



SUBJECT

Mohave Medical
Imaging Center

Medical
Offices

Medical
Office

Medical
Spa

Family Med.
Practice

6,280 ADT

8,110 ADT

Orthopedic

Local Shops
Center

State Farm

Riviera Blvd

COMMERCIAL PADS FOR GROUND LEASE

DOWNTOWN LAKE HAVASU CITY

NEC Riviera Blvd & Mesquite Ave | Lake Havasu City, AZ 86403

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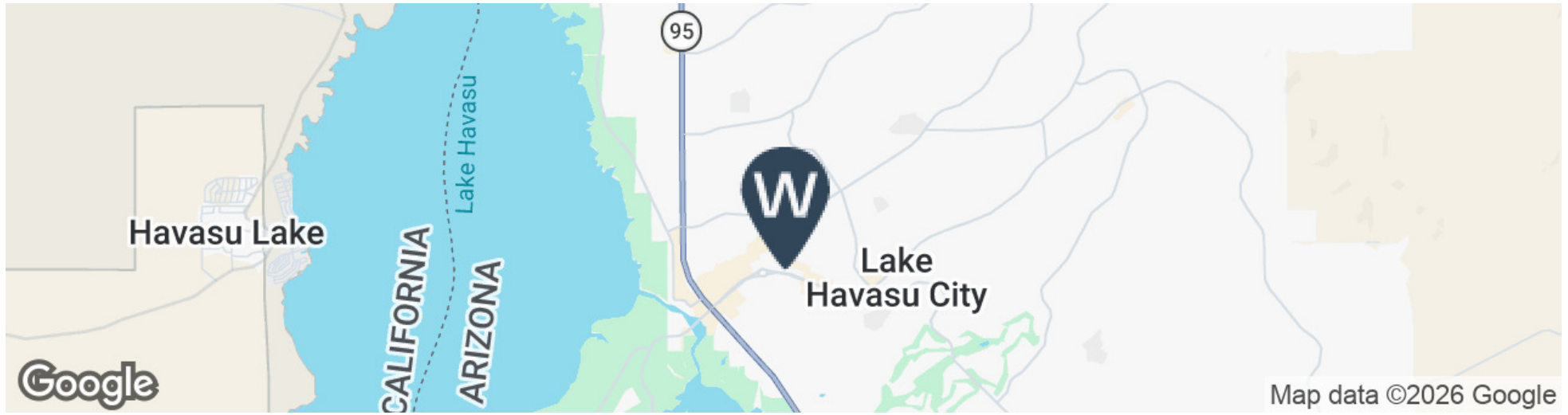
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DOWNTOWN LAKE HAVASU CITY PADS

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



PROPERTY HIGHLIGHTS

- Downtown Lake Havasu City Commercial Pads for Ground Lease
- ±2.41 Acres - Divisible
- Hard Corner - ±1.41 Acres (APN: 107-30-003B); Interior - ±1 Acre (APN: 107-30-003A)
- 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



