

PROJECT HIGHLIGHTS:

- Excellent visibility, located just off of Highway 95, the main north-south arterial of Bullhead City
- Zoned C2
- Located just south of Mohave Crossroads, the regional shopping center for the Bullhead City, Lake Havasu, Kingman and Laughlin trade areas – anchored by the only Target and Kohl's stores within a 70-mile radius

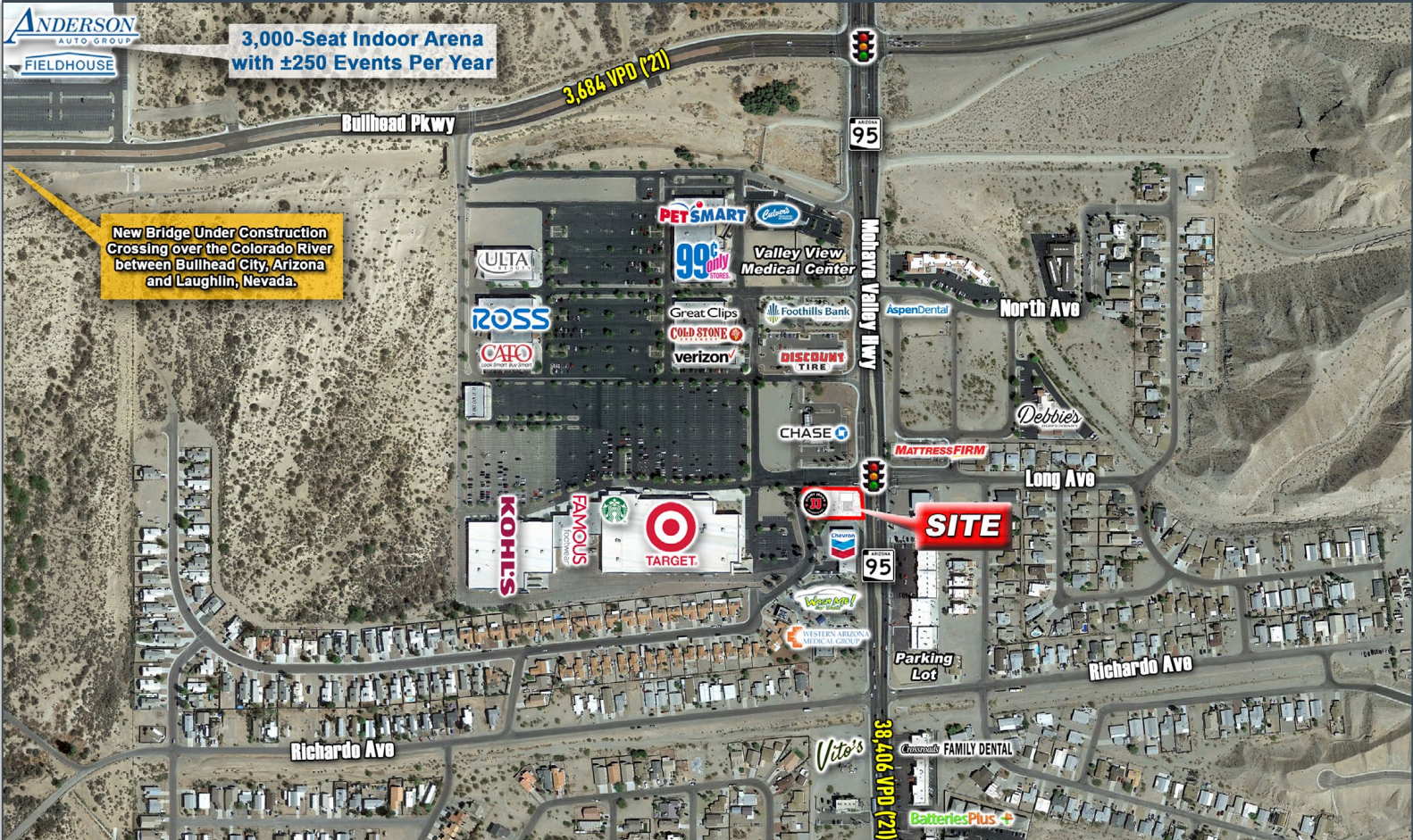
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	2,767	16,789	48,912
Daytime Population	2,639	15,845	45,781
Average HH Income	\$80,382	\$68,278	\$65,667

