

FOR SALE

COLORADO PLACE

*100% Occupied Executive Suite Office Condo
for Sale, Situated Within the Professionally
Managed, Centrally Located Colorado Place
Office Condo Development.*

2580 AZ HIGHWAY 95 & 2585 MIRACLE MILE
BULLHEAD CITY, AZ 86442



KIDDER.COM

km Kidder
Mathews

COLORADO PLACE



Finished and fully occupied, this cash-flowing office condo with executive suites is available in Bullhead City's premier 100,000 SF property, located in the heart of the Central Business District.

Stable tenant base and 100% occupied

Professional on-site property management with an owner's association

Prime signage, prominent frontage, and excellent visibility on Mohave Valley Highway

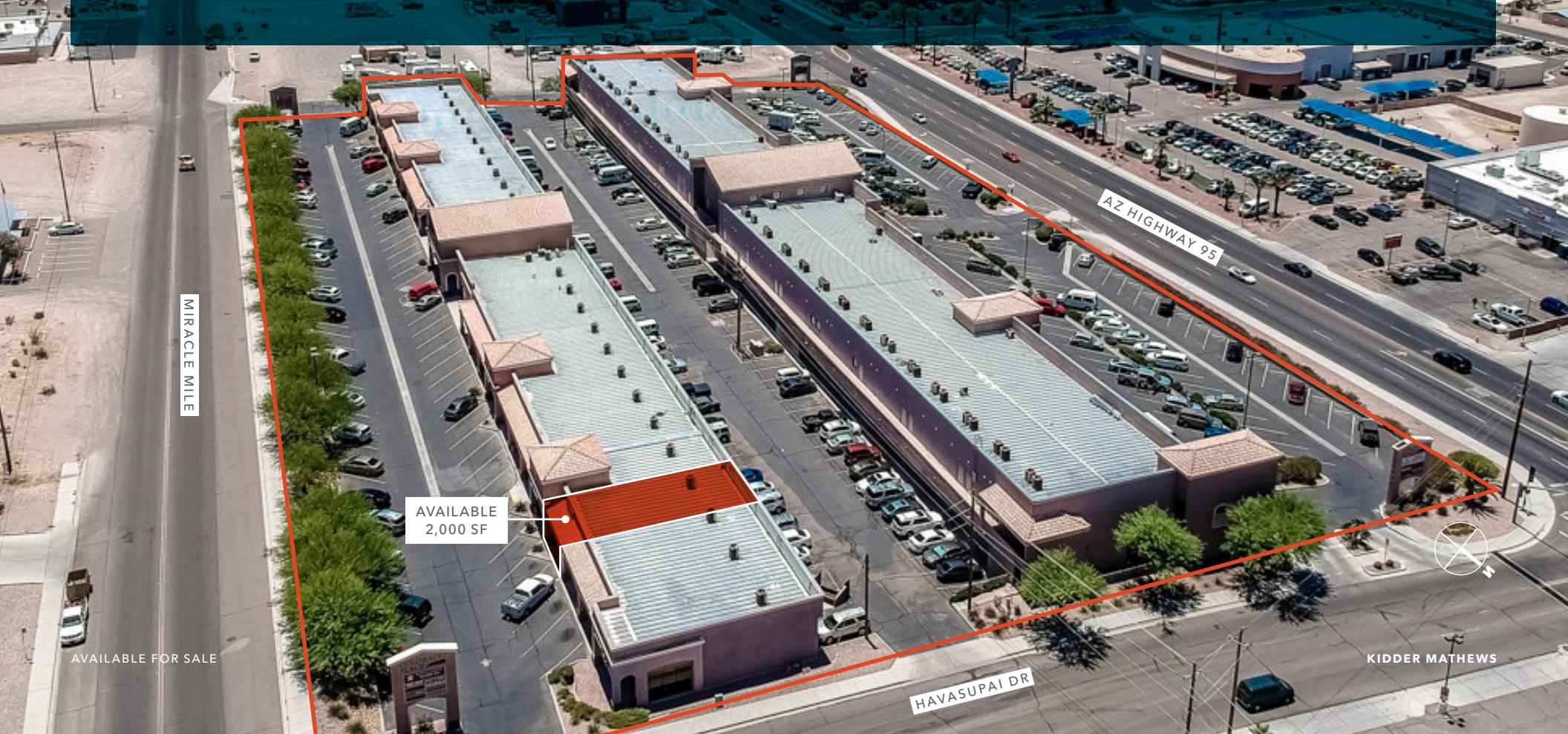
Ideally positioned in the heart of the Golden Mile on Highway 95 near prime retail activity

