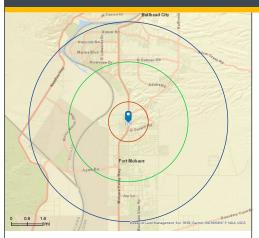


NWC OF AZ-95 & RICHARDO AVE | BULLHEAD CITY, AZ

0.54 ACRES



ELIO KHALIFE FIRST AMERICAN INVESTMENT, LLC SCOTTSDALE, AZ MANAGING MEMBER / FOUNDER CELL | 928.201.5888 E-MAIL | ELIOKHALIFE@MSN.COM

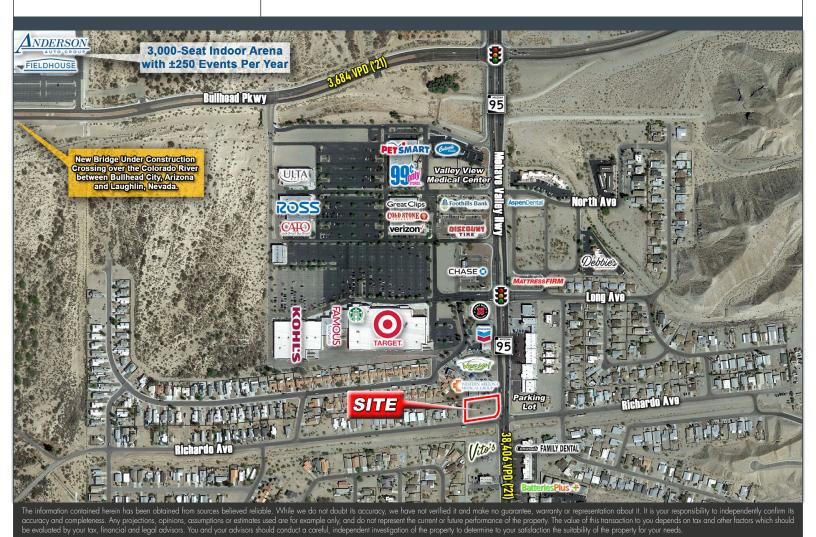
PROJECT HIGHLIGHTS:

- Excellent visibly, 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 area's – anchored by the only Target and Kohl's stores within a 70-mile radius

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 Population Daytime Population Average HH Income	2,957	16,779	47,758
	2,695	16,024	45,201
	\$103,252	\$74,462	\$66,913

TRAFFIC COUNTS:

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





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DEMOGRAPHIC REPORT

Damulatian Cumma	1 mile	3 miles	5 mile
Population Summary 2010 Total Population	2.022	15.222	44.50
·	2,933	15,372	44,58
2020 Total Population	2,937	16,603	46,97
2020 Group Quarters	0	5	15
2022 Total Population	2,957	16,779	47,75
2022 Group Quarters	0	5	15
2027 Total Population	2,979	16,743	48,05
2022-2027 Annual Rate	0.15%	-0.04%	0.120
2022 Total Daytime Population	2,695	16,024	45,20
Workers	1,137	5,809	15,69
Residents	1,558	10,215	29,50
Household Summary			
2010 Households	1,085	6,493	18,20
2010 Average Household Size	2.70	2.37	2.4
2020 Total Households	1,156	7,271	20,19
2020 Average Household Size	2.54	2.28	2.3
2022 Households	1,175	7,376	20,68
2022 Average Household Size	2.52	2.27	2.3
2027 Households	1,194	7,431	21,03
2027 Average Household Size	2.49	2.25	2.2
2022-2027 Annual Rate	0.32%	0.15%	0.33
2010 Families	802	4,385	12,03
2010 Average Family Size	3.00	2.76	2.8
2022 Families	851	4,850	13,31
2022 Average Family Size	2.84	2.70	2.7
2027 Families	865	4,882	13,51
		•	,
2027 Average Family Size	2.81	2.67	2.7
2022-2027 Annual Rate	0.33%	0.13%	0.300
lousing Unit Summary		. =	
2000 Housing Units	849	4,701	18,03
Owner Occupied Housing Units	64.2%	60.8%	52.3°
Renter Occupied Housing Units	20.1%	21.7%	25.69
Vacant Housing Units	15.7%	17.5%	22.19
2010 Housing Units	1,394	8,294	24,16
Owner Occupied Housing Units	55.0%	55.0%	50.19
Renter Occupied Housing Units	22.6%	23.3%	25.29
Vacant Housing Units	22.2%	21.7%	24.79
2020 Housing Units	1,375	9,017	25,37
Vacant Housing Units	15.9%	19.4%	20.49
2022 Housing Units	1,397	9,123	25,79
Owner Occupied Housing Units	63.9%	62.8%	54.49
Renter Occupied Housing Units	20.3%	18.1%	25.89
Vacant Housing Units	15.9%	19.1%	19.8
2027 Housing Units	1,400	9,155	26,03
Owner Occupied Housing Units	65.6%	63.9%	55.79
Renter Occupied Housing Units	19.7%	17.2%	25.19
Vacant Housing Units	14.7%	18.8%	19.29
Median Household Income	14.7 70	18.670	13.2
	¢60.010	# E4.020	Φ Ε0.07
2022	\$68,918	\$54,020	\$50,87
2027	\$83,585	\$60,785	\$56,91
Median Home Value			
2022	\$265,813	\$213,545	\$208,12
2027	\$336,364	\$282,405	\$280,54
Per Capita Income			
2022	\$41,344	\$32,738	\$28,98
2027	\$50,953	\$39,610	\$34,56
Median Age			· · · · · · · · · · · · · · · · · · ·
2010	42.5	49.0	47.
2022	44.2	52.6	51.
LVLL	77.4	53.7	51.