



**THE DISTRICT
AT CITYCENTRE**

GOLDEN MILE RETAIL CORRIDOR
East/West Corridor
Riverview/Oatman



The Trails
±3,000 Lots



THE DISTRICT AT CITYCENTRE

SWC Marina Boulevard & Highway 95 | Laughlin-Bullhead, AZ

RESTAURANTS & PADS / ANCHORS / DRIVE THRU PADS / SHOPS



THE LOCATION

Marina Blvd & Hwy 95

Laughlin-Bullhead, AZ

Located in the heart of the market, this ±250-acre master-planned community offers exceptional visibility and accessibility along the region's premier "Golden Mile" corridor. The surrounding area features more than 1.2 million square feet of retail, over 50 national brands, and strong year-round traffic exceeding 50,000 vehicles per day. The location benefits from robust tourism and hospitality demand, supported by 12,000+ hotel rooms and more than 3 million annual visitors, creating an ideal environment for a vibrant, mixed-use destination.

Sources: PRNewswire (2024)



**RESTAURANTS & PADS
ANCHORS**

**DRIVE THRU PADS
SHOPS**



KEY PROPERTY HIGHLIGHTS

- Located along the "Golden Mile" retail corridor with 50+ national retailers and 1.2M SF of surrounding retail.
- Opportunities for anchors, junior anchors, restaurants, pads, drive thru, & shops
- Supported by 12,000+ hotel rooms and 3M annual visitors
- Connected to a 300-acre park and trail system for a true live-work-play experience
- Multiple ingress and egress points for easy access and circulation with traffic counts exceeding 50,000 vehicles per day
- Walkable design promoting strong foot traffic and cross-shopping

TRAFFIC COUNTS (2024)

source: ADOT

27,165 VPD 7,353 VPD

Hwy 95

Riverview Dr

9,848 VPD

Marina Blvd

FOR RATES

please contact broker directly.

STEPHANIE DAVIS

(D) 602.682.6054

stephanie.davis@srsre.com

CHUCK GIBSON

(D) 602.682.6035

chuck.gibson@srsre.com

ED BEEH

(D) 602.682.6040

ed.beeh@srsre.com

SITE PLAN

-  RETAIL AREA
-  POINTS OF INGRESS/EGRESS



SWC Marina Boulevard & Highway 95 | Laughlin-Bullhead, AZ



CONCEPTUAL SITE PLAN



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UNDER
CONTRACT



LAUGHLIN-BULLHEAD

Offers a variety of everyday conveniences, anchored by major retail centers along Highway 95. Local dining favorites and nearby shopping destinations provide additional retail and services, while the Colorado River, golf courses, and regional parks enhance the outdoor lifestyle. Residents benefit from proximity to schools and medical facilities, with easy access to Bullhead Parkway and the Laughlin Bridge ensuring connectivity throughout the tri-state region.

