

ISLAND MALL AT LAKE HAVASU'S LONDON BRIDGE

IRREPLACEABLE CHANNEL-FRONT TROPHY ASSET

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASED INVESTMENTS



100% LEASED RETAIL INVESTMENT | COVERED LAND OPPORTUNITY

RARE PD OVERLAY ZONING PROVIDING BROAD MIXED-USE & HOSPITALITY REDEVELOPMENT LATITUDE

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE
Best Offer

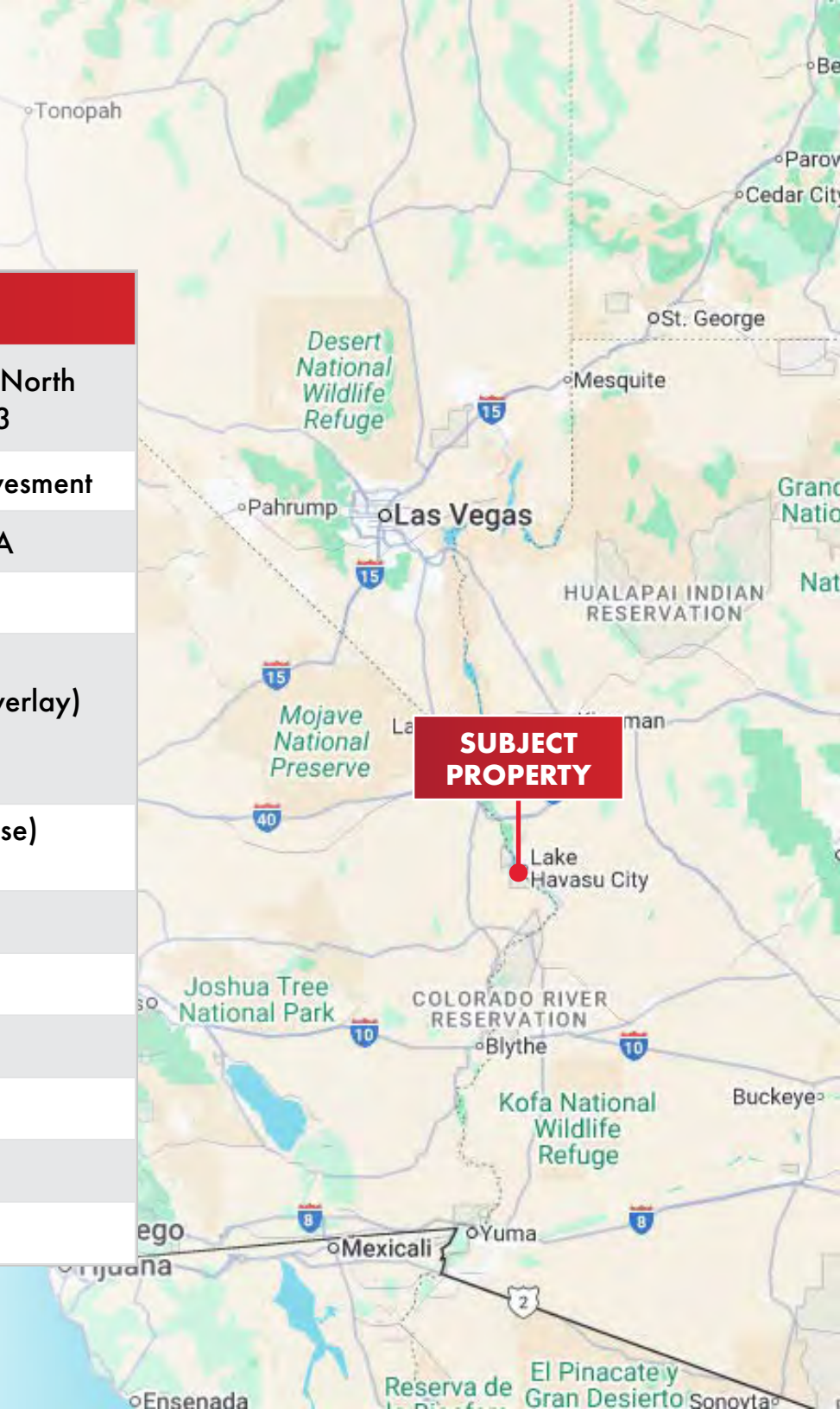
NOI
\$662,226



OFFERING SUMMARY

PROPERTY SUMMARY

Address	1407-1425 McCulloch Blvd North Lake Havasu City, AZ 86403
Property Type	Multi-Tenant NNN Retail Investment
APN:	107-74-001 & 107-74-005A
Parcel Size	144,629 SF (3.32 AC)
Zoning:	C-1/PD (Limited Commercial/PD Overlay) View Permitted Use Table View Development Code
General Plan Designation	CMU (Commercial Mixed-Use) View General Plan
Year Built/Remodeled	1987/2020
Stories:	2 (Plus Basement)
GLA	23,673 Square Feet
Tenants	10
Occupancy	100%
Ownership	Fee Simple





INVESTMENT SUMMARY



SITE PLAN



TENANTS

1	Barley Bros. Restaurant & Brewery	5,000
2	Makai Café	2,500
3	Harley Davidson	1,136
4	Stevo's on the Island	1,210
5	Brooks-Clark & Associates Real Estate	1,172
6	The Shack	1,136
7	Shugrue's Restaurant & Bar	8,000
8	Shugrue's Cornerside Bakery	1,174
9	RU Gallery & Boutique	2,345
10	At The Bridge Rentals	Dock L

SUBJECT PROPERTY

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INVESTMENT HIGHLIGHTS



IRREPLACEABLE WATERFRONT LOCATION

The property sits directly along the Lake Havasu Bridgewater Channel with approximately 200 linear feet of frontage, offering unmatched visibility and direct proximity to the world-famous London Bridge, the most visited attraction in Lake Havasu City. This location is fundamentally irreplaceable due to the limited supply of developable waterfront parcels in the market.



OPPORTUNITY TO CREATE A DESTINATION WATERFRONT EXPERIENCE

Few sites in Lake Havasu offer the ability to develop a true destination waterfront retail and entertainment environment. The property's channel frontage, tourism adjacency, and walkable location create an ideal setting for a flagship dining, entertainment, or lifestyle-oriented redevelopment concept.