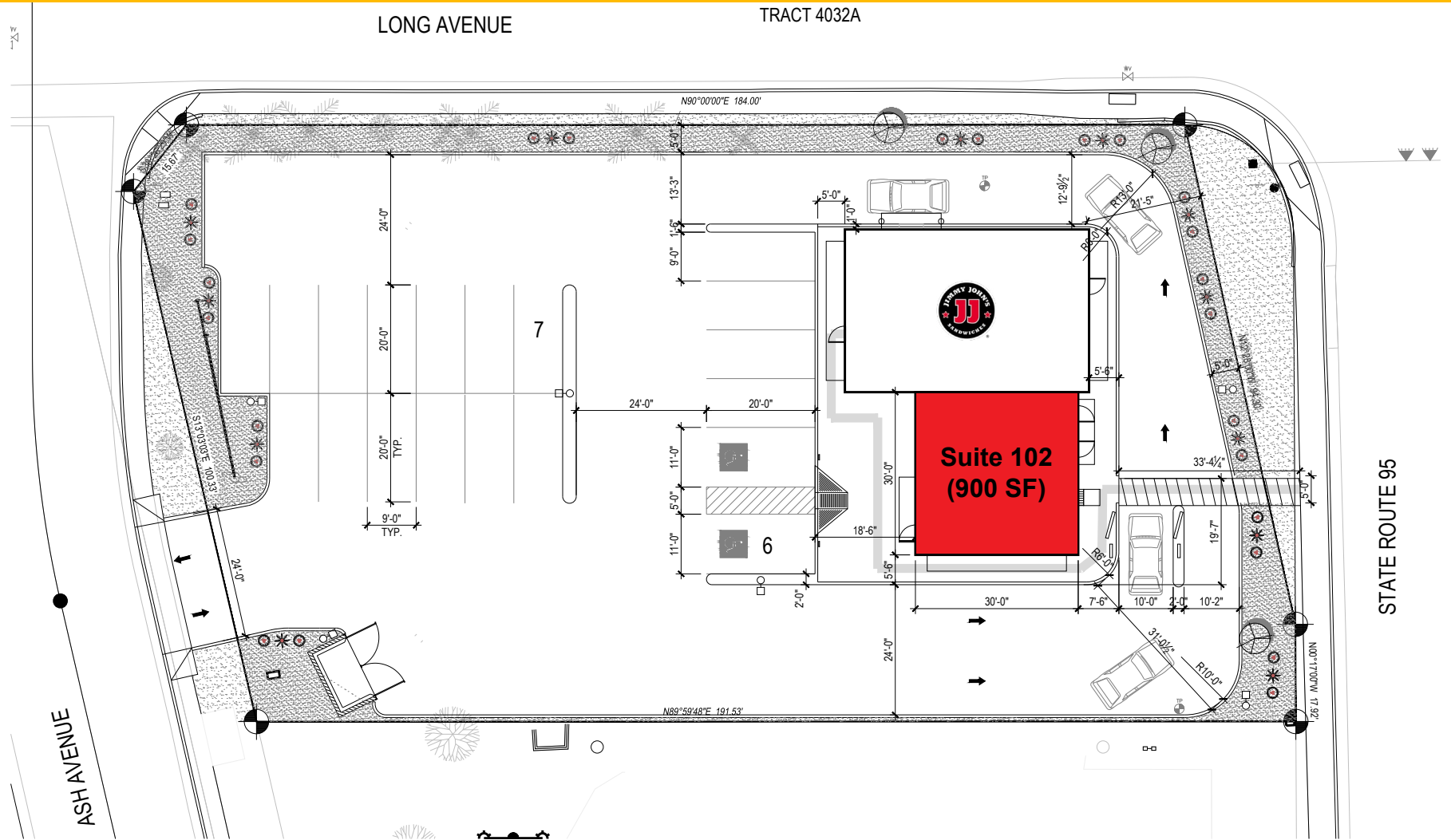
TRAFFIC COUNTS:

