

HISTORIC
LOCATION



I-40 INTERCHANGE FRONTAGE | KINGMAN, ARIZONA National Retail Location – LAND LEASE



NEW REDUCED PRICE

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2944 N 44th St, Suite 200, Phoenix, AZ 85018
602 955 4000 | naihorizon.com

Parcel Map

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PROPERTY INFO

Location:	3137 E Andy Devine Ave Kingman, Arizona 86401 Mohave County
Major Cross Streets:	SWC Interstate-40 & Historic Route 66 (Andy Devine Avenue, Exit 53)
Size:	0.86 Acres (37,462 SF)
Land Lease:	\$4,500/Month \$3,000/Month
Lease Term:	50 – 60 Years
Comments:	This property has great commercial/ investment potential
Zoning:	C-3
Parcels:	320-16-185E and 320-161-185F
Primary Use:	Retail

UTILITY PROVIDERS

Gas :	Unisource
Electric:	Unisource
Water:	City of Kingman
Sewer:	City of Kingman

HISTORY OF KINGMAN

From its roots as a railroad and mining town to its role today as an economic and tourist hub, Kingman has long been a community proud of its heritage and committed to building a vibrant future.

The city's name honors Lewis Kingman, a railroad surveyor who worked in the area during the 1880s. As the railroad brought commerce and opportunity to the region, Kingman began to flourish, much like many towns across the American West. The discovery of gold in the nearby Black Mountains further fueled population growth and prosperity.

Transportation has played a defining role in Kingman's development. In 1929, the city became home to Arizona's first commercial airport, Port Kingman, a key stop in the Transcontinental Air Transport system championed by Charles Lindbergh and Amelia Earhart. Around the same time, the completion of historic Route 66 connected Kingman to the rest of the country, making it a vital corridor for travelers journeying between California and the Midwest.

Over the years, Kingman has welcomed many notable Americans, including actor Andy Devine, who spent much of his childhood in the town. Known for his role as Cookie in numerous Roy Rogers films and appearing in over 400 movies, Devine's legacy is still celebrated today through Andy Devine Way and the annual Andy Devine Days festival.

Kingman proudly preserves its rich past, with over 60 buildings listed on the National Register of Historic Places.

Source: <https://www.choosekingman.com/relocate/history>

Retail Map

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KINGMAN STATS

34 Million

People Within a Day's Drive

#1

Largest Industrial Park in Northern Arizona

#1

Location on Route 66 for Global Tourists

40,000

Pass by Kingman Daily

70 Miles

from the western entrance to Grand
Canyon National Park

100 Miles

from Las Vegas

200 Miles

from Phoenix

66

as in the longest preserved stretch of
historic Route 66

Source: <https://www.choosekingman.com/relocate/history>

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