EXTREME BARRIERS TO ENTRY FOR WATERFRONT RETAIL

There is no remaining supply of comparable waterfront commercial sites along the Bridgewater Channel. Strict land constraints and full buildout of the London Bridge district create significant long-term barriers to entry, protecting the asset's strategic positioning.



FLEXIBLE COMMERCIAL ZONING WITH SUPPORTIVE GENERAL PLAN DESIGNATION

The property is zoned C-1/PD (Limited Commercial with Planned Development Overlay) and is supported by a CMU (Commercial Mixed Use) general plan designation, allowing for a broad range of retail, restaurant, entertainment, and mixed-use commercial uses. This zoning framework provides investors with meaningful flexibility for repositioning, redevelopment, or intensifying the existing use, particularly given the property's location within Lake Havasu's primary tourism and entertainment corridor.



TROPHY ASSET IN THE CORE OF LAKE HAVASU'S TOURISM EPICENTER

The property sits within the London Bridge Entertainment District, the highest concentration of tourism, dining, nightlife, and retail activity in the entire market. The area draws millions of annual visitors, positioning the asset at the center of the city's economic and entertainment engine.

INVESTMENT HIGHLIGHTS



ACQUISITION OPPORTUNITY AT OR BELOW REPLACEMENT COST

The offering presents investors with the opportunity to acquire a well-located retail asset at or below estimated replacement cost, creating a significant basis advantage relative to new construction. Rising land values, construction costs, entitlement timelines, and development risk make it increasingly difficult to replicate a commercial property of this scale and location at today's pricing, allowing investors to secure the asset at a discount to the cost required to build a comparable project in today's environment.



RARE OPPORTUNITY TO CONTROL A LANDMARK WATERFRONT RETAIL ASSET

Opportunities to acquire channel-front commercial property adjacent to the London Bridge are extremely rare. Island Mall offers investors the ability to control a high-profile waterfront asset in one of Arizona's most recognizable tourism destinations.



