

**PROJECT HIGHLIGHTS:**

- Site Area: 25,000 SF or 0.57 AC
- Zoning: C-2, General Commercial District
- Best Use: Commercial / Light Industrial Development.
- The subject properties are situated in the western portion of Mohave County, in Bullhead City, located west of Bullhead Parkway, in the Big Bend area of the Colorado River.

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2023 Population	817	14,433	44,274
Daytime Population	17,632	31,779	57,597
Average HH Income	\$59,629	\$68,841	\$62,447

**TRAFFIC COUNTS:**

AZ-95/Mohave Valley Hwy: 26,633 VPD west of Lee Ave (ADOT 2019)

**ELIO KHALIFE**  
**FIRST AMERICAN INVESTMENT, LLC**  
**SCOTTSDALE, AZ**  
**MANAGING MEMBER / FOUNDER**  
 CELL | 928.201.5888  
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



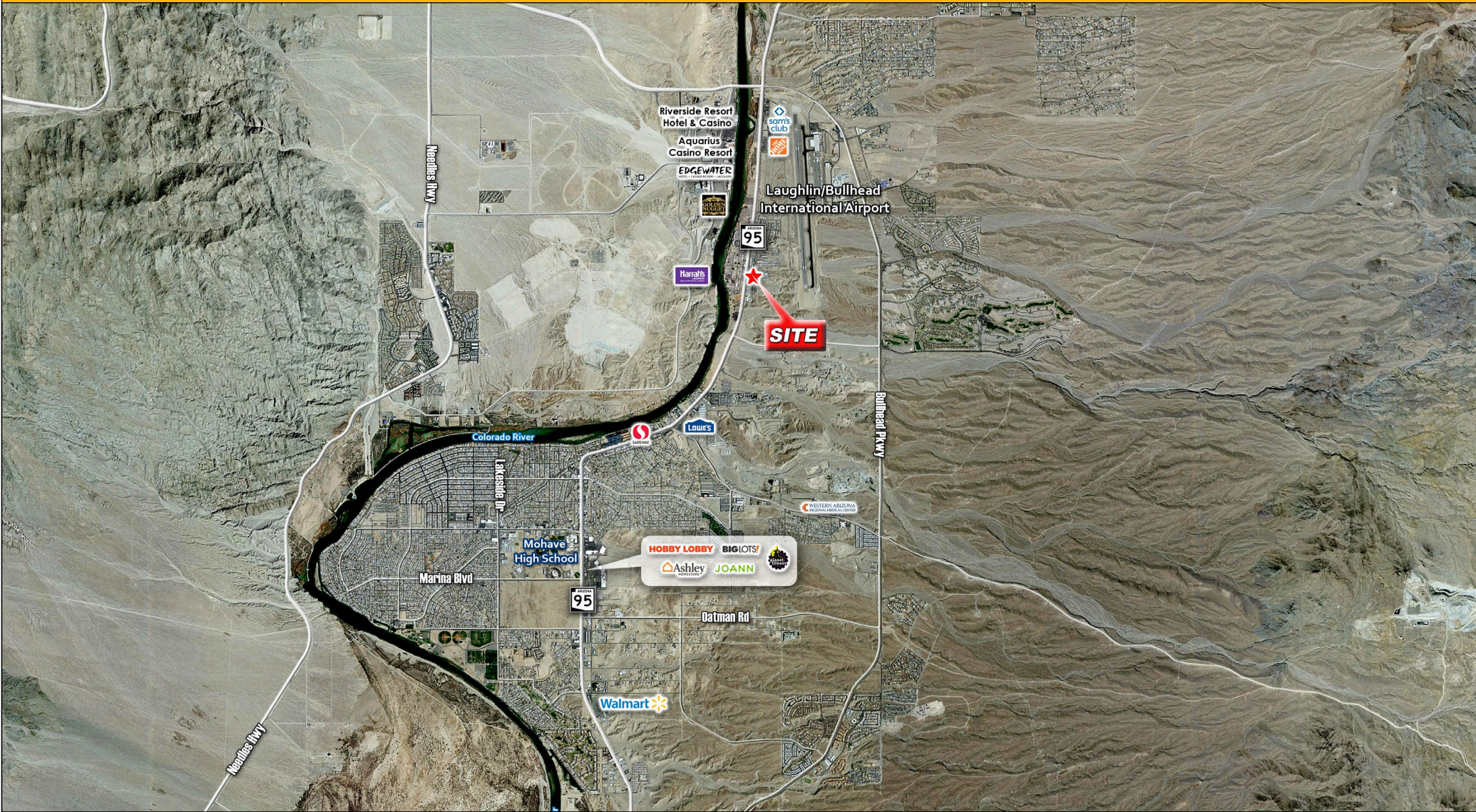
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## DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	1,082	13,504	40,917
2020 Total Population	862	14,140	43,490
2020 Group Quarters	7	147	207
2023 Total Population	817	14,433	44,274
2023 Group Quarters	7	147	207
2028 Total Population	791	14,505	45,107
2023-2028 Annual Rate	-0.64%	0.10%	0.37%
2023 Total Daytime Population	17,632	31,779	57,597
Workers	17,102	22,571	29,358
Residents	530	9,208	28,239
<b>Household Summary</b>			
2010 Households	539	6,176	17,938
2010 Average Household Size	2.00	2.17	2.27
2020 Total Households	462	6,856	20,171
2020 Average Household Size	1.85	2.04	2.15
2023 Households	468	7,104	20,866
2023 Average Household Size	1.73	2.01	2.11
2028 Households	461	7,253	21,687
2028 Average Household Size	1.70	1.98	2.07
2023-2028 Annual Rate	-0.30%	0.42%	0.77%
2010 Families	235	3,652	10,876
2010 Average Family Size	2.63	2.65	2.77
2023 Families	200	4,171	12,459
2023 Average Family Size	2.28	2.47	2.60
2028 Families	197	4,268	12,928
2028 Average Family Size	2.23	2.42	2.54
2023-2028 Annual Rate	-0.30%	0.46%	0.74%
<b>Housing Unit Summary</b>			
2000 Housing Units	862	7,972	20,411
Owner Occupied Housing Units	28.7%	40.7%	41.6%
Renter Occupied Housing Units	42.6%	34.5%	34.4%
Vacant Housing Units	28.8%	24.8%	24.0%
2010 Housing Units	900	8,822	24,980
Owner Occupied Housing Units	22.3%	40.1%	40.2%
Renter Occupied Housing Units	37.7%	30.0%	31.6%
Vacant Housing Units	40.1%	30.0%	28.2%
2020 Housing Units	752	9,147	26,068
Owner Occupied Housing Units	21.7%	43.5%	44.3%
Renter Occupied Housing Units	39.8%	31.4%	33.1%
Vacant Housing Units	32.7%	24.9%	23.0%
2023 Housing Units	754	9,298	26,530
Owner Occupied Housing Units	17.6%	44.9%	45.5%
Renter Occupied Housing Units	44.4%	31.5%	33.1%
Vacant Housing Units	37.9%	23.6%	21.3%
2028 Housing Units	754	9,485	27,435
Owner Occupied Housing Units	18.3%	46.7%	48.0%
Renter Occupied Housing Units	42.8%	29.8%	31.1%
Vacant Housing Units	38.9%	23.5%	21.0%