AZ-95/Mohave Valley Hwy: 38,406 VPD south of Richardo Ave (ADOT 2021)

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MANAGING MEMBER / FOUNDER
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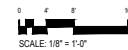
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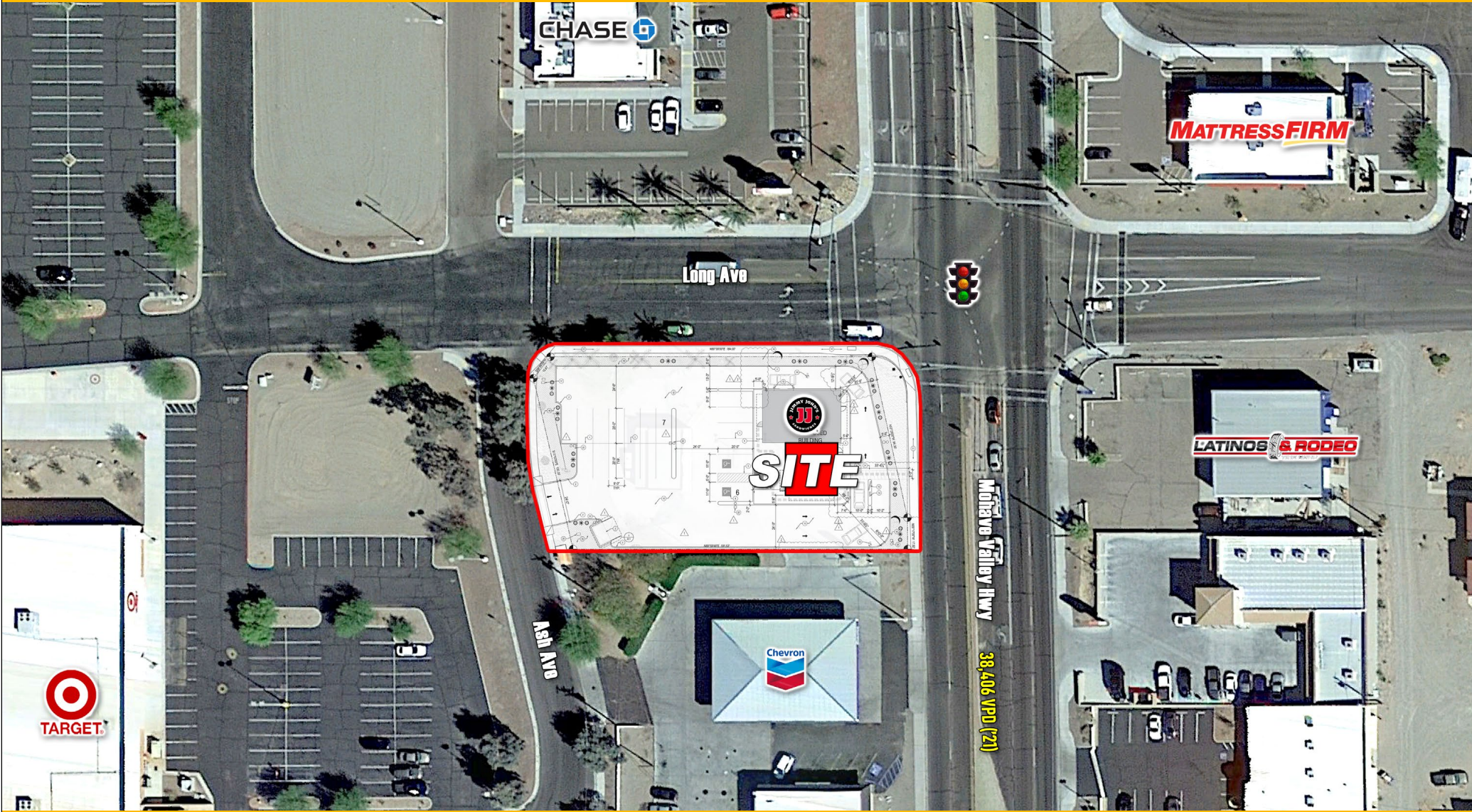
SITE PLAN