LOCATED ALONG MCCULLOCH BOULEVARD – THE PRIMARY RETAIL SPINE

Island Mall benefits from prominent positioning along North McCulloch Boulevard (10,500 VPD), the main retail and entertainment corridor serving the London Bridge district, providing exceptional vehicle and pedestrian exposure.



TOURISM-DRIVEN MARKET FUNDAMENTALS

Lake Havasu City is a nationally recognized recreational destination known for boating, spring break, and year-round outdoor tourism. The London Bridge area consistently captures the highest concentration of visitor traffic in the city.



DIVERSIFIED MULTI-TENANT RETAIL INCOME STREAM WITH BELOW-MARKET RENTS

The property offers a diversified multi-tenant retail configuration, allowing investors to benefit from multiple income sources while maintaining flexibility for future tenant repositioning or experiential retail concepts. The tenants are currently paying below-market rents, providing future upside value.

RENT ROLL

TENANT	SUITE	SQUARE FOOTAGE	LEASE START	LEASE END	RENT/ SF	MONTHLY RENT	INCREASES	LEASE TYPE	OPTIONS	COMMENTS
Shugrue's Restaurant & Bar	G	8,000	5/1/1988	4/30/2029	\$1.88	\$15,000	3% Annually	NNN	None	Monthly Rent: Greater of Base Monthly Rent as illustrated; or 7% of Sales (See Income/Expense)
Barley Brothers Restaurant & Brewery	B	5,000	6/1/1997	4/30/2029	\$3.00	\$15,000	3% Annually	NNN	None	Monthly Rent: Greater of Base Monthly Rent as illustrated; or 7% of Sales (See Income/Expense)
Makai Café	K-L	2,500	9/1/1999	4/30/2029	\$1.28	\$3,203	3% Annually	NNN	None	
Brooks-Clark & Associates Real Estate	C	1,172	9/1/2010	MTM	\$1.37	\$1,600	None	Gross	None	
Stevo's on the Island	D	1,210	3/1/2011	MTM	\$1.58	\$1,910	None	Gross	None	
RU Gallery & Boutique	E-F	2,345	4/1/2020	1/31/2029	\$1.36	\$3,200	None	Gross	None	
Harley Davidson	I-J	1,136	4/1/2012	MTM	\$2.04	\$2,320	None	Gross	None	
The Shack	M	1,136	2/1/2018	MTM	\$1.06	\$1,200	None	Gross	None	
Shugrue's Cornerside Bakery	N	1,174	1/1/2017	4/30/2029	\$1.02	\$1,200	None	NNN	None	
At The Bridge Rentals	L Dock	-	3/1/2021	3/31/2027	N/A	\$5,200	None	Gross	None	
TOTAL SQUARE FOOTAGE:		23,673				\$49,833				Total Monthly Rent
TOTAL AVAILABLE:		0	0%	Vacancy		\$598,001				Total Annual Rent
TOTAL OCCUPIED:		23,673	100%	Occupancy						

INCOME & EXPENSE

ANNUALIZED OPERATING DATA

	<u>Current</u>
Scheduled Gross Income (SGI):	\$598,001
Expense Reimbursement:	\$115,809
Shugrues Add'l Rent*	\$48,284
Barley Brothers Add'l Rent**	\$64,553
Total Operating Income:	\$826,646
Gross Operating Income:	\$826,646
Total Operating Expenses:	(\$164,420)
Net Operating Income (NOI):	\$662,226

OPERATING EXPENSES

	<u>Amount</u>	<u>\$/Square Foot</u>	
Taxes (.7%):	\$94,500	\$3.99	
Insurance:	\$22,000	\$0.93	
CAM:	\$24,000	\$1.01	
Management (4.0% of SGI):	\$23,920	\$1.01	
Total Expenses:	\$164,420	\$6.95	Annually Per SF
		\$0.58	Monthly Per SF

* Shugrues pays the greater of Monthly Rent as stated on Rent Roll; or 7% of Gross Sales