Beautiful mountain views, ample parking, and easy Highway 95 access

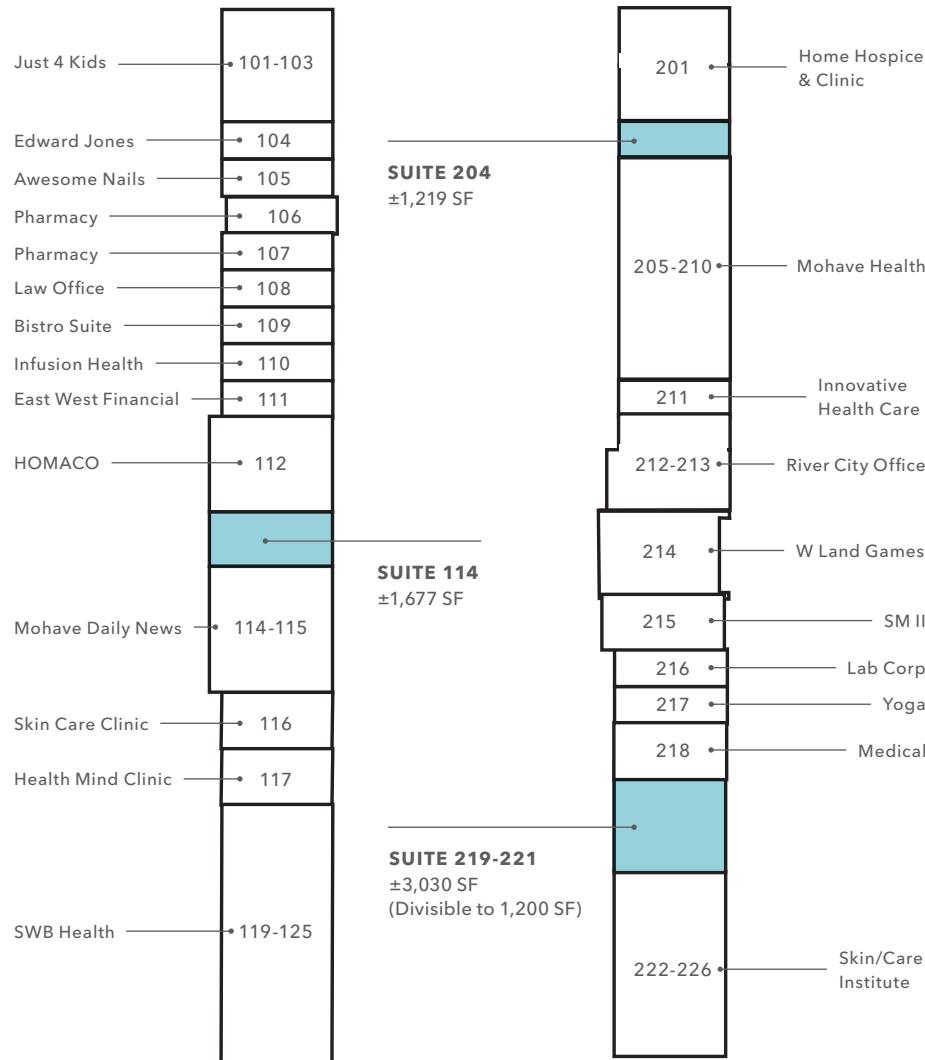


CENTERED BETWEEN THE TRIANGLE OF LAS VEGAS, PHOENIX & LOS ANGELES

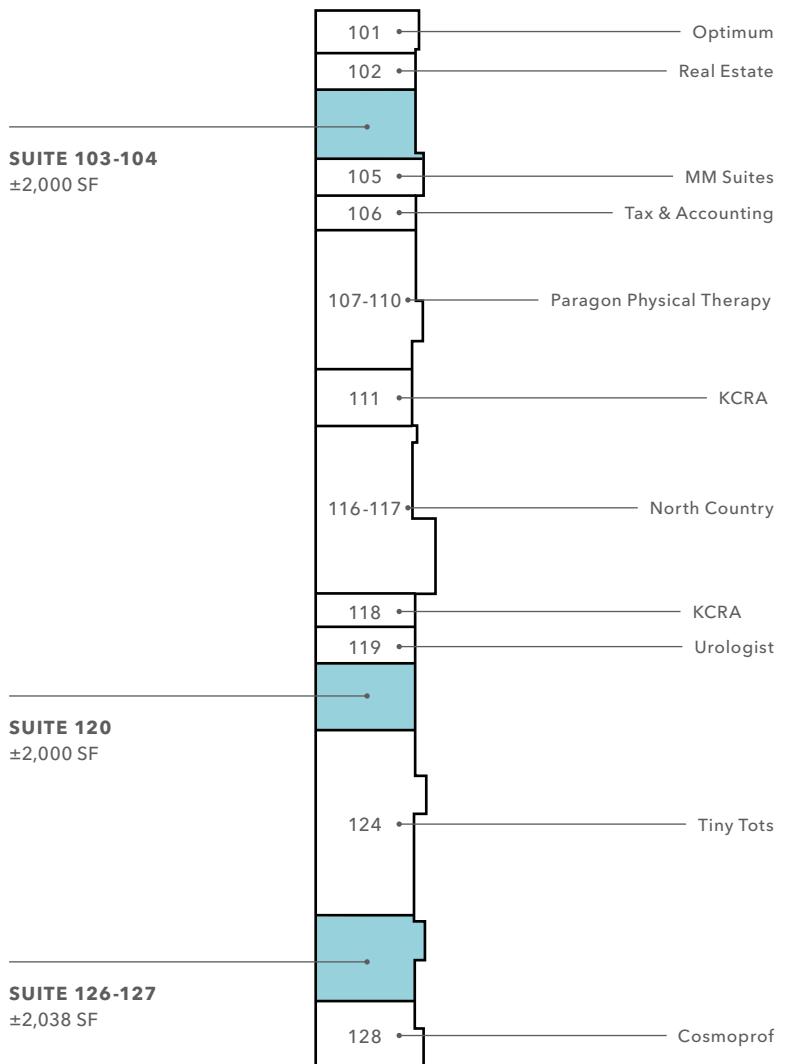
Bullhead City's Miracle Mile is strategically centered within the triangle formed by Las Vegas, Phoenix, and Los Angeles, drawing over 5 million year-round tourists who come for river recreation, warm winters, and nearby gaming. This prime location