3701 HIGHWAY 95 BUILDING
 BULLHEAD CITY | ARIZONA

10.02.2023
 21001



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New Bridge Under Construction
Crossing over the Colorado River
between Bullhead City, Arizona
and Laughlin, Nevada.



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DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,701	15,079	44,980
2020 Total Population	2,694	16,284	47,354
2020 Group Quarters	0	3	153
2023 Total Population	2,767	16,789	48,912
2023 Group Quarters	0	3	153
2028 Total Population	2,754	16,611	48,527
2023-2028 Annual Rate	-0.09%	-0.21%	-0.16%
2023 Total Daytime Population	2,639	15,845	45,781
Workers	933	4,745	14,773
Residents	1,706	11,100	31,008
Household Summary			
2010 Households	1,004	6,383	18,354
2010 Average Household Size	2.69	2.36	2.44
2020 Total Households	1,068	7,135	20,313
2020 Average Household Size	2.52	2.28	2.32
2023 Households	1,114	7,393	21,244
2023 Average Household Size	2.48	2.27	2.30
2028 Households	1,131	7,445	21,468
2028 Average Household Size	2.44	2.23	2.25
2023-2028 Annual Rate	0.30%	0.14%	0.21%
2010 Families	743	4,302	12,103
2010 Average Family Size	2.98	2.75	2.87
2023 Families	819	4,919	13,831
2023 Average Family Size	2.76	2.66	2.71
2028 Families	833	4,905	13,935
2028 Average Family Size	2.69	2.62	2.66
2023-2028 Annual Rate	0.34%	-0.06%	0.15%
Housing Unit Summary			
2000 Housing Units	782	4,654	18,435
Owner Occupied Housing Units	63.7%	60.4%	51.8%
Renter Occupied Housing Units	20.3%	22.0%	25.4%
Vacant Housing Units	16.0%	17.6%	22.7%
2010 Housing Units	1,294	8,170	24,553
Owner Occupied Housing Units	54.5%	54.5%	49.5%
Renter Occupied Housing Units	22.9%	23.7%	25.2%
Vacant Housing Units	22.4%	21.9%	25.2%
2020 Housing Units	1,273	8,873	25,703
Vacant Housing Units	16.1%	19.6%	21.0%
2023 Housing Units	1,310	9,061	26,424
Owner Occupied Housing Units	64.7%	63.7%	54.7%
Renter Occupied Housing Units	20.3%	17.9%	25.7%
Vacant Housing Units	15.0%	18.4%	19.6%
2028 Housing Units	1,318	9,125	26,672
Owner Occupied Housing Units	66.5%	64.8%	56.1%
Renter Occupied Housing Units	19.3%	16.8%	24.4%
Vacant Housing Units	14.2%	18.4%	19.5%
Median Household Income			
2023	\$53,147	\$48,379	\$45,206
2028	\$62,002	\$54,635	\$52,630
Median Home Value			
2023	\$290,201	\$245,921	\$208,901
2028	\$307,143	\$261,496	\$225,017
Per Capita Income			
2023	\$32,554	\$30,185	\$28,590
2028	\$41,027	\$36,698	\$34,592
Median Age			
2010	42.4	49.0	47.0
2023	44.5	52.8	51.3
2028	45.7	53.7	51.7