



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 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	2,957	16,779	47,758
Daytime Population	2,695	16,024	45,201
Average HH Income	\$103,252	\$74,462	\$66,913

TRAFFIC COUNTS:

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

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



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.



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	2,933	15,372	44,583
2020 Total Population	2,937	16,603	46,979
2020 Group Quarters	0	5	153
2022 Total Population	2,957	16,779	47,758
2022 Group Quarters	0	5	153
2027 Total Population	2,979	16,743	48,052
2022-2027 Annual Rate	0.15%	-0.04%	0.12%
2022 Total Daytime Population	2,695	16,024	45,201
Workers	1,137	5,809	15,692
Residents	1,558	10,215	29,509
Household Summary			
2010 Households	1,085	6,493	18,207
2010 Average Household Size	2.70	2.37	2.44
2020 Total Households	1,156	7,271	20,196
2020 Average Household Size	2.54	2.28	2.32
2022 Households	1,175	7,376	20,685
2022 Average Household Size	2.52	2.27	2.30
2027 Households	1,194	7,431	21,030
2027 Average Household Size	2.49	2.25	2.28
2022-2027 Annual Rate	0.32%	0.15%	0.33%
2010 Families	802	4,385	12,031
2010 Average Family Size	3.00	2.76	2.86
2022 Families	851	4,850	13,314
2022 Average Family Size	2.84	2.70	2.75
2027 Families	865	4,882	13,517
2027 Average Family Size	2.81	2.67	2.72
2022-2027 Annual Rate	0.33%	0.13%	0.30%
Housing Unit Summary			
2000 Housing Units	849	4,701	18,032
Owner Occupied Housing Units	64.2%	60.8%	52.3%
Renter Occupied Housing Units	20.1%	21.7%	25.6%
Vacant Housing Units	15.7%	17.5%	22.1%
2010 Housing Units	1,394	8,294	24,167
Owner Occupied Housing Units	55.0%	55.0%	50.1%
Renter Occupied Housing Units	22.6%	23.3%	25.2%
Vacant Housing Units	22.2%	21.7%	24.7%
2020 Housing Units	1,375	9,017	25,375
Vacant Housing Units	15.9%	19.4%	20.4%
2022 Housing Units	1,397	9,123	25,796
Owner Occupied Housing Units	63.9%	62.8%	54.4%
Renter Occupied Housing Units	20.3%	18.1%	25.8%
Vacant Housing Units	15.9%	19.1%	19.8%
2027 Housing Units	1,400	9,155	26,031
Owner Occupied Housing Units	65.6%	63.9%	55.7%
Renter Occupied Housing Units	19.7%	17.2%	25.1%
Vacant Housing Units	14.7%	18.8%	19.2%
Median Household Income			
2022	\$68,918	\$54,020	\$50,878
2027	\$83,585	\$60,785	\$56,911
Median Home Value			
2022	\$265,813	\$213,545	\$208,124
2027	\$336,364	\$282,405	\$280,541
Per Capita Income			
2022	\$41,344	\$32,738	\$28,987
2027	\$50,953	\$39,610	\$34,567
Median Age			
2010	42.5	49.0	47.1
2022	44.2	52.6	51.0
2027	45.4	53.7	51.4