

A photograph of a Target retail store exterior. The building is constructed of light-colored stone blocks with a large red bullseye logo and the word "TARGET" in red letters on the upper left. The entrance features a glass facade with a red awning. In the foreground, there are red spherical bollards and a red circular signpost. The background shows a clear blue sky and distant mountains.

AVAILABLE
ANCHORS
SHOPS
PADS

FOR LEASE

Mohave Crossroads

SWC Bullhead Pkwy & Hwy 95 | Bullhead City, AZ



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FOR LEASE | ANCHORS, SHOPS & PADS

JOIN



TARGET.



ABOUT THE PROPERTY

- Mohave Crossroads is the regional shopping hub for the Bullhead City, Lake Havasu, Kingman and Laughlin trade area with a population exceeding 200,000 and is home to the only Target, Kohls, Bath & Body Works, Five Below, and Ulta stores within a 70-mile radius
- Nearby casinos & resorts attract 5.5 million visitors per year
- Located at the intersection of Highway 95, the main north/south arterial through western Arizona's river cities, and Bullhead Parkway, the alternate route through Bullhead City
- The new Bullhead Parkway bridge across the Colorado River opened in June 2024, creating an alternative route to reach Laughlin and points West
- Anderson Field House indoor sports and entertainment venue is located just northwest of the center.
- Anderson Field House generated over 270,000 visitors in 2022

DEMOGRAPHICS

	5 Mile	20 Miles	50 Miles
2026 Population	50,738	87,650	233,086
2031 Population	52,893	91,353	242,111
Average HH Income	\$79,780	\$83,187	\$89,324
Daytime Population	51,588	99,585	234,733

Year: 2026 | Source: Esri

TRAFFIC COUNTS

SR-95 (S of Bullhead Pkwy)	36,449 VPD
Bullhead Pkwy (E of SR-95)	3,870 VPD

Year: 2025 | Source: ADOT

CONTACT

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SWC Bullhead Pkwy & Hwy 95 | Bullhead City, AZ



UNIT	TENANT	SF
100	TARGET (OWNED BY OTHERS)	135,576
120	FAMOUS FOOTWEAR	7,020
140	MAURICES	7,054
160	CATO FASHIONS	6,000
180	KOHL'S (OWNED BY OTHERS)	58,369
200	ARROWHEAD CREDIT UNION	3,500
250	AVAILABLE	4,480
300	AVAILABLE	2,100
308	AVAILABLE	2,445
316	AFFORDABLE DENTURES	3,400
330	CENTURY COMMUNITIES SHOWROOM	2,256
336	AVAILABLE	2,739
340	ROSS DRESS FOR LESS	27,690
360	BOOT BARN	20,824
500	BULLHEAD URGENT CARE	4,485
532	AVAILABLE	8,009
540	PETSMART	17,708
570	DOLLAR TREE	20,388
600	ULTA	9,952
625	FIVE BELOW	10,000
650	APPLE HAIR CUTTERS	920
660	BATH & BODY WORKS	3,325
663	SAS SHOES	1,925
665	SALLY BEAUTY SUPPLY	1,400
670	GO WIRELESS	1,470
675	CUTE NAILS & SPA	1,225
680	GROUNDN COFFEE	1,225
685	COLDSTONE CREMERY	1,225
690	GREAT CLIPS	1,225
695	I HEART TACOS	2,450
900	CHASE BANK (OWNED BY OTHERS)	5,954
PAD 4	AVAILABLE	
PAD 5	HEARTLAND DENTAL	
JR ANCHOR	PROPOSED BUILD TO SUIT	±20,000-25,000
PAD F	AVAILABLE (PAD/FUTURE SHOPS)	
PAD H	AVAILABLE (PAD/FUTURE SHOPS)	

Mohave Crossroads

SWC Bullhead Parkway & State Route 95 | Bullhead City, Arizona 86442



**Bullhead Parkway
Bridge/Extension**
Opened June 2024

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