

NEEDLES TOWNE CENTER

Space For Lease

1004 East Broadway
Needles, CA 92363



The Largest Shopping Center in an Under-Served Area

AP **ATLAS PROPERTIES**
REAL ESTATE SERVICES

Center Highlights

The Best Place to Shop in Needles

Join Rite Aid, Auto Zone, Domino's Pizza, Flavors of India and many more at the largest and most convenient retail destination in the town of Needles.



- Needles is predicted to have over 500,000 SF of Marijuana cultivation space by 2023 leading to approx. 1,400 direct jobs and 2,546 jobs total



- Approximately 17,243 cars pass daily along the adjacent section of I-40 Freeway (5.2 million annually)



- Retail demand in Needles is expected to increase by 51% in the next five years

- Located directly off the I-40 and Highway 95 (5,400 CPD) freeway ramps



- Median household income rose \$7,500+ in one year in Needles



- Located at the convergence of major trucking routes between Los Angeles, Phoenix and Las Vegas



- One of the largest and only shopping centers in the town of Needles

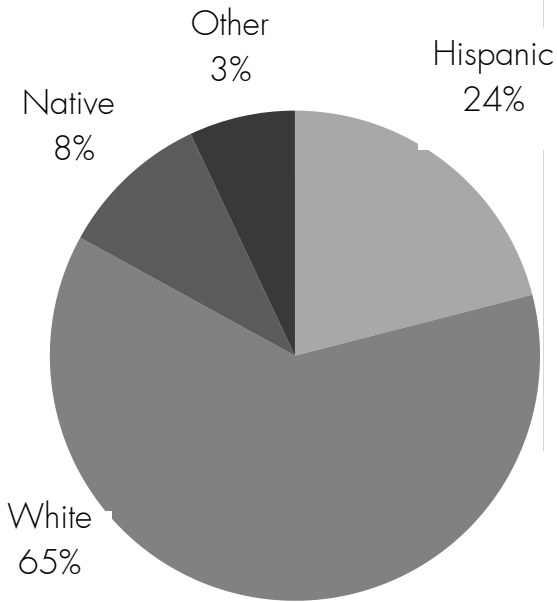


- Located on the Colorado River (5.5 million annual visitors)

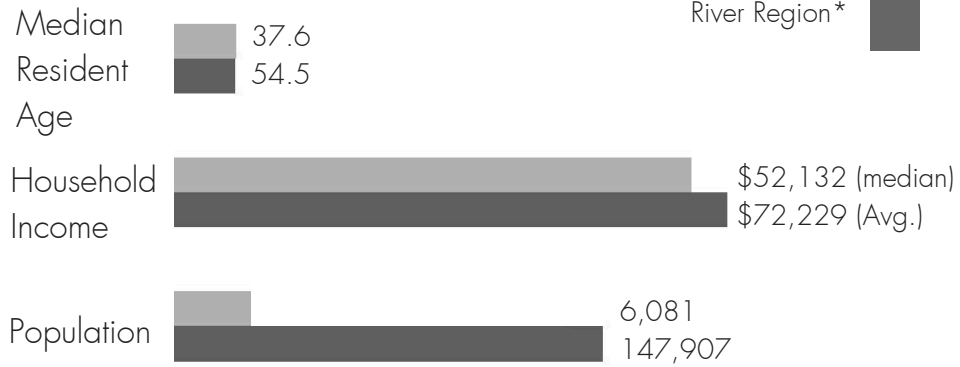
Needles Fast Facts:

- 8.4 Million vehicles annually travel on Interstate 40 through Needles
- Needles is under-served by many industries and presents a low-competition environment
- Needles is located along historic Route 66 which draws over 5.5 million many tourists/visitors

Ethnicity / Race (2026):



Demographics:



*River Region includes communities: Needles, Bullhead City, Fort Mohave, Laughlin and Lake Havasu

Surrounding Area



Downtown Needles

Colorado River (5.5 million annual visitors)

I-40 Freeway
(17,800 CPD)

Highway 95
(5,400 CPD)

Needles Towne Center

 **Leased**

 **Available**



Tenant List

| | | |
|---------|---------------------------------------|-----------|
| 1004 | Flavor Of India | 2,300 SF |
| 1008 | AutoZone | 6,000 SF |
| 1010 | Available | 29,502 SF |
| 1020 | Available | 15,019 SF |
| 1030 | Available | 2,100 SF |
| 1032 | Available | 1,190 SF |
| 1034 | Teamsters Local 1932 | 1,120 SF |
| 1036 | Domino's Pizza | 1,050 SF |
| 1038 | State of California DMV | 900 SF |
| 1040 | State of California DMV | 1,500 SF |
| 1042-46 | State of California of Transportation | 3,000 SF |
| 1050-54 | River Cities Chiropractic | 2,400 SF |
| 1058 | Route 66 Broadband | 1,200 SF |
| 1060 | Pacific Clinics | 1,200 SF |
| 1070 | Tri State Athletic Club | 4,800 SF |
| 1080 | Available (Divisible) | 8,750 SF |
| 1090-96 | County of San Bernardino | 9,000 SF |

We're ready to help your business grow in Needles. Give us a call today for more information!

Contact Information

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