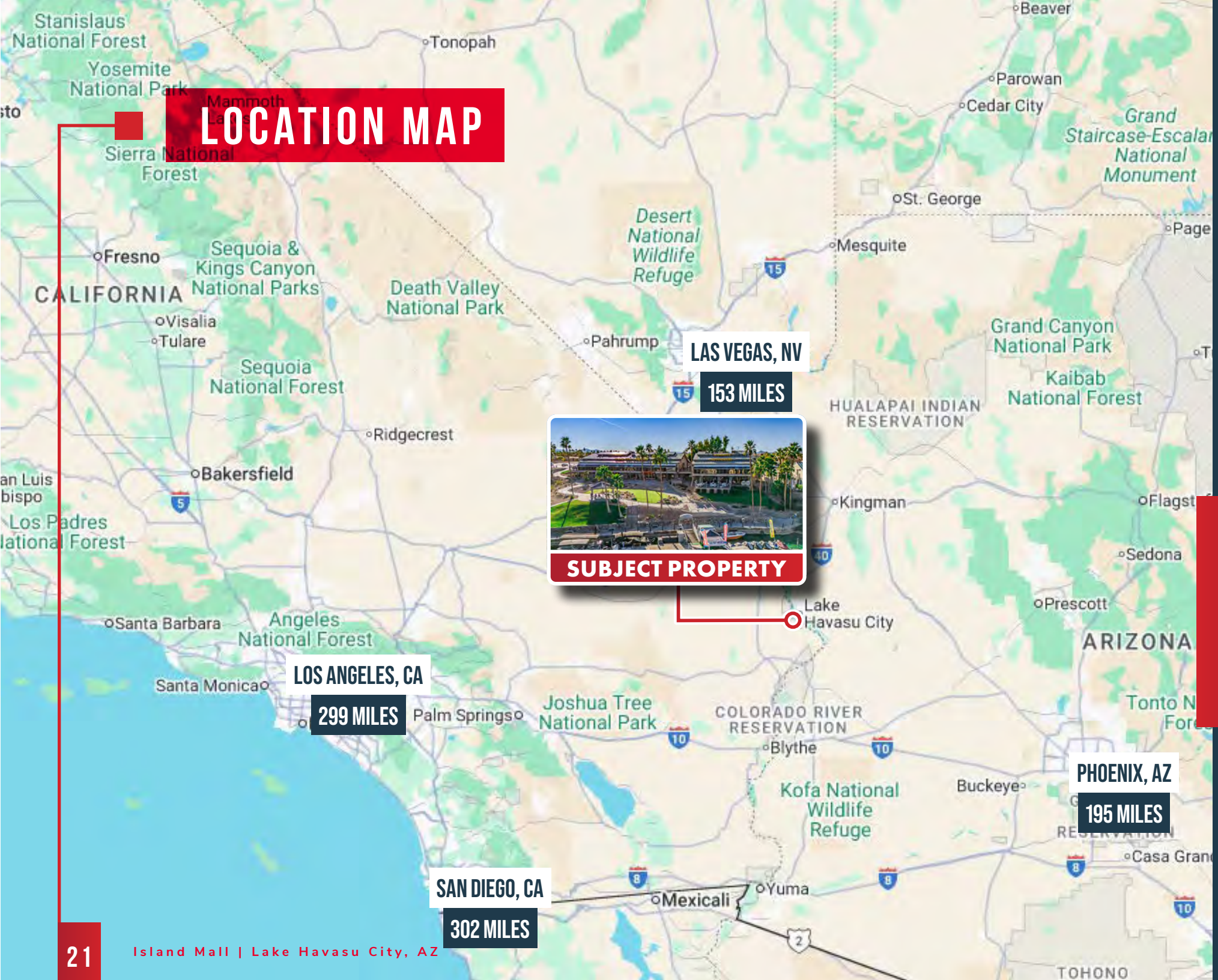
** Barley Brothers pays the greater of Monthly Rent as stated on Rent Roll; or 7% of Gross Sales





PROPERTY OVERVIEW

LOCATION MAP



LOCATION MAP LAKE HAVASU

Crystal Beach

Desert Hills

Lake Havasu

Lake Havasu City

Colorado River

95



LOCATION MAP TRADE AREA



SUBJECT PROPERTY

Lake Havasu

15+ RETAIL

- ROSS DRESS FOR LESS
- DUTCH BROS
- HARBOR FREIGHT
- TACO BELL
- DOLLAR TREE
- SAFeway
- Denny's
- Junior Mints

