

FOR SALE OR LEASE

# COLORADO PLACE

2580 AZ HIGHWAY 95  
BULLHEAD CITY, AZ 86442





# 01

# OFFERING SUMMARY

THE OFFERING

PROPERTY DESCRIPTION

BUILDING HIGHLIGHTS

FLOORPLAN

AERIAL



# OFFERING SUMMARY

## THE OFFERING

Kidder Mathews is pleased to offer the opportunity to purchase or lease quality medical, office and retail space within the prestigious Colorado Place located in the heart of Bullhead City, Arizona.

Colorado Place, a 100,000 sq ft professionally managed mixed-use property, the largest office property in Northern Arizona, is located at the center of the Central Business District of Bullhead City. Centered between the triangle of Las Vegas, Phoenix and Los Angeles, the market has 5 million year-round tourists seeking river recreation in the summer, warmer weather in the winter and gaming year-round. Availability includes move in ready or shell space ready for custom tenant improvements.



**\$119.00/SF –  
\$161.00/SF**

LIST PRICE

**\$14.00/SF –  
\$19.00/SF**

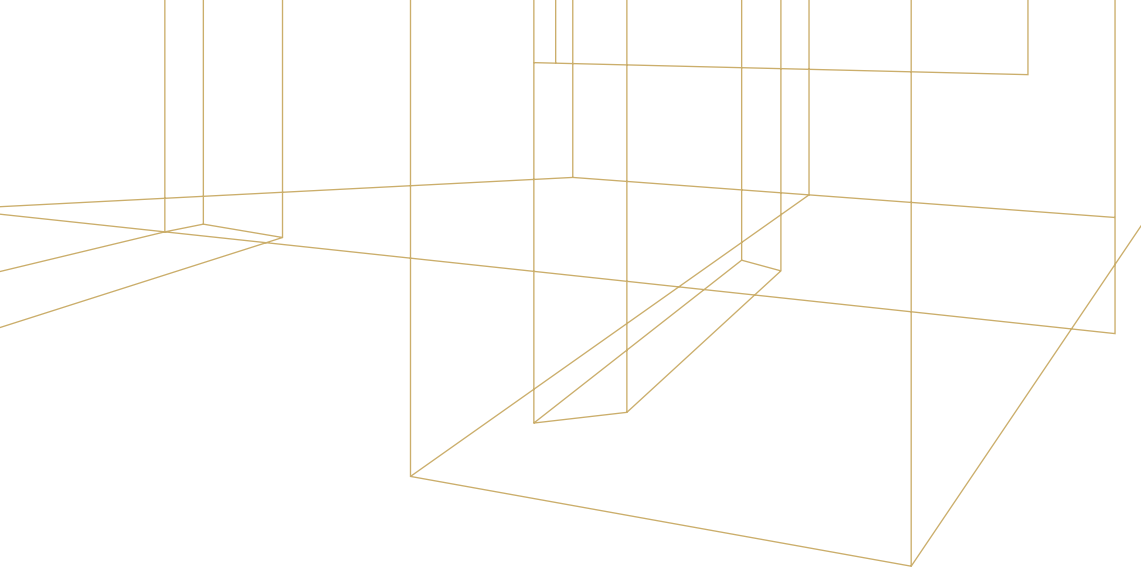
LEASE RATE PER SF

**1,200 – 3,030**

TOTAL AVAILABLE SPACE

**NNN**

LEASE TYPE



# PROPERTY AVAILABILITY



## CURRENT AVAILABILITY

For Lease	SF	NNN
Suite 114	1,650	Negotiable

For Sale or Lease	SF	NNN
Suite 218	1,827	\$161/sf or \$14.00/psf
Suite 219 (Shell)	3,030 (Divisible to 1,200 SF)	\$119/sf or \$14.00/psf

## PROPERTY SUMMARY

Address	2580 AZ Highway 95 Bullhead City, Arizona 86442
Sale Price Per SF	\$119.00-\$161.00/SF
Lease Rate Per SF	\$14.00/SF - \$18.00/SF + NNN
Approx Triple Net Cost	\$4.25/SF
Lease Type	NNN
Size	From 1,200 - 3,030 SF
Parking	Ample
Year Built	2005
Intersection	NEC Highway 95 and Havasupai Dr
Annual Property Taxes	Approx. \$1.50/SF
Association Dues	Approx. \$1.75/SF
Zoning	C-2, City of Bullhead