Sources: Crexi / Bullhead City



GOLDEN MILE RETAIL CORRIDOR



TRADE AREA DEMOGRAPHICS

SWC Marina Boulevard & Highway 95 | Laughlin-Bullhead, AZ



2026 TOTAL POPULATION

±72,795

PLACER.AI TRADE AREA

2026 - 71,471

2031 - 74,497



2026 DAYTIME POPULATION

±67,388

PLACER.AI TRADE AREA

WORKERS - 21,364

RESIDENTS - 46,024



2026 AVERAGE HH INCOME

\$84,392

PLACER.AI TRADE AREA



2026 MEDIAN HOME VALUE

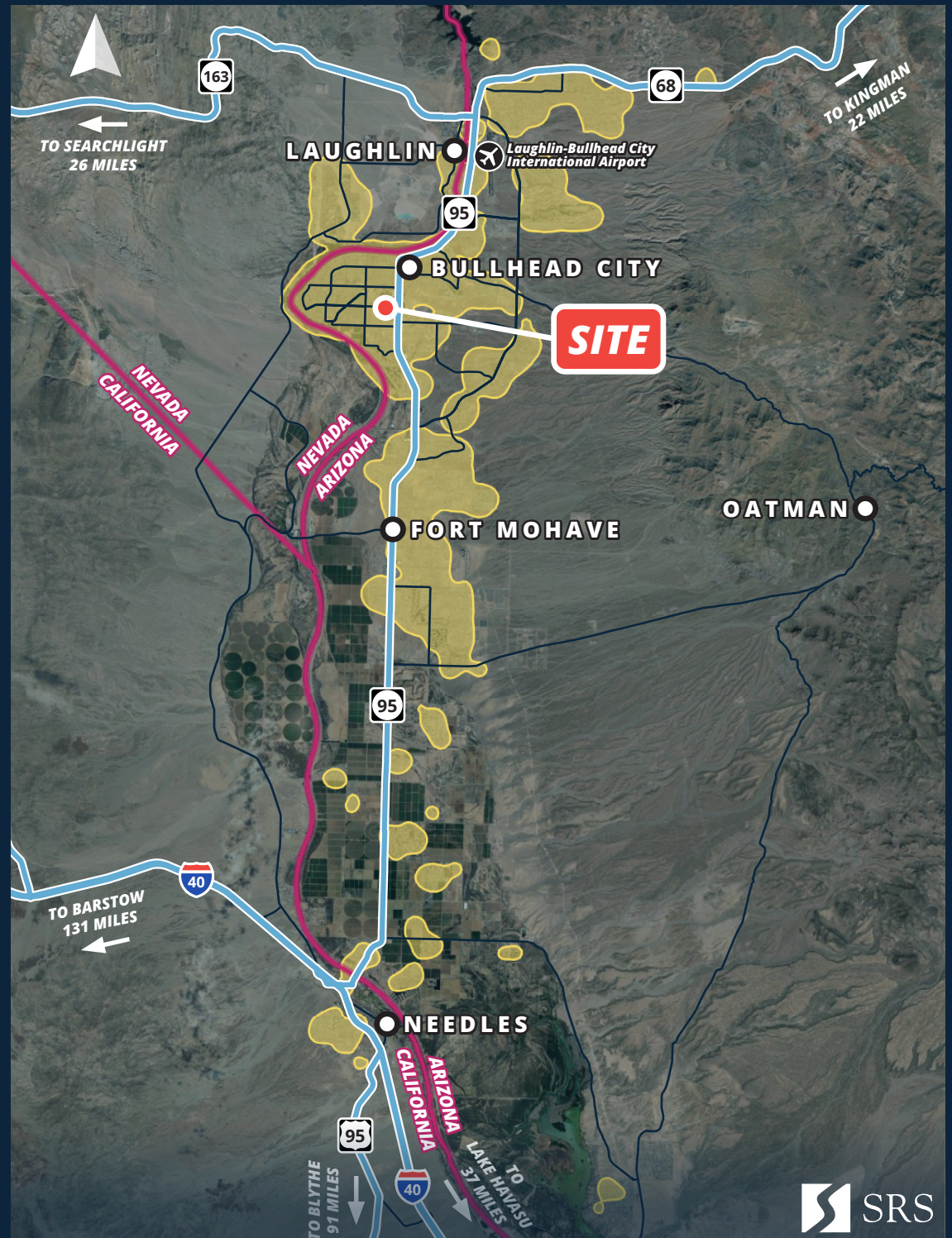
\$275,147

PLACER.AI TRADE AREA

2026 - \$276,854

2031 - \$438,831

Sources: Esri / Placer.ai (2026)



