

FOR SALE

Multi-Tenant Retail Shopping Center



\$10,800,000



DESERT LAND GROUP

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Offered by:

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135 Park Ave. Lake Havasu City, Arizona 86403



KELLER WILLIAMS
ARIZONA LIVING REALTY

Prime Investment Opportunity

Multi-Tenant Retail Shopping Center

Offered at:
\$10,800,000

Projected Income of Close to 660K in 2026
\$87 \$/SF

Unlock the Power of Passive Income with a High-Quality, Tenant-Occupied Retail Asset!

We are excited to present an outstanding investment opportunity: a **fully leased** commercial retail center in a **high-traffic, prime location**. This well-maintained property offers investors a **stable and predictable income stream** with long-term, creditworthy tenants already in place, and significant growth in both income and value for a five (5) or ten (10) year holding period.



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The Property

Property Highlights

- » Situated **along McCulloch Blvd, the main street of Lake Havasu**, this property enjoys **maximum exposure, high foot traffic, and strong consumer demand**. Surrounded by popular businesses, dining, and entertainment, this location is a **key commercial hub** within one of Arizona's most sought-after destinations.
- » Well established downtown shopping center with historical occupancy well above 90%. Location is ideal and this investment opportunity has the rare combination of steady cash flows, and significant upside over a 5 or 10 year investment horizon.
- » The mix of tenants includes **national and regional retailers**, catering to both locals and the city's significant tourist population.



Year Built

1989



Parking Spaces
(Approx)

315



Parcel
107-62-001

6.0
Acres



Parcel
107-62-004

1.45
Acres

Located in the heart of Lake Havasu City, next to the Community Health District, this sector boosts 646 businesses, over 3,000 jobs, and has over \$583MM in Annual Sales.

Tenant Details

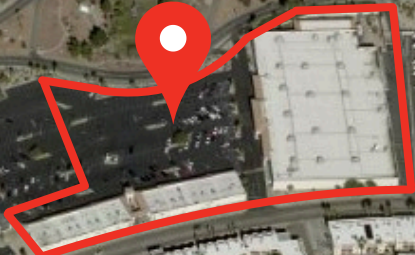
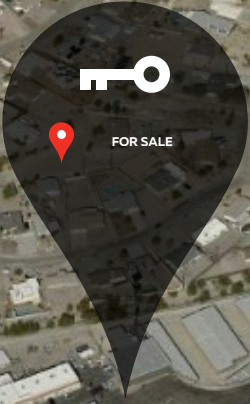
Strong Tenant Mix with Anchor Pad Tenant

This retail center boasts **10 established tenants**, ensuring **diversified income streams and reduced vacancy risk**. The property features an **anchor pad tenant occupying a 100,204-square-foot store**, further solidifying the investment's stability. The mix of tenants includes **national and regional retailers**, catering to both locals and the city's significant tourist population.

Key Tenant Benefits:

- ▶ **Anchor Tenant Stability:** A large, established business that continues to grow
- ▶ **Diverse Tenant Mix:** Complementary businesses enhance cross-shopping opportunities
- ▶ **Long-Term Leases:** Secure rental income from creditworthy tenants with a proven track record
- ▶ **Minimal Vacancy Risk:** High-demand location with steady tenant interest. Even when the anchor tenant went out of business several years ago, the inline space remained well occupied.
- ▶ **Increased Cash Flows:** Many of the tenants are long term tenants and are on shorter term contracts below current market rents. The anchor tenant is not a traditional retailer and does not attract significant activity to the center, but there is significant upside to this investment for those same reasons. The downtown market area has experienced exceptional occupancy and rent growth over the past five years. As traditional turnover occurs, it is possible to substantially increase current rental rates.

Surrounding Development



Population

- 5 min drive time = 8,004
- 10 min drive time = 37,525
- 15 min drive time = 60,403

Annual Household Income

- 5 min drive time = \$65,645
- 10 min drive time = \$70,076
- 15 min drive time = \$73,337

This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024)

Lake Havasu City - A Premier Vacation Destination



Lake Havasu is a **thriving tourist hotspot**, attracting over **1,600,000 visitors annually**. Known for its **booming recreational scene**, the city is a prime location for **boating, fishing, off-roading, and year-round events**. The iconic **London Bridge**, a major attraction, draws visitors from all over the country, creating a dynamic and **active retail environment**.

Key tourism highlights:

- ▶ Over **300 days of sunshine per year**, making it a year-round destination
- ▶ **Top-rated boating and water recreation** on Lake Havasu
- ▶ Major events, including **Desert Storm Poker Run, Havasu Balloon Festival, and Spring Break**
- ▶ A strong **snowbird and retiree community** that boosts seasonal spending
- ▶ Growing local population fueled by tourism-related economic growth

This consistent flow of visitors and seasonal residents enhances **consumer spending and retail demand**, making this property a **high-performing commercial asset** in a prime market.

Local Market - Key Demographics

15 Minute Drive Time



Population

60,403



Average
Household Income

\$73,337



Median Age

57.5



Total
Housing Units

37,074



Retail Trade, Food
Service & Drinking Places
Sales (2024)

\$780MM

These strong demographics underscore the area's **economic stability** and **consumer spending power**, making this property an ideal long-term investment.

Premium Investment Opportunity

Why Invest?

- **Turnkey Passive Income:** No need to source tenants - this property is already producing steady cash flow.
- **Huge Upside:** Offered at 6% cap based upon current contract rents, but the upside is the real value in this investment. 10%+ IRR over a 5-year holding period.
- **Rent and Valuation Growth Potential:** The 100,000 Sf anchor unit is currently rented on a modified gross rent of \$0.45 with 1.5% annual increases until 2029. Several of the inline retail spaces have long standing tenants that currently have agreements below market rates. Over a 5 year period, rents will increase well above market rents as some of the lease turnovers brings rents up to market
- **Tax Advantages:** Potential for depreciation benefits and other tax incentives.

Next Steps

Opportunities like this don't last! Whether you're looking to **expand your portfolio** or secure a **long-term income-producing asset**, this retail property is an excellent choice.

Contact us today to receive financials, lease details, and schedule a private tour. Don't miss out on this **high-yield commercial investment!**

Contact us Today!

Financials, historicals, rent roll, and cash flow forecasts will be provided to qualified buyers/brokers, with a signed NDA.



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