## BUILDING HIGHLIGHTS

**OWNER** association professionally managed

**ACROSS** the street from Fresenius Medical Care

**CENTRALLY** located between both hospitals

**ONSITE** pharmacy

**IDEALLY** located in the middle of The Golden Mile of Highway 95

**HIGHLY** visible with frontage on Mohave Valley Highway

**BEAUTIFUL** mountain views from the office

**DENSELY** populated trade-area with a population in excess of 50k within a 5 mile radius

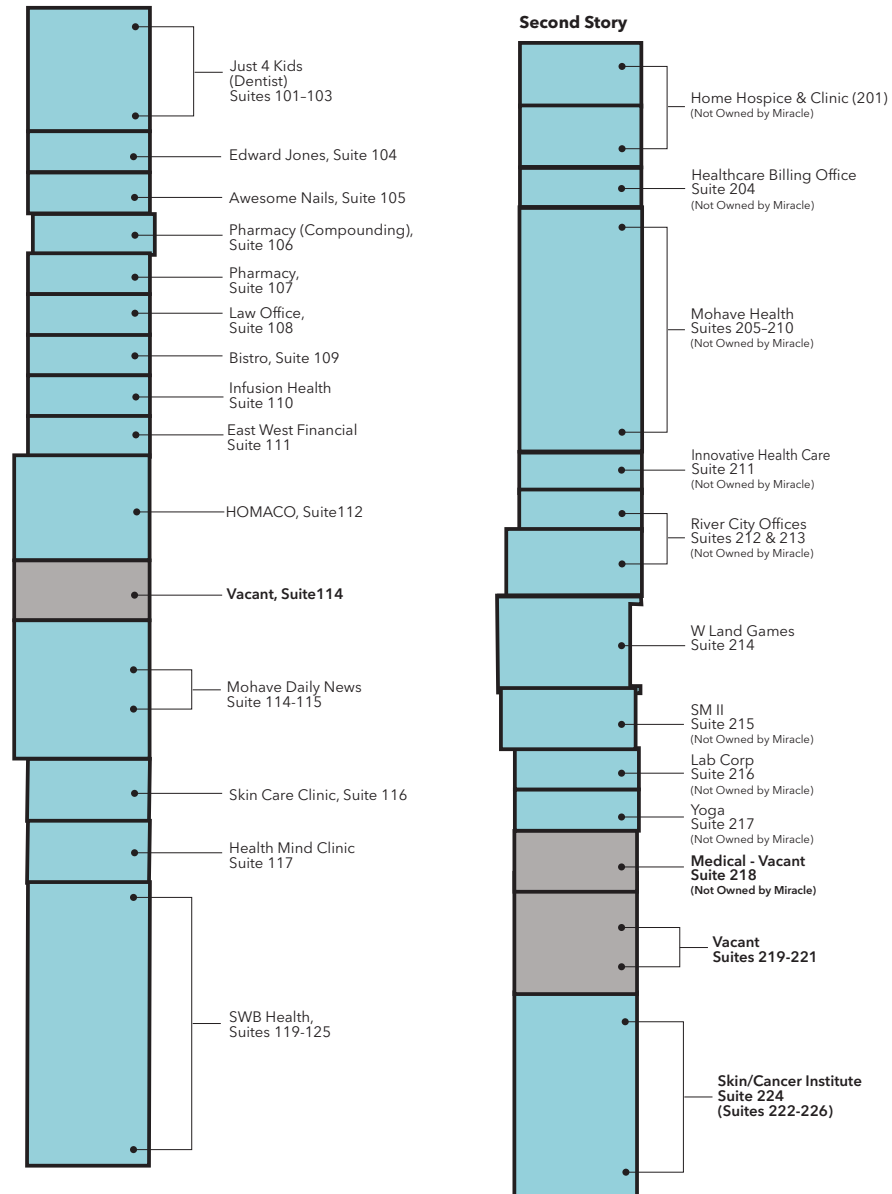
**PROMINENT** frontage





# FLOOR PLAN

## HIGHWAY 95 BUILDING | COLORADO PLACE





# AERIAL







# 02

# MARKET OVERVIEW

MARKET LOCATION OVERVIEW

DEMOGRAPHICS



# MARKET OVERVIEW

Bullhead City, Arizona has the best of both worlds. First, they are part of the lively "River Cities" area, which is only one to four hours from Las Vegas, Nevada, Southern California, and the Phoenix, Arizona areas.

There are many shopping and fine dining retailers, as well as the desert climate for those outdoor sand water enthusiasts. Also, there is nearby gaming and night life of their neighboring city Laughlin, Nevada.

Bullhead City is home to the Bullhead City River Regatta, The Colorado River Bluegrass Festival, annual Youth and Senior Softball tournaments, soccer tournaments, The Winter Visitor Expo,

Christmas Parade, and a Winter Festival. Many pristine golf courses, trails, parks, rivers, and lakes are offered to visitors.

Winter, spring, summer or fall the City of Bullhead is a city of all seasons. The city is known for 360 days of sunshine a year that allow numerous outdoor recreation activities year-round.

The City is home to the largest tube float, Bullhead City River Regatta that takes place the second weekend in August of each year, where 30,000 participants float a 2.5 mile stretch of the beautiful Colorado River. In addition to the Colorado River, the pristine waters of Lake Mohave are located approximately fifteen minutes north of the City. With the abundance of water play space on the Colorado River and Lake Mohave, here is a wide variety of activities available.

The Bullhead Area Chamber of Commerce has over 500 members who are private, public, and nonprofit businesses that represent more than 9,000 people. The Bullhead Area Chamber of Commerce offers networking events, education, marketing opportunities, advocacy, workforce development and involvement in the community.

543.9M

SPECIFIED CONSUMER SPENDING

1.3%

PROJECTED GROWTH RATE

A+

COST OF LIVING RATING





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2022 ESTIMATE	2,934	32,242	52,321
2027 PROJECTION	3,209	35,437	58,024
2010 CENSUS	2,814	30,017	46,515
GROWTH 2022 - 2027	1.9%	2.0%	2.2%
GROWTH 2010 - 2022	0.4%	0.6%	1.0%
AVERAGE AGE	54.9	52.2	53.1

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 ESTIMATE	1,283	13,487	22,383
2027 PROJECTION	1,409	14,877	24,903
2010 CENSUS	1,230	12,540	19,851
GROWTH 2022 - 2027	2.0%	2.1%	2.3%
MEDIAN HOME VALUE	\$152,522	\$137,629	\$162,752

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$55,824	\$52,565	\$54,394
MEDIAN HH INCOME	\$49,279	\$43,072	\$43,448
TOTAL BUSINESSES	391	1,524	2,080
TOTAL EMPLOYEES	4,623	11,267	23,969



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