



Property Description

3,000 square feet for lease in a Wal-Mart adjacent retail center with plenty of parking. Join co-tenants H&R Block, State Farm, AT&T, PNC Bank, Nationwide Vison, Nail Pro and more. Exceptional location for retail businesses including high-end grocer or wellness offerings, pet supplies, escape room/axe throwing, martial arts studio, yoga or gym or sporting goods catering to the outdoor recreational enthusiasts. Space can also work for chiropractic, physical therapy, accountancy, law firm or other professional offices. Well maintained property will impress both your clientele and your employees.

Property Highlights

- Wal-Mart anchored plaza (NAP)
- Visible from highway
- Pylon signage available
- Signalized access from HWY-95

Location Description

Bullhead City, AZ, nestled on the banks of the Colorado River, is situated minutes from its sister city, Laughlin, NV. The area offers a mix of outdoor adventure and leisure activities and is the gateway to Historic Route 66 in northern Arizona. Attractions include the Colorado River Museum, Riviera Marina, Colorado River Heritage Greenway Park and Trails as well as golfing and casinos. With a diverse mix of shopping, dining, and entertainment options, the area provides an ideal setting for a retail business or professional office to thrive. Experience the unique charm and energy of Bullhead City, and envision your business as an integral part of this dynamic community. Major highways nearby bring millions of visitors from southern California, the rest of Arizona and Nevada every year and Las Vegas is only 90 miles away.

Offering Summary

| | |
|---------------|------------------------|
| Lease Rate: | \$1.75 per month (NNN) |
| Available SF: | 3,000 SF |



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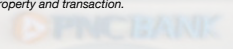
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Each Office Independently
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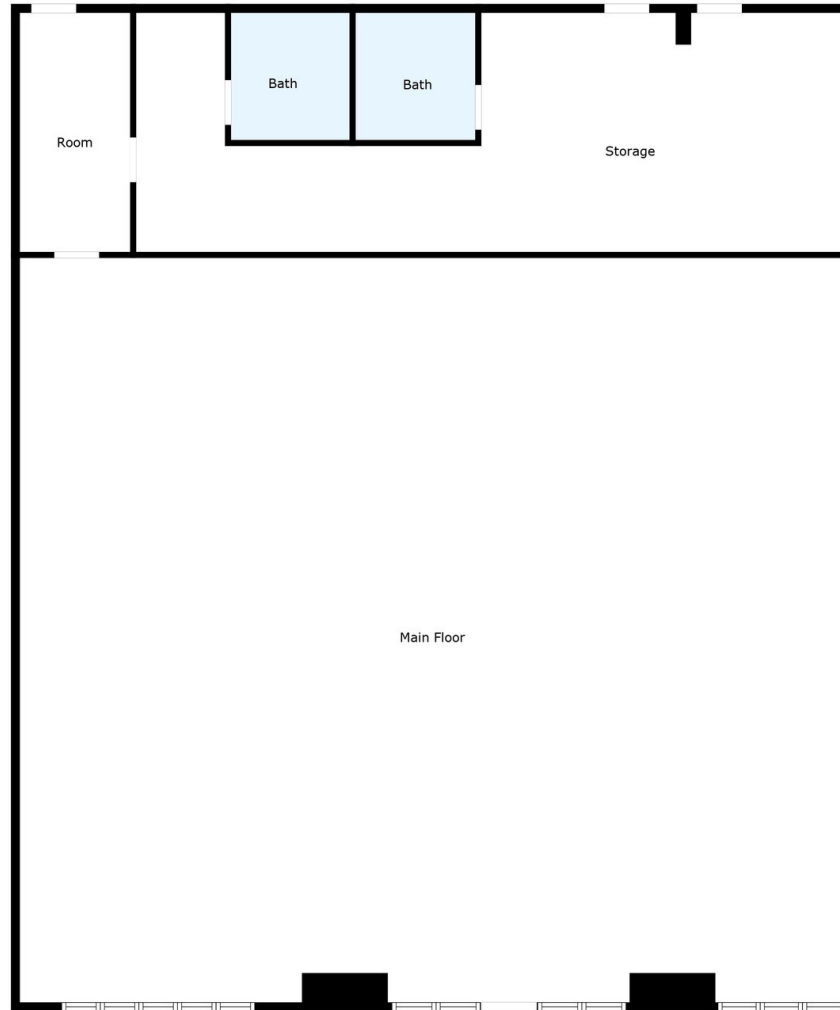
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