89 rooms

- Days Inn
- IHOP
- DUNKIN' DONUTS
- CVS
- DEL TACO
- BETTER MEX
- Planet Fitness

15+ RETAIL

- The UPS Store
- Auto Zone
- BIG 5 SPORTING GOODS
- at&t
- verizon
- Walgreens

15+ RETAIL

- McDonald's
- Arbys
- SHOGUN
- Arby's

102 Rooms

- HOME 2 SUITES

67 units

- The Isles Condominiums

117 rooms

- studio 6 extended stay

Mobile Homes

- BeachComber Estates

RV Park

- Sam's Beachcomber

Mobile Homes

- Islander Resort



PROPERTY PHOTOS





15+ RETAIL

Papa Leone's Pizza

Be.YOU.tiful. Divas

London Bridge Resort

122 rooms

Queen's Bay Resort Condos

460 units

Bridgewater Links Golf Course

London Bridge Beach

London Bridge Candle Company

LA Styles

Roxy's Beach Bar & Cafe

Martini Bay

Kokomo Beach Club

HEAT Hotel

±30 rooms




Burgers by the Bridge


London Bridge


MCCULLOCH BLVD NORTH - 10,500 VPD


Lake Havasu Bridgewater Channel


NAP


1 


2 


3 


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10 

SUBJECT PROPERTY

PROPERTY PHOTOS



PROPERTY PHOTOS



London Bridge

Lake Havasu
Bridgewater Channel

IRREPLACEABLE LOCATION - 200 FEET OF
FRONTAGE ALONG BRIDGEWATER CHANNEL

PROPERTY PHOTOS



AERIAL WEST

Crazy Horse Campgrounds

Lake Havasu

The Isles Condominiums
67 units

NAP

SUBJECT PROPERTY

HEAT Hotel
±30 rooms

MCCULLOCH BLVD NORTH - 10,500 VPD

AERIAL NORTHEAST

95

N LAKE HAVASU AVE

LONDON BRIDGE RD

MCCULLOCH BLYD NORTH = 10,500 VPD

King's View
Condominiums
49 units

The Isles
Condominiums
67 units

SUBJECT
PROPERTY

NAP

Holiday Inn
Express
96 rooms

Burgers by the
Bridge

HEAT Hotel
±30 rooms

London Bridge
Resort
122 rooms

Walgreens

Days Inn
89 rooms

SAFeway
Denny's
Jersey Mike's
15+ RETAIL

LA Styles

Papa Leone's
Pizza

Be.YOU.tiful.
Divas

London Bridge
Candle Company

ROSS
DRESS FOR LESS
15+ RETAIL
DUTCH BROS
HARBOR FREIGHT
TACO BELL
DOLLAR TREE

ihop

DEL TACO
BETTER MEX

IN-N-OUT
BURGER

CVS

DUNKIN'
DONUTS



AERIAL EAST

ROSS DRESS FOR LESS
DUTCH BROS Coffee
HARBOR FREIGHT
TACO BELL
DOLLAR TREE
15+ RETAIL

IN-N-OUT BURGER

N LAKE HAVASU AVE

95

Days Inn
 89 rooms

SAFEWAY
Denny's
Jersey Mike's
 15+ RETAIL

ANYTIME FITNESS

The UPS Store
Auto Zone
BIG 5 SPORTING GOODS
at&t
verizon
 15+ RETAIL

Island Suites
 44 rooms

Quality INN
 177 rooms

Queen's Bay Resort Condos
 460 units

Little Caesars
Little Caesars
15+ RETAIL

Walgreens

London Bridge Candle Company

Papa Leone's Pizza

Be.YOU.tiful Divas

London Bridge Resort
 122 rooms

Holiday Inn Express
 96 rooms

LA Styles

Burgers by the Bridge

Roxy's Beach Bar & Cafe

Martini Bay

Kokomo Beach Club

HEAT Hotel
 ±30 rooms

Bridgewater Links Golf Course

Lake Havasu Bridgewater Channel

London Bridge Beach

The Isles Condominiums
 67 units

SUBJECT PROPERTY

NAP

MCCULLOCH BLVD NORTH - 10,500 VPD

JAVELINA Cantina

AERIAL WEST



The Isles
Condominiums
67 units

Crazy Horse
Campgrounds

Lake Havasu

King's View
Condominiums
49 units

SUBJECT
PROPERTY

The Isles
Condominiums
67 units



