

Corner Retail Pad

3070 ARAPAHO DRIVE, LAKE HAVASU CITY



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The Offering

Graystone Capital Advisors is pleased to present the opportunity to ground lease two contiguous commercial parcels located at 3070 Arapaho Dr and 3167 Maricopa Ave in Lake Havasu City, Arizona. Together, the sites total approximately 0.87 acres and present a rare infill ground lease opportunity positioned directly along AZ-95, one of the city's primary commercial corridors with traffic counts exceeding 12,000 vehicles per day.

The property is strategically suited for a variety of retail and service-oriented users including quick-service restaurant (QSR), drive-thru, coffee, express car wash, automotive service, medical, or other pad-oriented retail concepts seeking strong visibility, accessibility, and proximity to surrounding residential density. The site benefits from a highly functional layout across two contiguous APNs, allowing flexibility for a variety of single-tenant or multi-pad ground lease configurations.

Lake Havasu City continues to experience strong residential growth and sustained consumer demand driven by both permanent population increases and year-round tourism activity surrounding Lake Havasu. Within a 5-mile radius, the population exceeds 61,000 residents with average household incomes exceeding \$84,000 annually and more than \$226 million in annual food and alcohol spending, supporting strong fundamentals for restaurant and service retail operators.

The offering presents an opportunity for developers and operators to secure long-term control of a highly visible commercial infill site within one of Lake Havasu's primary retail corridors. Given the limited availability of well-located commercial land along AZ-95, the property offers strong long-term positioning for tenants seeking to establish or expand their presence within the market.

Address	3070 Arapaho Dr, Lake Havasu City, AZ 86406
APN	114-10-121 & 114-10-122
Total Site	0.87 AC / 37,897 SF

Investment Highlights



Rare 0.87 AC Infill Ground Lease Opportunity

Two contiguous parcels totaling approximately 37,897 SF provide a highly functional development footprint suitable for QSR, drive-thru, car wash, automotive, medical, or service retail uses.



Prime Visibility Along AZ-95 Corridor

Positioned directly off Highway 95 with traffic counts exceeding 12,000 vehicles per day, the site benefits from strong daily visibility and convenient regional access.



Ideal for Long-Term Ground Lease Users

The parcel configuration and frontage create an attractive opportunity for national, regional, and franchise operators seeking a highly visible infill location with long-term site control.



Strong Retail & Consumer Fundamentals

The surrounding trade area supports substantial consumer spending, including approximately \$89.7 million annually in food-away-from-home spending within 5 miles, reinforcing strong demand drivers for restaurant and convenience-oriented retail uses.



Growing Residential & Tourism Market

Lake Havasu City continues to benefit from steady population growth, seasonal tourism, and expanding residential development, supporting long-term retail demand throughout the corridor. Population within 5 miles has grown approximately 14.5% since 2020.



Flexible Site Planning Potential

The site can accommodate a variety of configurations including single-tenant drive-thru development, dual-pad retail, express car wash, coffee drive-thru, or other high-traffic commercial uses.



Limited Competing Infill Land Supply

Highly visible commercial land opportunities along AZ-95 remain increasingly limited, creating strong long-term positioning for tenants and developers targeting the Lake Havasu market.

Kearsage Dr

3070

ARAPAHO DRIVE

LAKE HAVASU CITY

Arapaho Dr

Maricopa Ave

Mockingbird Wash

Quartzsite-Parker-Topock Hwy

95

Lake Havasu City, AZ

Lake Havasu City is experiencing steady growth, reaching 58,359 residents and expanding at an annual rate of 0.7%, driven by new permanent residents and strong tourism. Its prime Southgate District location offers excellent accessibility for locals and visitors. With a citywide median household income of \$70,148, the immediate 86406 zip code boasts stronger indicators, featuring a median income of \$77,506 and an average of \$97,033. This affluent demographic makes the area highly attractive for commercial services. The growing population, alongside an influx of remote workers and retirees, supports strong demand for daily-needs retail as the economy shifts toward year-round stability.

The robust commercial landscape further fuels growth, with key developments like the planned FalconEye Ventures 90-acre mixed-use resort anchoring the economy. The city is actively investing in infrastructure, including paving and water main upgrades along Acoma Boulevard South. The property benefits from adjacency to established grocery anchors like Bashas' and new convenience operators. Situated 0.2 miles from State Route 95 (27,600 vehicles daily), the site captures heavy commuter traffic and seasonal tourism. This economic strength, combined with proximity to landmarks like the London Bridge and Lake Havasu State Park, supports ongoing real estate demand, solidifying the corridor as a premier commercial hub.



