



Property Highlights

- Space available from 1,820 SF to 26,000 SF
- Several Outparcels Available with drive thru opportunities
- Includes approximately 182,168 SF of GLA
- Located on State Highway 95, the main North-South arterial within Bullhead City



Area Co-Tenants



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COLORADO RIVER UNION HIGH SCHOOL TO BE COMPLETED 2019



Bullhead Pkwy Expansion



APPROXIMATELY 7/10 MI. TO WEST: NEW BRIDGE ACROSS THE COLORADO RIVER, CONNECTING ARIZONA AND NEVADA, TO START IN 2018 AND BE COMPLETED IN 2019

SUBJECT





SHOP	TENANT	SF
A0A	AVAILABLE	3,500
A0C	AVAILABLE	1,820
A0U	CORE CONSTRUCTION	2,660
B0A	AVAILABLE	26,000
B0C	APPLE HAIR CUTTERS	920
B0D	ANYTIME FITNESS	5,250
B0H	SALLY BEAUTY SUPPLY	1,400
B0J	MYBULLFROG.COM	1,470
B0K	AWESOME NAILS	1,225
B0L	GNC	1,225
B0M	COLDSTONE CREAMERY	1,225
B0N	GREAT CLIPS	1,225
B0U	AVAILABLE	2,450
C0A	99 CENTS ONLY	20,388
C0B	PETSMART	17,708
C0U	AVAILABLE (DIVISIBLE)	12,602
D0A	ROSS DRESS FOR LESS	27,690
D0D	AVAILABLE	2,100
DOH	AFFORDABLE DENTURES	3,400
DOH1	AVAILABLE	2,445
DOH2	AVAILABLE	2,445
DOL	AVAILABLE	2,256
DOM	AVAILABLE	2,739
E0A	AVAILABLE	20,700
F0A	FAMOUS FOOTWEAR	7,020
F0D	AVAILABLE (60'3" x 117')	7,054
F0H	CATO FASHIONS	6,000
P1-P2	CULVERS	27,082
P3	DISCOUNT TIRE	55,515
P4	FUTURE SHOPS W/ DRIVE-THRU ENDCAP	43,247
P5	DRIVE-THRU REST. PAD AVAILABLE	48,513
P6	DRIVE-THRU REST. PAD AVAILABLE	41,968
P7	DRIVE-THRU REST. PAD AVAILABLE	36,186
P8	RESTAURANT PAD AVAILABLE	35,590
	KOHL'S (OWNED BY OTHERS)	68,639
	TARGET (OWNED BY OTHERS)	128,721
	CHASE BANK (OWNED BY OTHERS)	4,264

	15 Minutes	30 Minutes	45 Minutes
POPULATION SUMMARY			
2018 Total Population	51,641	73,0095	86,619
2023 Total Population	53,755	76,502	90,660
2018-2023 Annual Growth Rate	0.81%	0.92%	0.92%
2018 Median Age	50.3	51.0	52.0
INCOME SUMMARY			
Median Household Income	\$39,705	\$39,466	\$38,695
Average Household Income	\$52,560	\$53,514	\$52,151
BUSINESS DATA			
Total Businesses:	1,718	2,471	2,718
Total Employees:	18,474	39,637	41,277
Daytime Population:	49,662	84,409	95,532
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	7.2%	7.4%	7.2%
Bachelor's Degree	7.3%	8.1%	7.8%
Graduate/Professional Degree	4.0%	4.0%	3.8%
Percent of Population with Degrees	18.5%	19.5%	18.8%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	20,453	28,325	32,364
White Collar	50.6%	49.2%	48.7%
Services	32.9%	33.0%	31.7%
Blue Collar	16.6%	17.8%	19.6%
HOUSEHOLD SUMMARY			
2018 Households	21,373	30,845	36,943
2018 Average Household Size	2.41	2.36	2.33
2018 Average Family Size	2.85	2.83	2.79
2018 Median Home Value	\$150,064	\$157,111	\$149,298