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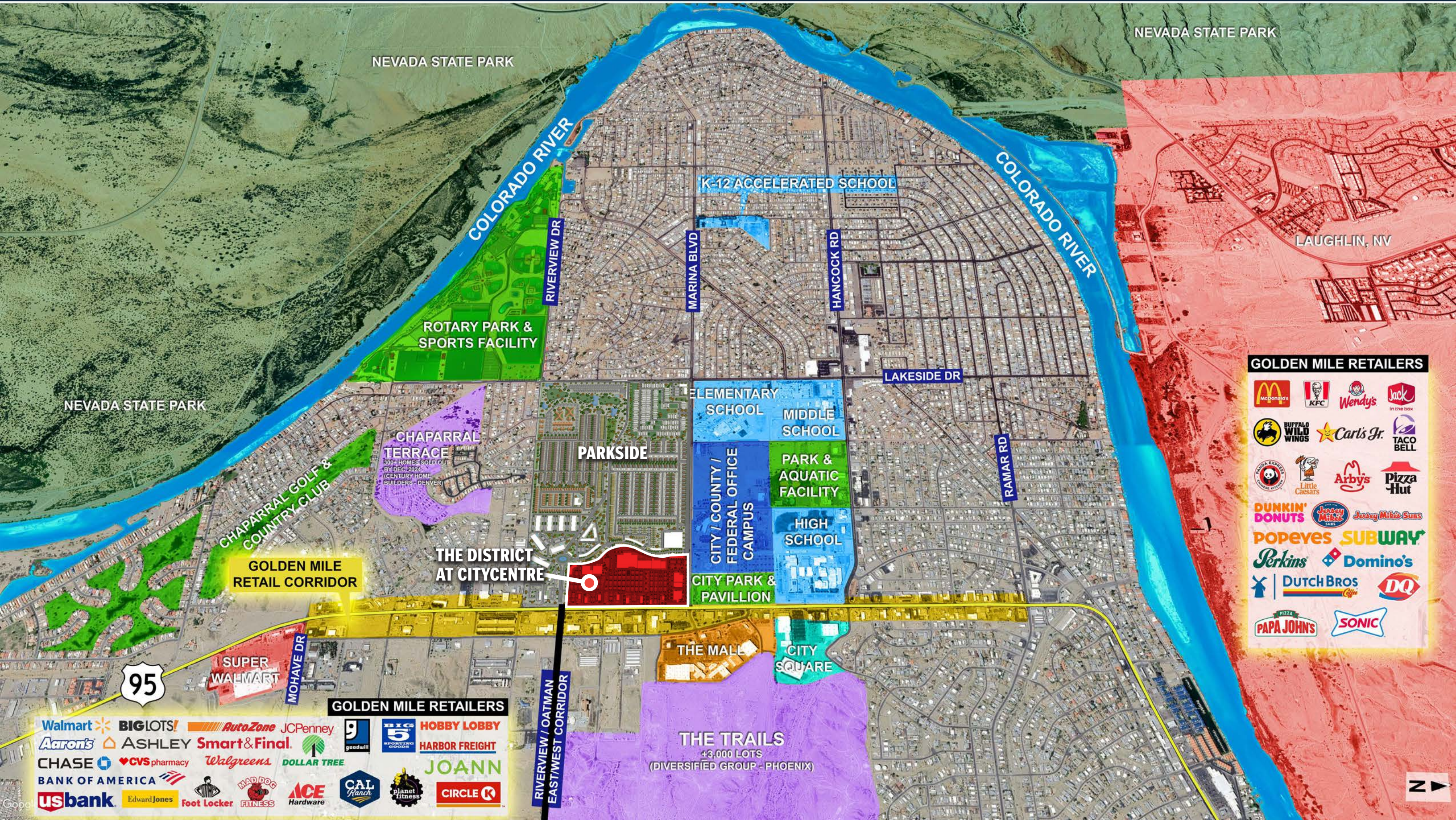


GOLDEN MILE RETAILERS



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For more information, contact:

STEPHANIE DAVIS

602.682.6054

stephanie.davis@srsre.com

CHUCK GIBSON

602.682.6035

chuck.gibson@srsre.com

ED BEEH

602.682.6040

ed.beeh@srsre.com

SRS

3131 E Camelback Rd. Suite 110

Phoenix, AZ 85016

602.682.6000

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