



City Square Shopping Center

2250 AZ-95 | BULLHEAD CITY, AZ 86442

FOR LEASE & SALE



PAD and Retail Shops for Sale and Lease

CITY SQUARE is ideally located in a high-profile, mixed-use retail center in the heart of Bullhead City

FEATURES massive pylon signage

ANCHORED by Hobby Lobby, Ashley Furniture, McDonald's, Dutch Bros and more

OFFERING availability of retail shops for lease and PAD sites for sale

ACROSS the river from sister city Laughlin, NV

BRET ISBELL
Senior Vice President
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Site Plan



PAD SITE AVAILABILITY

PAD 1	\$385,000	APN: 220-51-001F	.6 AC	Up to 3500 SF building allowed & drive thru
PAD 2	Pending	APN: 220-65-007	1.38 AC	Up to 7000 SF building/patio combo
PAD 3	\$385,000	APN: 220-65-006	1.43 AC	Up to 4000 SF building allowed & drive thru & outdoor patio
PAD 4	\$129,000	APN: 220-65-005	.63 AC	Up to 1000 SF building allowed, no drive thru

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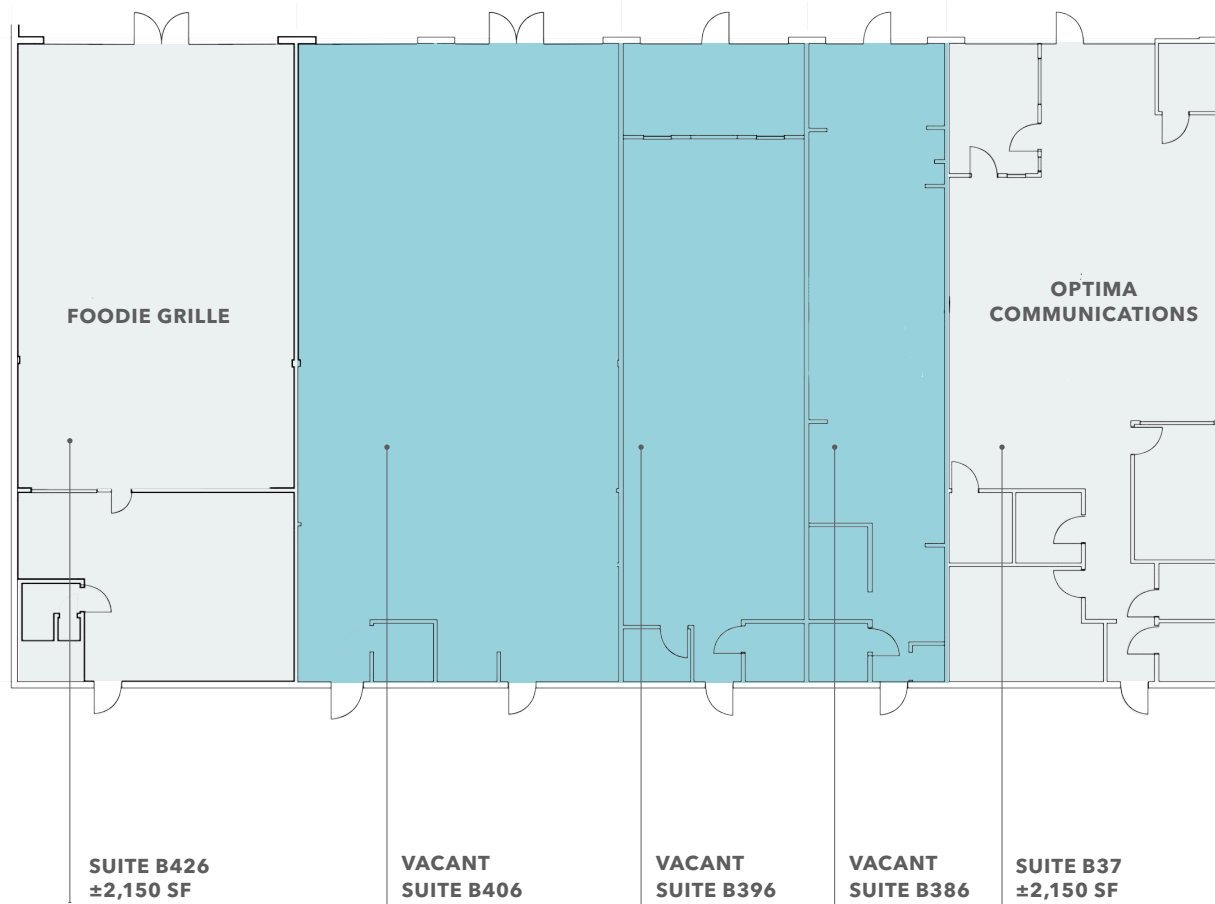


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B-Shops Floorplan



±2,535 SF

SUITE B406

±1,435 SF

SUITE B396

±1,075 SF

SUITE B386

±5,045 SF

TOTAL CONTIGUOUS LEASE SF

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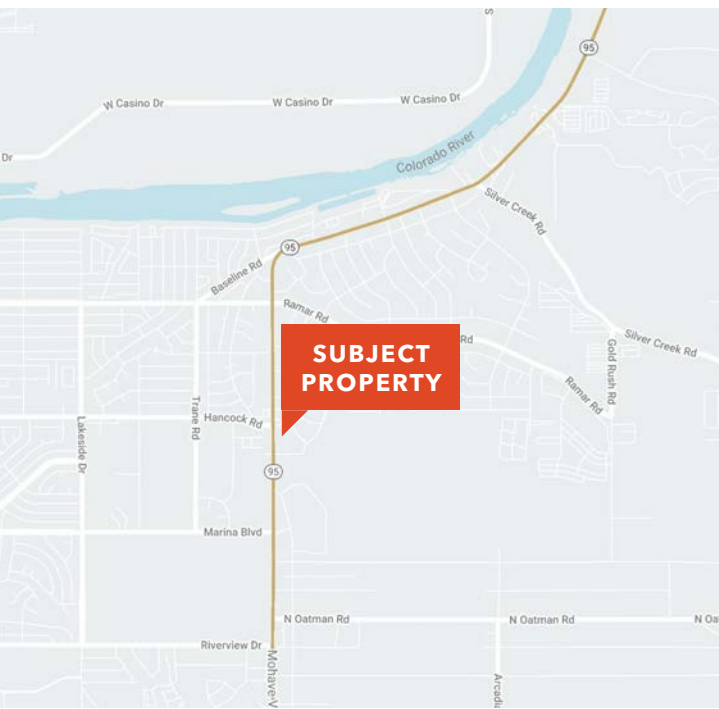
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	4,379	35,559	50,240
2027 Population Projection	4,745	35,559	50,240
2022 Households	1,882	15,218	21,600
2027 Household Projection	4,745	39,282	55,802
Average HH Income	\$47,018	\$50,299	\$55,268
Median HH Income	\$36,949	\$41,024	\$43,645
Median Home Value	\$102,542	\$137,607	\$169,859
Growth 2022-2027	1.8%	2.2%	2.3%
Total Business	556	1,497	2,045
Total Employees	5,284	12,488	30,615
Average Household Size	2.3	2.3	2.3
Population Growth 2022-2027	1.7%	2.1%	2.2%



\$363.4M TOTAL SPECIFIED CONSUMER SPENDINGS



MEDIAN YEAR HOME BUILT 1985



MEDIAN AGE 51.9

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