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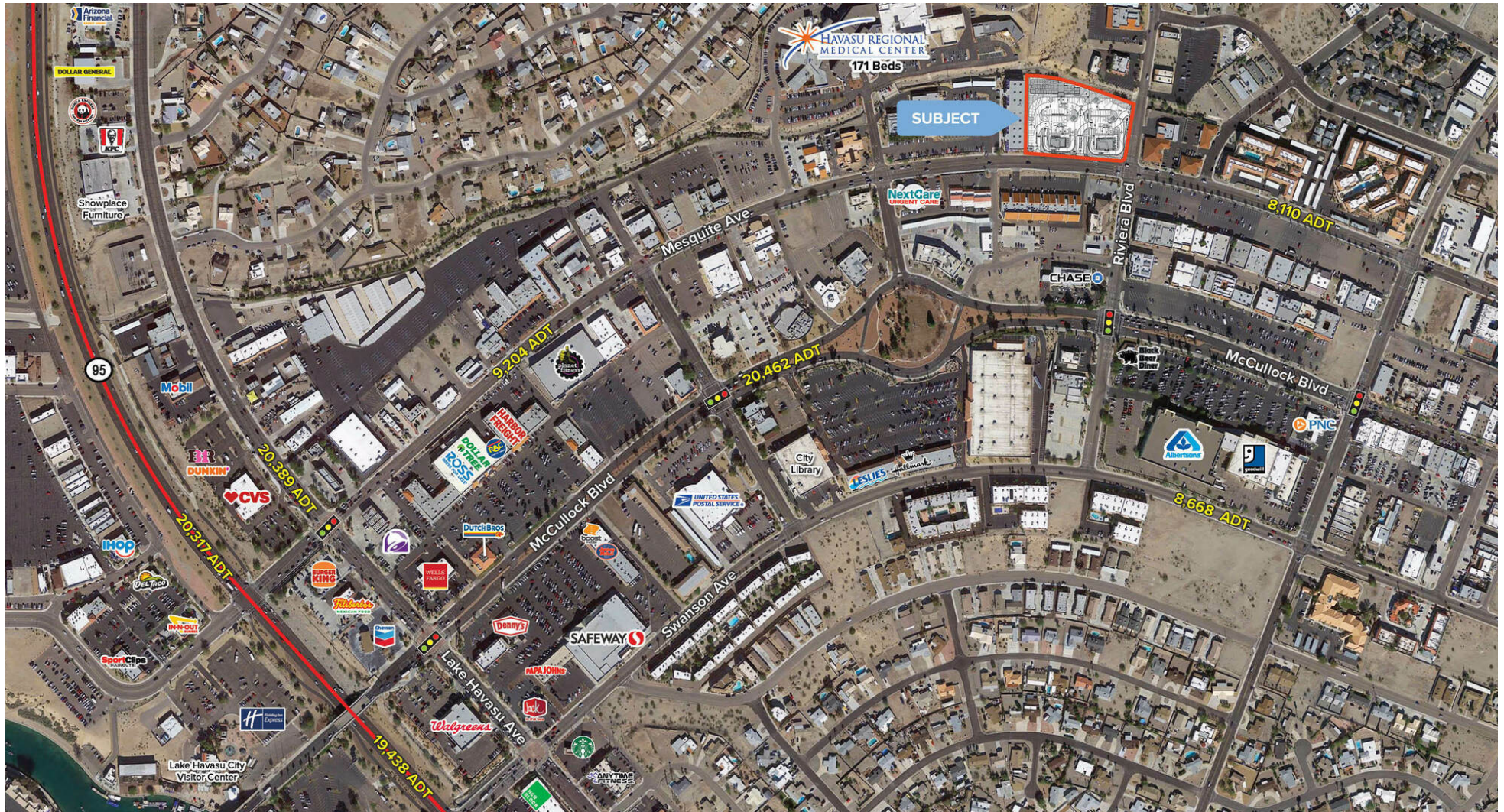
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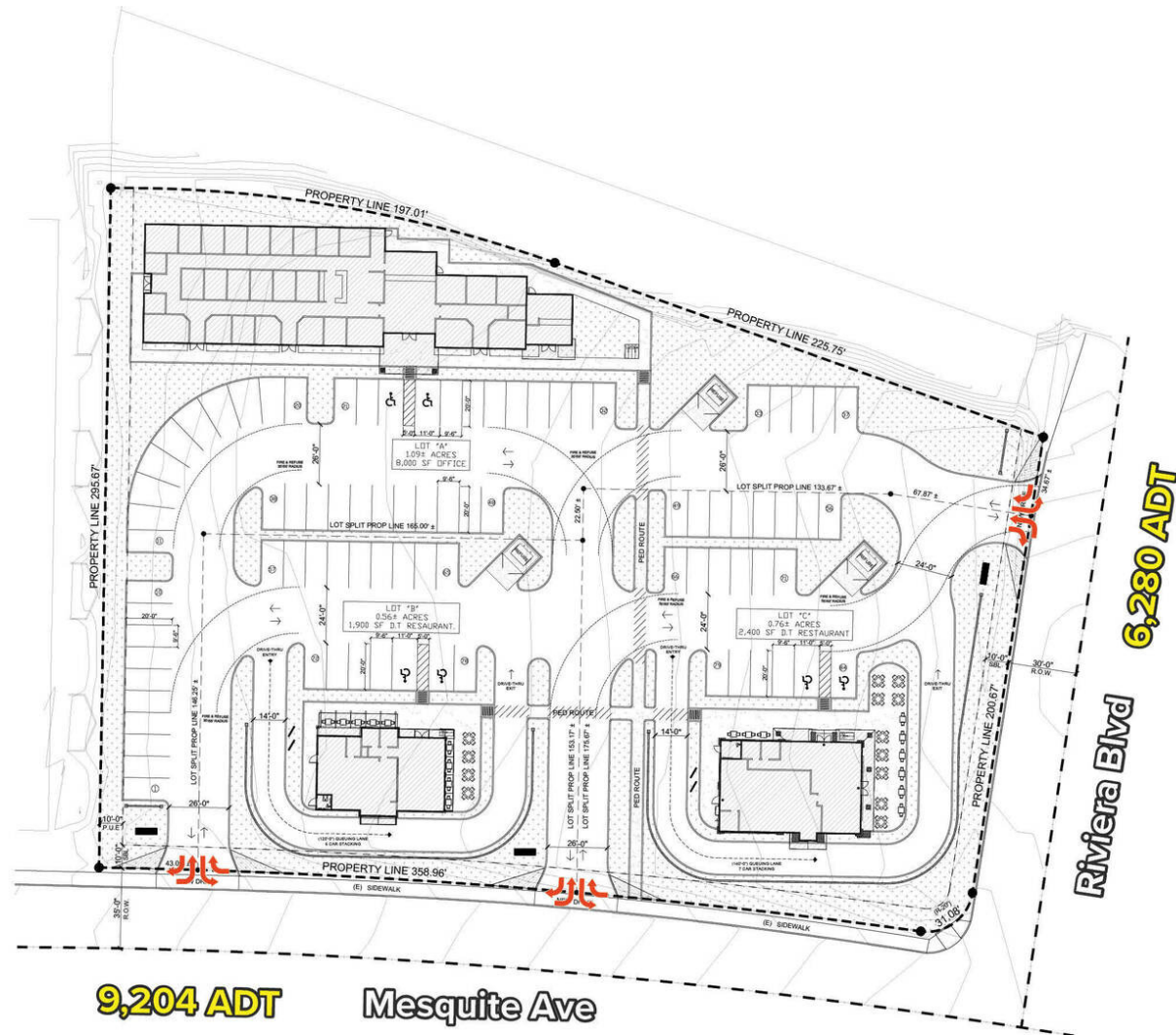
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POPULATION

	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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