Established Resident Base

With 58,359 residents, Lake Havasu City offers a stable, year-round consumer base, providing reliable demand for local businesses and services



Steady Population Growth

Lake Havasu City is expanding at an annual growth rate of 0.7%, fueled by an influx of remote workers and retirees.



Affluent Demographic

The 86406 zip code boasts a median household income of \$77,506, positioning the area as a desirable market for daily-needs retail.

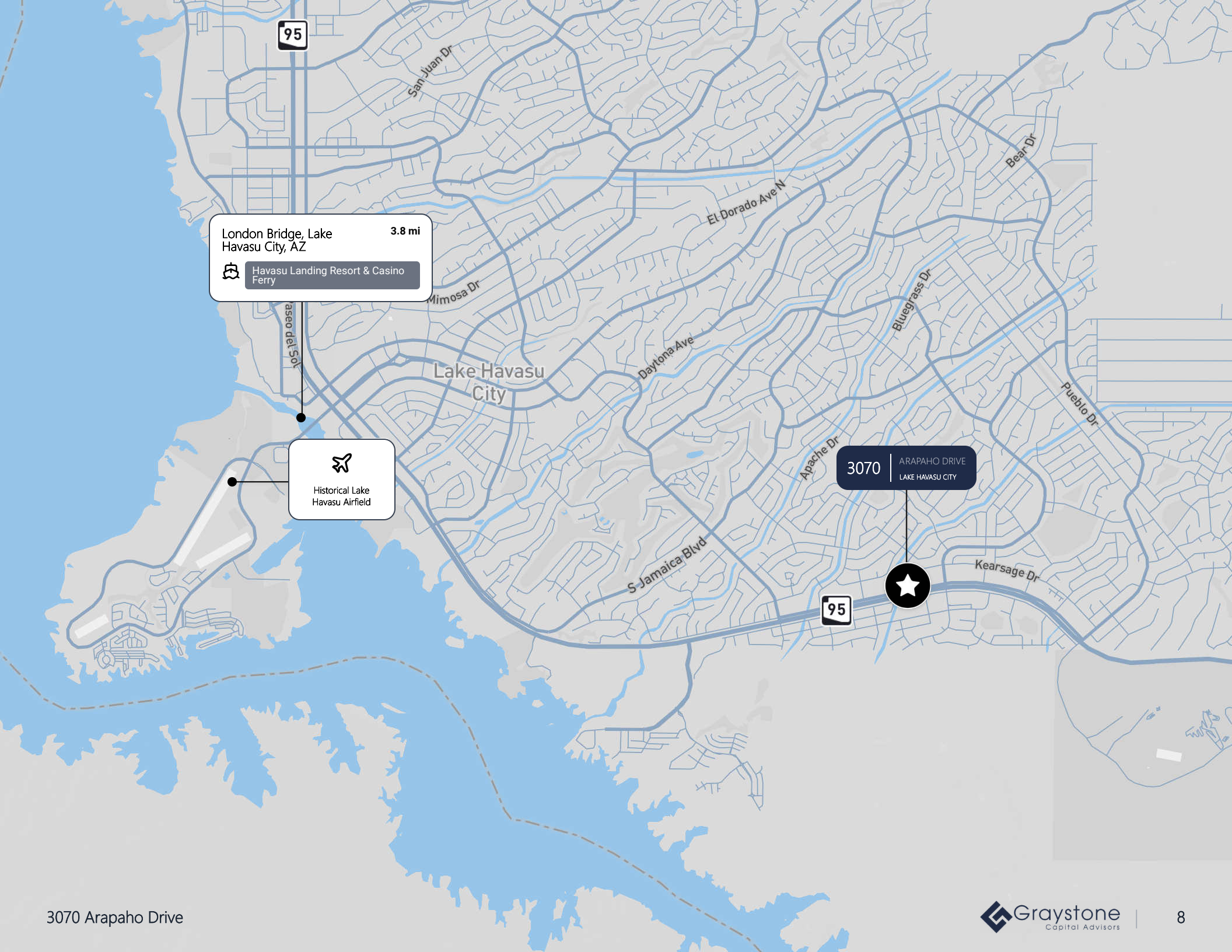


Tourism Hub

Situated near London Bridge and Lake Havasu State Park, the area attracts over 1.5 million visitors annually, driving seasonal tourism and year-round business.

Amenities Map





London Bridge, Lake Havasu City, AZ 3.8 mi
Havasu Landing Resort & Casino Ferry

Historical Lake Havasu Airfield

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