



SUBJECT

Mohave Medical
Imaging Center

Medical
Offices

Medical
Office

Medical
Spa

Family Med.
Practice

COMMERCIAL PAD FOR SALE

DOWNTOWN LAKE HAVASU CITY PAD

51 Riviera Dr Lake Havasu City | AZ 86403

Paralegal

Orthodontist

Orthopedic

State Farm

Local Shops
Center

BRYAN LEDBETTER

602.795.8670

bledbetter@w-retail.com

BRYAN BABITS

602.931.4491

bbabits@w-retail.com

KATIE WEEKS

602.368.1372

kweeks@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200

Phoenix, AZ 85016

602.778.3747 | w-retail.com

DOWNTOWN LAKE HAVASU CITY PAD

NWC Riviera Dr & Mesquite Ave | Lake Havasu City, AZ



LOCATION DESCRIPTION

Downtown Lake Havasu City

PROPERTY HIGHLIGHTS

- Downtown Lake Havasu City Commercial Pad for Sale
- ±2.42 Acres - Divisible
- Zoned C
- Only Available Lot in the Area
- Prime for Medical or Fast Food
- Located directly in front of Havasu Regional Medical Center
- Just over 1/2 mile to Hwy 95
- Close Proximity to both the California and Nevada State Borders along the Colorado River
- Lake Havasu City attracts nearly a Million Visitors Annually with its Historic London Bridge, Pristine Lake, Friendly Community, Abundant Sunshine and Annual Events, and Wide Range of Restaurants and Lodging.

AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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POPULATION

	3 MILE	5 MILES	10 MILES
Area Total	36,808	60,379	63,132
Median Age	54.6	55.1	55.1



HOUSEHOLD INCOME

	3 MILE	5 MILES	10 MILES
Median	\$58,187	\$60,343	\$59,971
Average	\$84,332	\$83,928	\$83,712



DAYTIME WORKFORCE

	3 MILE	5 MILES	10 MILES
Total Businesses	1,870	2,177	2,275
Employees	16,867	19,307	20,483
Daytime Population	40,274	57,853	61,157



EDUCATION

	3 MILE	5 MILES	10 MILES
Percentage with Degrees	33.1%	31.7%	31.5%



EMPLOYMENT

	3 MILE	5 MILES	10 MILES
White Collar Occupation	52.3%	53.8%	54.1%
Services	21.3%	22.3%	22.4%
Blue Collar	26.5%	23.9%	23.6%



HOUSEHOLD STATISTICS

	3 MILE	5 MILES	10 MILES
Households	23,480	38,071	39,929
Median Home Value	\$371,199	\$371,766	\$370,062

*2023 Demographic data derived from ESRI

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