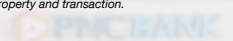


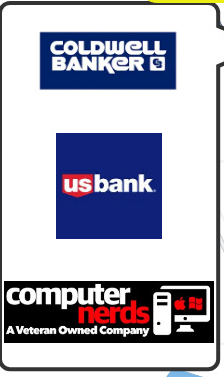
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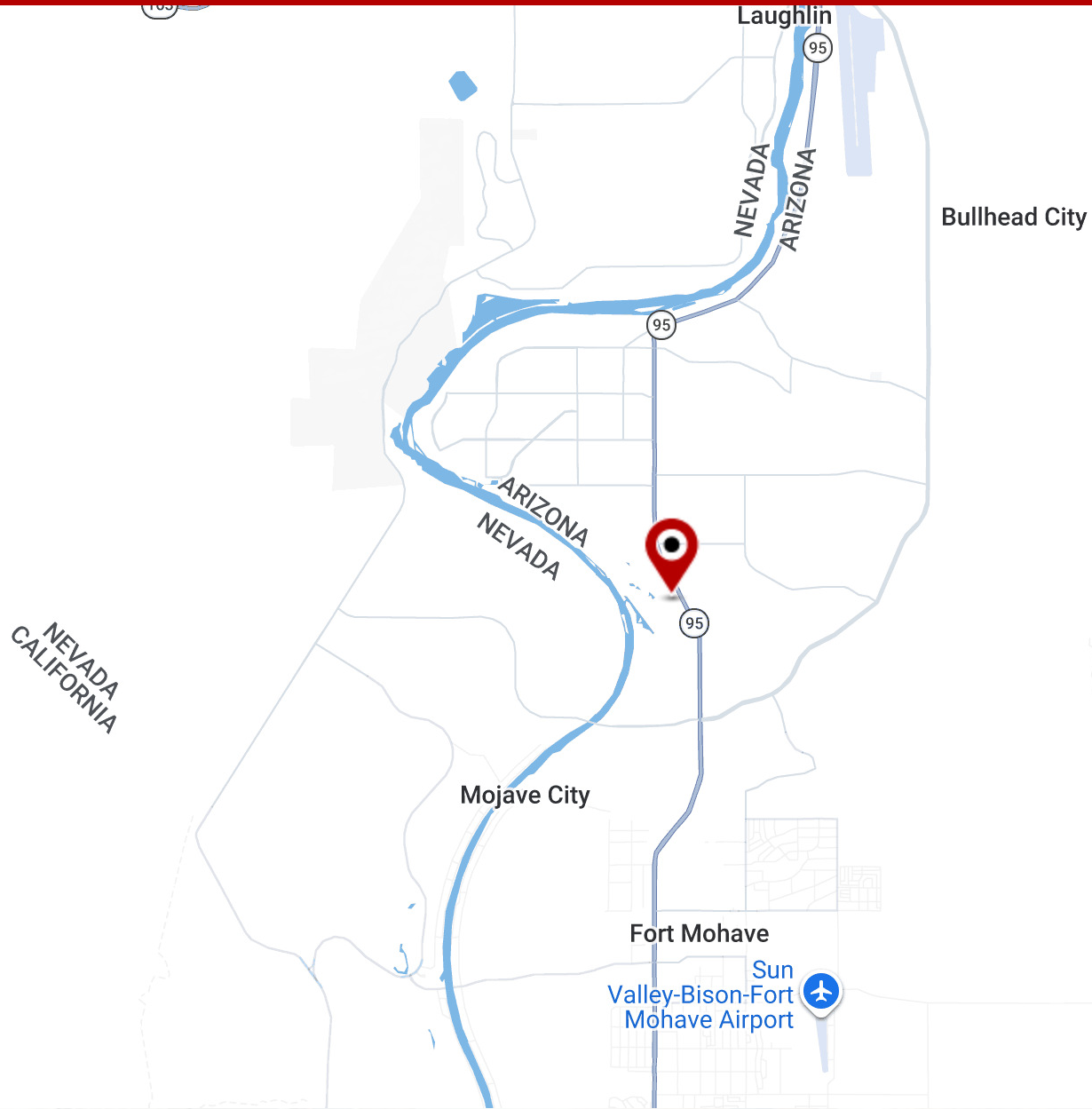


