

FOR SALE | Prime Commercial Suites



**1491
PALMA**

PALMA EXECUTIVE OFFICE SUITES

±5,920 SF

**2 BUILDINGS
9 EXECUTIVE SUITES**



BRANDON STIDHAM
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FOR SALE | Prime Commercial Suites



PALMA EXECUTIVE OFFICE SUITES
1491 PALMA ROAD
BUILDING A

Palma Executive Office Suites consist of 2 buildings containing 9 office suites. Building "A" contains 2 large suites that may be combined with interior adjacent doors. Each unit also has it's own private exterior entrance. The units also have their own private restroom inside.

PALMA EXECUTIVE OFFICE SUITES BUILDING A

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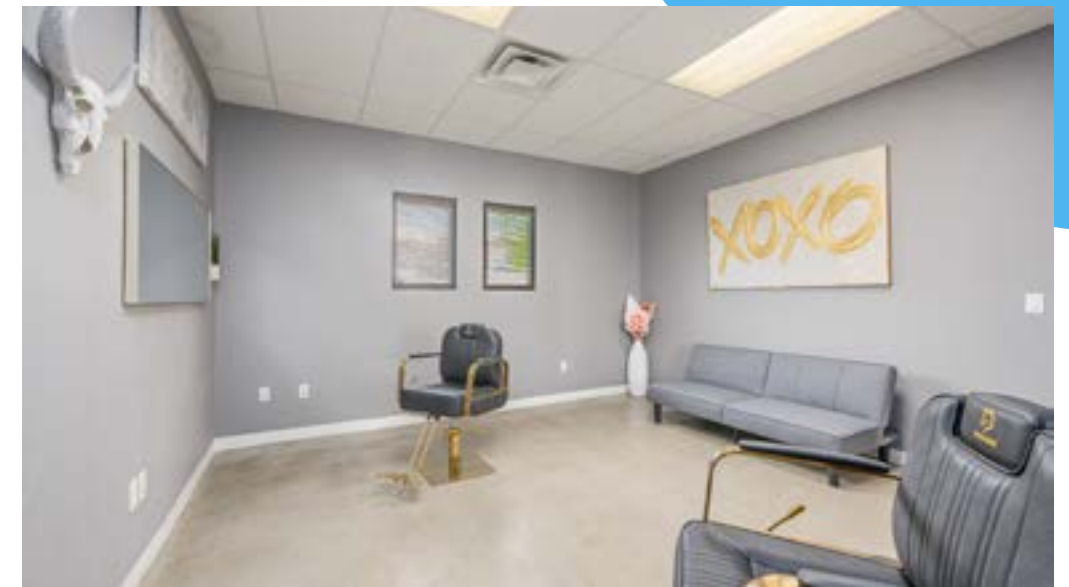
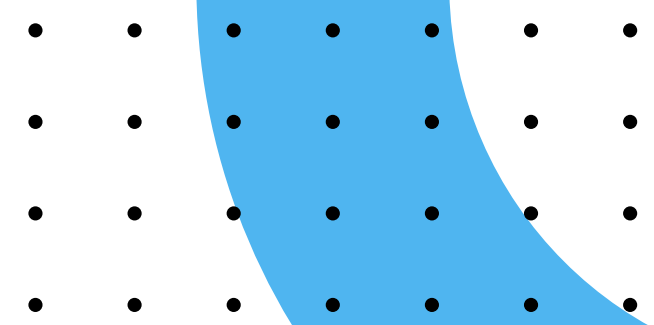
PALMA EXECUTIVE OFFICE SUITES
1491 PALMA ROAD
BUILDING B

Building "B" contains 7 suites. Four of the suites may be combined with a shared interior door for more space. On the other end of the building, 3 suites can be combined. Each suite also has its own private exterior entrance. The 7 suites share 2 common area restrooms.

PALMA EXECUTIVE OFFICE SUITES BUILDING B



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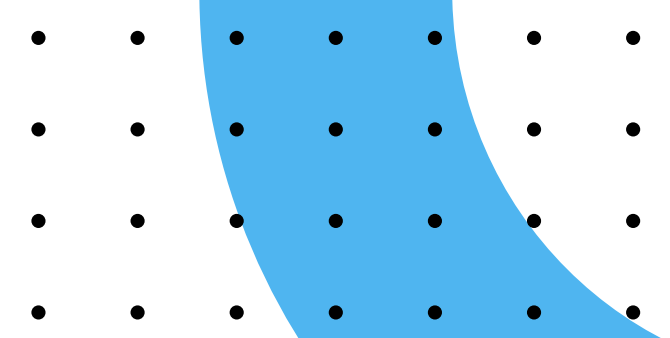