HEAT Hotel
±30 rooms

MCCULLOCH BLVD NORTH - 10,500 VPD

Lake Havasu
Bridgewater Channel

AERIAL SOUTHWEST

Lake Havasu



Islander Resort
Mobile Homes

Sam's
Beachcomber
RV Park

BeachComber
Estates
Mobile Homes

studio
6
extended stay
117 rooms

Crazy Horse
Campgrounds

The Isles
Condominiums
67 units



**SUBJECT
PROPERTY**

NAP

HEAT Hotel
±30 rooms

The Isles
Condominiums
67 units

London Bridge

MCCULLOCH BLVD NORTH - 10,500 VPD

Lake Havasu
Bridgewater Channel

TENANT PROFILES



BARLEY BROS. BREWERY

Barley Brothers restaurant and brewery is known for its extensive menu and award winning craft beer. Our award winning Brewmaster uses only the best ingredients to craft his fresh handcrafted micro brews.



MAKAI CAFÉ

Dine in or enjoy your meal on our gorgeous patio overlooking the Bridgewater Channel and the World Famous London Bridge! Our full service breakfast and lunch menu will suit everyone's tastes.



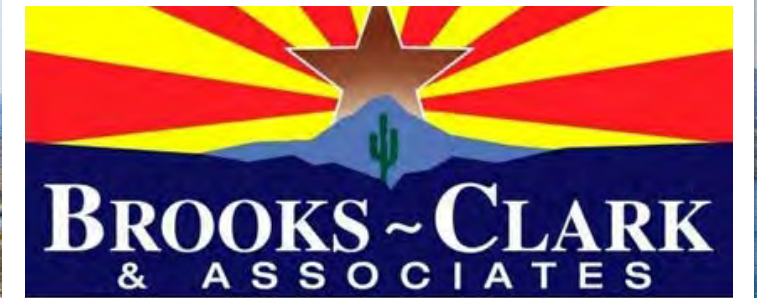
LONDON BRIDGE HARLEY DAVIDSON

London Bridge H-D combines all the class of an upscale boutique with the raw and rough-hewn attitude of the Harley-Davidson® culture! Walk into our door and you'll experience a Harley® atmosphere that's uniquely Lake Havasu!



STEVO'S ON THE ISLAND

Stevo's on the Island is your local hotspot for all things Lake Havasu Arizona. T-shirts, tank tops, sunglasses, sweatshirts and hats, as well memorabilia.



BROOKS-CLARK & ASSOCIATES

At Brooks~Clark & Associates we go the extra mile to help you achieve your goals. That's why we constantly research the market and property values so you have the latest information about buying or selling property in Lake Havasu City.



THE SHACK

Known for its laid-back atmosphere and simple yet delicious menu, The Shack provides a welcoming space for locals and visitors alike to enjoy a meal. Offering delicious casual comfort food and a view overlooking Lake Havasu.



SHUGRUE'S RESTAURANT & BAR

Fun, hip and alive, Shugrues restaurant features a fashionable yet relaxed atmosphere. Our restaurant and lounge seating provides a stunning view of the Bridgewater Channel and the World Famous London Bridge.



SHUGRUE'S CORNERSIDE BAKERY

We are a full service bakery available for your custom orders located in the Island Mall, directly below Barley Brothers Brewery. We offer a large variety of cakes, cheesecakes, pies and cream pies, chocolates, cookies, muffins and scones.



RU GALLERY & BOUTIQUE

RU Gallery & Boutique was established in 2010 as a small, 300 SF. art gallery and became a classy hub for unique and one of a kind gifts. Today we offer special occasion clothing, cruise ware and outfits for every day.



AT THE BRIDGE RENTALS

At The Bridge Rentals is a family owned business that offers a wide variety of boat and jet ski rentals. Located conveniently under the London Bridge by Shugrues, we deliver a hassle free experience by keeping all of our rentals in the water.



AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
POPULATION	3,342	26,460	60,704
HOUSEHOLDS	1,764	12,765	28,395
EMPLOYEES	4,970	42,655	122,963
MEDIAN AGE	56.8	53.3	54.3
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$89,489	\$94,354	\$94,292
MEDIAN	\$66,250	\$68,923	\$69,708
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$155.73 M	\$1.16 B	\$2.6 B
EDUCATION	\$3.52 M	\$26 M	\$58.16 M
HEALTHCARE	\$12.79 M	\$91.74 M	\$205.25 M
ENTERTAINMENT	\$8.66 M	\$64.95 M	\$145.65 M



DRIVE TIMES

INTERSTATE 40 26 MIN
 INTERSTATE 10 1 HR 30 MIN
 LAS VEGAS, NV 2 HR 31 MIN



TRAFFIC COUNTS

McCULLOCH BLVD... 10,500 VPD
 AZ 95..... 20,900 VPD

ABOUT LAKE HAVASU CITY, AZ

LAKE HAVASU CITY is a vibrant regional destination economy anchored by tourism, recreation, and a steadily expanding retiree and remote-worker population. Situated along the Colorado River and anchored by the internationally recognized London Bridge, the city benefits from consistent visitor traffic, a strong hospitality sector, and a stable base of year-round residents.

Affordable housing relative to larger Southwest metros, a pro-business tax environment, and continued in-migration from California and the Mountain West have supported population growth and sustained consumer demand. While tourism remains a primary economic driver, healthcare, construction, retail, and small-business services provide additional diversification, creating a resilient local economy with long-term growth fundamentals.



Tourism

Regional tourism hub anchored by Lake Havasu and the London Bridge, generating consistent year-round visitor traffic



Population

Older-skewing demographic of approximately 58,000 with steady in-migration from California and other Western states



Business

Pro-business Arizona tax environment with low property taxes and no state tax on Social Security income



TOURISM AT A GLANCE



LAKE HAVASU CITY

Lake Havasu City is one of Arizona's premier recreation and tourism destinations, drawing hundreds of thousands of visitors annually for boating, fishing, off-roading, and special events anchored by the iconic London Bridge.

The city's year-round sunshine and direct access to the Colorado River support a robust hospitality sector, including hotels, resorts, vacation rentals, marinas, and waterfront dining. Seasonal peak traffic during spring break, summer boating season, and major events such as boat races and festivals generates significant visitor spending, reinforcing Lake Havasu's position as a dominant tourism-driven economy in Western Arizona.



±\$4.2M

CITY TOURISM REVENUE

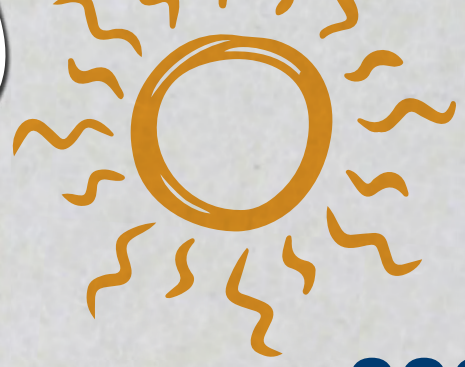
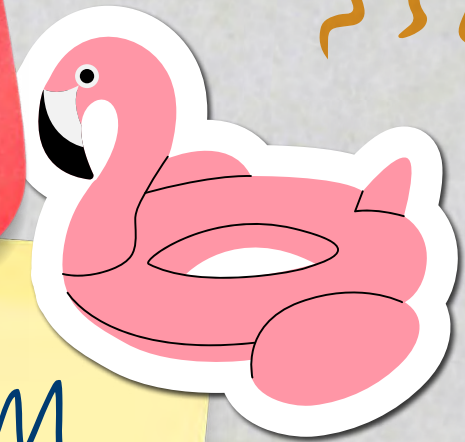
Strong visitation and economic impact from visitor spending

±1,500

ACTIVE SHORT TERM RENTAL LISTINGS

Stays average 4.5 nights and average nightly pricing around \$219

9 Resorts
15 Hotels/motels
17 Vacation rental companies



300+

DAYS OF SUNSHINE

Year-round sun draws tourism even during off seasons

±2.5M

ANNUAL VISITORS

Active engagement even outside peak summer months



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