

# NEEDLES TOWNE CENTER

Space For Lease

1004 East Broadway  
Needles, CA 92363



The Largest Shopping Center in an Under-Served Area

**AP** ATLAS PROPERTIES  
REAL ESTATE SERVICES



# Center Highlights



## The Best Place to Shop in Needles

Join Rite Aid, Auto Zone, Domino's Pizza, Flavors of India and many more at the largest and most convenient retail destination in the town of Needles.



- One of the largest and only shopping centers in the town of Needles



- Located directly off the I-40 and Highway 95 freeway ramps



- Anchored by Rite Aid



- Located on the Colorado River (5.5 million annual visitors)



- I-40 Freeway frontage & Highway 95 frontage



- Located on major trucking routes at the epicenter of Los Angeles, Phoenix and Las Vegas



- Approximately 17,243 cars pass daily along the adjacent section of I-40 Freeway (5.2 million annually)



- Dedicated bus stop (Needles Towne Center/Rite Aid)



- 5,400 cars pass daily along the adjacent section of Highway 95



- Great tenant mix with services, health and wellness, food and a convenience store

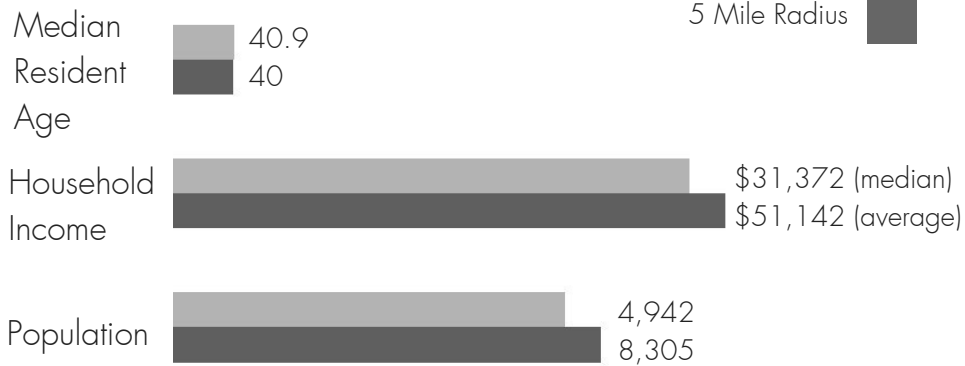
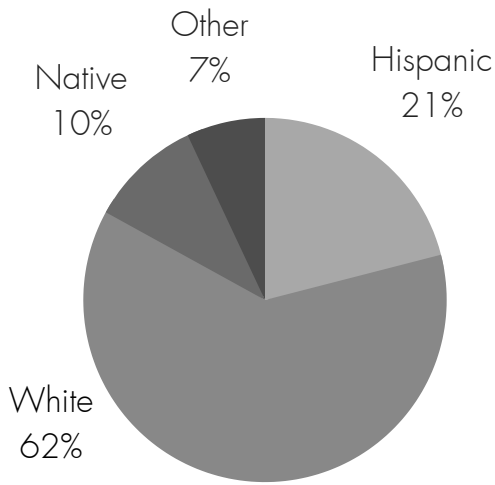


## Needles Fast Facts:

- ⚡ The town of Needle's population is predicted to grow 42% in the next five years due to the legalizing of cultivation and distribution of marijuana in the area (town has had 9.16% growth since 2000)
- ⚡ Needles is under-served by many industries and presents a low-competition environment
- ⚡ Needles is located along historic Route 66 which draws many tourists

## Ethnicity / Race (2021):

## Demographics (2021):



## Surrounding Area



**Leased**
 **Available**



### Tenant List

1004	Flavor Of India	2,300 SF
1008	AutoZone	6,000 SF
1010	Available	29,502 SF
1020	Rite Aid	15,019 SF
1030	Available	2,100 SF
1032	Available	1,190 SF
1034	Teamsters Local 1932	1,120 SF
1036	Domino's Pizza	1,050 SF
1038	SpaceTel	900 SF
1040	State of California DMV	1,500 SF
1042-46	State of California of Transportation	3,000 SF
1050-54	River Cities Chiropractic	2,400 SF
1058	Route 66 Broadband	1,200 SF
1060	Available	1,200 SF
1070	Tri State Athletic Club	4,800 SF
1080	Available (Divisible)	8,750 SF
1090-96	County of San Bernardino	9,000 SF

We're ready to help your business grow in Needles. Give us a call today!

Space Available

### Contact Information

Phone: 949.545.2599  
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