CLASS A

**2023 INTERIOR
RENOVATION**

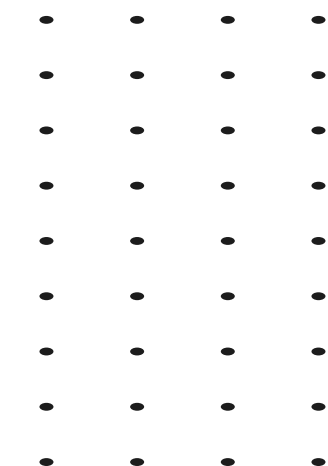


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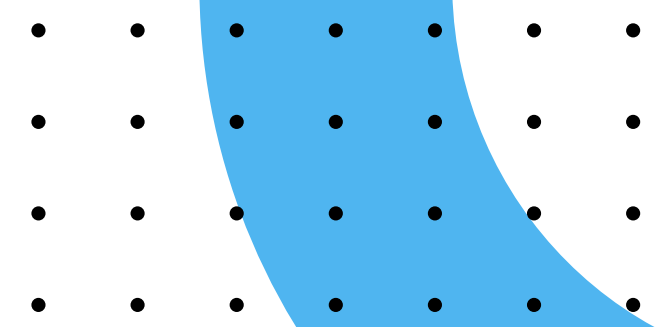


Highway 95 is the central corridor linking Laughlin, Bullhead City, Fort Mohave and I-40. The intersection of Highway 95 and Ramar Road saw an Average Daily Traffic of 26,231 vehicles in 2023.

HIGHWAY 95 AND RAMAR ROAD



FOR SALE | Prime Commercial Suites



Subject Property is located just off of the Highway 95 that links the communities of Bullhead City, Fort Mohave, Mohave Valley, and Needles. Laughlin Nevada is just 6 miles away via Highway 95. Las Vegas is located 100 miles to the North via Highway 95.

As of the 2020 Census the Bullhead City CCD was 70,776 people.

**±70,776
Population**

**BULLHEAD CITY AND
SURROUNDING AREAS**



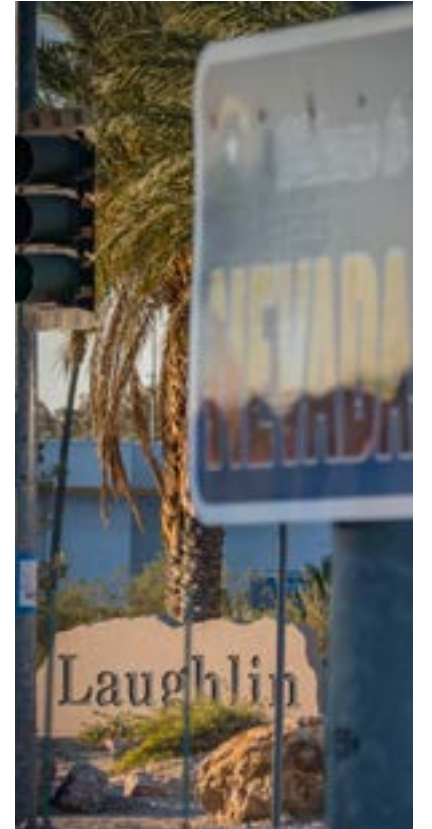
FOR SALE | Prime Commercial Land



Bullhead City Arizona sets in the Tri-State region of Arizona, California, and Nevada. Located just 100 miles from Las Vegas and roughly 4.5 hours from Los Angeles, the area draws many travelers. Bullhead City offers desert adventures, Colorado River boating, and a number of events. Including, airshows, various sport tournaments, and a lower cost of living. Bullhead City's "Laughlin Bullhead International Airport" is continually improving and expanding. According to Bullhead City's Economic Development Report, single-family permits have increased 66% and commercial permits have increased 6.3% from 2020 to 2022.



Laughlin Nevada is the entertainment hub of the Tri-State Region. Laughlin offers 8 casino resorts with around 8,600 rooms between them. Laughlin is also home to various amenities, including concerts, river cruises, helicopter rides, gaming, fine dining, and off-road racing. According to the Las Vegas Convention and Visitors Authority over 40 Million visitors travelled to Laughlin during the 12 months trailing December 2023. Laughlin's casinos air chartered nearly 145,000 people to the area in the 12 months following December of 2023.



AREA INFO

TRI-STATE ECONOMIC AREA



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