND YOUR MONEY

Taxes and the cost of living here

ACTIVE DUTY AND RESERVE PAY

Not taxed by Arizona

MILITARY RETIREMENT PAY

Not taxed by Arizona

Arizona income tax

Arizona exempts military pay from state income tax. Military retirement pay is fully exempt too, which is one reason so many Veterans retire here. Other income, like a spouse's paycheck, is taxed at Arizona's flat income tax rate.

Your home state of record

Under the Servicemembers Civil Relief Act, you can usually keep your home state of record while stationed here, and your spouse may be able to keep theirs. Talk to the station's Legal Assistance office or a tax professional about your situation.

Property tax for Disabled Veterans

Arizona offers a property tax exemption for Veterans with a service-connected disability, sized to the disability rating. A 100% permanent and total rating can exempt the full amount allowed. Income and value limits apply, so check with the Yuma County Assessor.

Vehicle registration

Nonresident active-duty members can often keep their home-state registration. Arizona residents pay a vehicle license tax at registration. Register on the station with Pass & Registration within 30 days either way.

Free help on the station

Legal Assistance (wills, powers of attorney, landlord-tenant issues, taxes): 928-269-3586.

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FAMILY LIFE

Schools, healthcare and pets

SCHOOLS

Your first call is School Liaison, 928-269-5373. They know the local districts and help with transfers, records and enrollment.

- Kindergarten: age 5 by September 1
- Bring an up-to-date immunization record
- Public, charter and private options, plus home-school support

Colleges nearby: Arizona Western College, Northern Arizona University–Yuma, University of Arizona–Yuma. The station Education Center helps with tuition assistance and testing.

HEALTHCARE

Branch Health Clinic, Bldg 1175, 928-269-2700, provides primary care, pharmacy, lab and more. There is no emergency room on the station. Call 911.

Nearest hospital: Onvida Health, 2400 S. Avenue A, Yuma.

Veterans: Yuma has a VA outpatient clinic, the Yuma Vet Center and an Arizona Department of Veterans' Services office.

PETS

- Station housing: register pets with PMO within 5 days, 928-269-6303
- Two pets per home in station housing
- Not allowed in station housing: pit bulls, rottweilers, wolf hybrids and mixes of those breeds, and reptiles
- Off station: license pets with your city
- Veterinary Services: Yuma Proving Ground, 928-328-2064

Desert dangers

Coyotes will go after cats and small dogs. Keep pets in at night or stay with them, and keep food and water indoors. Watch for scorpions, rattlesnakes, black widows and Africanized bees. Summer pavement burns paws: walk early and late.

SUMMER HEAT

Yuma regularly passes 110°F in summer. Never leave kids or pets in a parked car, carry water, and plan outdoor work and PT for early morning.

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OFF DUTY

Things to do and crossing the border

AROUND YUMA

- Colorado River: float trips, kayaking, fishing and boat launches. Rent gear on the station through MCCS.
- Yuma Territorial Prison State Historic Park: walk the 1876 cell blocks and guard tower.
- Colorado River State Historic Park: the old quartermaster depot on the river.
- West Wetlands Park: trails, gardens, disc golf and shaded picnic spots.
- Castle Dome Mines Museum & Ghost Town: a preserved Old West mining town.
- Imperial Sand Dunes: off-roading just across the line in California.
- Yuma Art Center and historic Yuma Theatre: galleries, shows and classes.

On the station

Gym, pool, bowling, movie theater, auto skills center and discount tickets through MCCS.

CROSSING INTO MEXICO

San Luis Port of Entry: about 25 miles south of Yuma on U.S. 95, open 24 hours. Andrade Port of Entry: west of Yuma in California, 6:00 a.m.–10:00 p.m.

To come back by land, bring

- U.S. passport or passport card, an Enhanced Driver's License, or a NEXUS, SENTRI or FAST card
- Kids under 16 who are U.S. citizens: a birth certificate (original or copy)

Know before you go

A REAL ID driver's license is not a border-crossing document. Marines need command approval and an antiterrorism brief before leaving the U.S. Ask your unit first, and check the State Department travel advisory for Baja California and Sonora.

Declare everything you bring back. Firearms, ammunition, some fruits, vegetables and meats are restricted.



U.S. Marine Corps photo by Lance Cpl. Sarah E. Foster

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STRAIGHT ANSWERS

Questions families ask

01 **How early should I start looking for a home?**

As soon as you have orders. Set up listing alerts now so you learn the market before you arrive, and so you can move fast when the right place shows up.

02 **Can I buy a home before I get to Yuma?**

Yes. Video tours, digital signing and a local agent on the ground make it possible to buy from your current duty station.

03 **What if I PCS again in three years?**

Many military owners keep the home and rent it out. Yuma has a steady rental market with two military installations in the county.

04 **Do I have to live on the station?**

That depends on your rank, your unit and your family situation. Ask the Family Housing Office and your command.

05 **Does it cost anything to have an agent help me buy?**

In most purchases, buyer agent compensation is negotiated as part of the deal, and sellers often contribute. LeRoy will explain exactly how it works in writing, before you look at a single home.

Get listing alerts near MCAS Yuma

Scan to set your price range and neighborhoods. Or text or call LeRoy at 623-293-0044.

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YOUR YUMA REAL ESTATE CONTACT

LeRoy Romero

Veteran. Advocate. Educator.



USMC Veteran, 0311. Arizona real estate agent since 2013. My work is buyer representation and negotiation: finding the home you love and getting it under contract on good terms.

Most of the families I've worked with wear or wore the uniform. I'd be glad to help yours.

Let's talk

623-293-0044

LeRoy@VeteranHomeResource.com

veteranhomeresource.com

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