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Google



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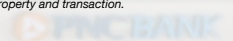
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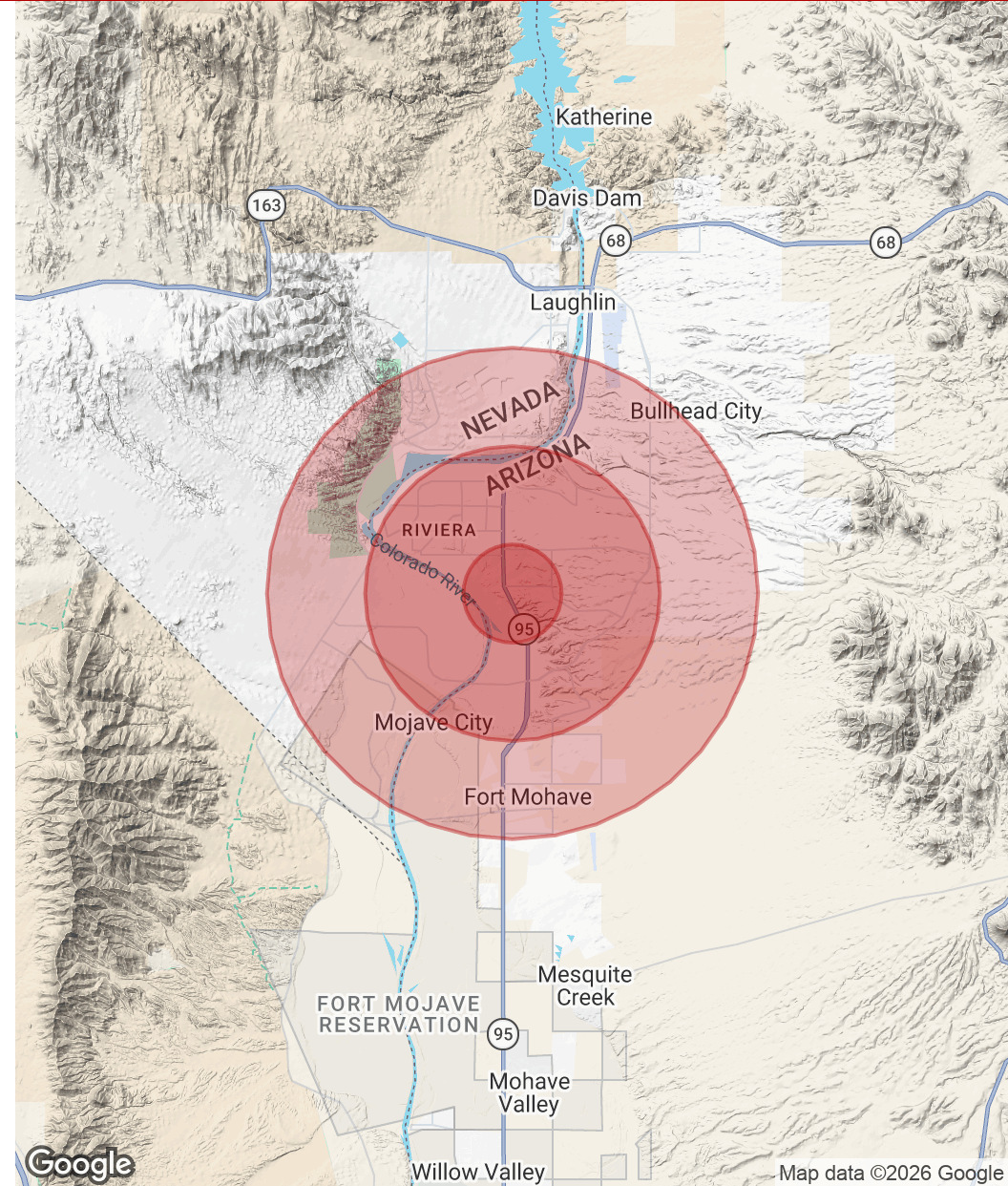
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|---------------|----------------|----------------|
| Total Population | 3,750 | 34,489 | 54,710 |
| Average Age | 51.6 | 47.9 | 48.4 |
| Average Age (Male) | 50.5 | 46.9 | 47.5 |
| Average Age (Female) | 52.6 | 48.8 | 49.3 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 1,736 | 14,963 | 24,406 |
| # of Persons per HH | 2.1 | 2.3 | 2.2 |
| Average HH Income | \$59,743 | \$53,050 | \$54,815 |
| Average House Value | \$213,983 | \$163,028 | \$171,432 |

2020 American Community Survey (ACS)



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