offers businesses outstanding visibility, steady local traffic, and access to a thriving regional market, making it an ideal choice for retailers, medical providers, and office users seeking growth and exposure.



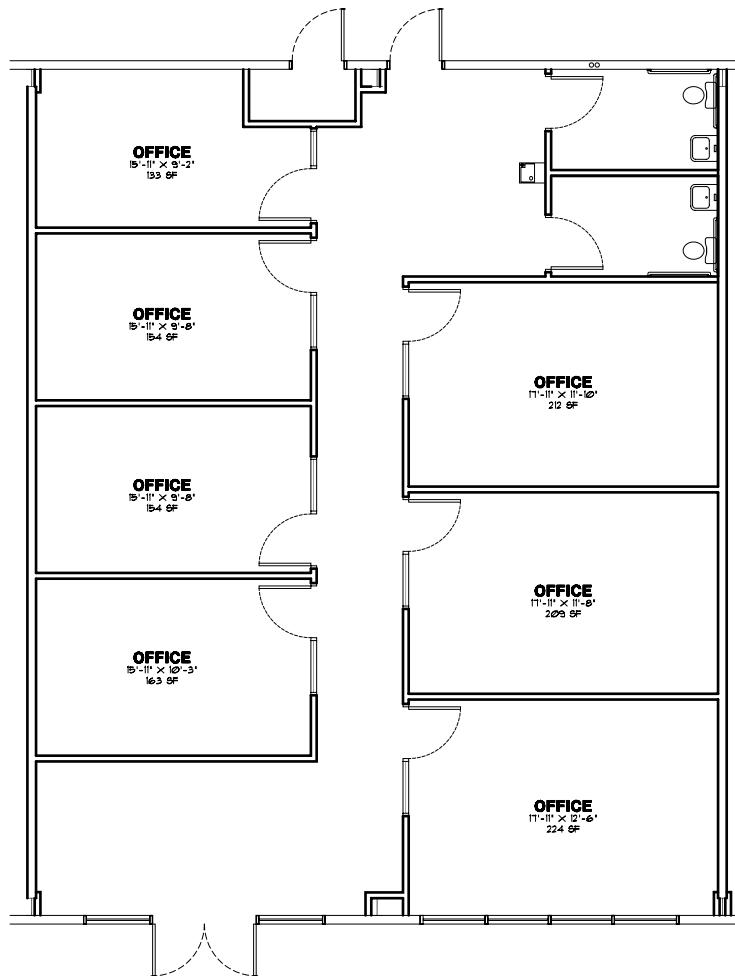
2580 AZ HIGHWAY 95



2585 MIRACLE MILE



2585 MIRACLE MILE



103 - 104
SUITE

±2,000 SF
SUITE SIZE

\$399,000
SALE PRICE (\$199/SF)

- Built in 2000
- APNs 220-61-003 & 220-61-004
- Property Taxes \$2,676 (2025)

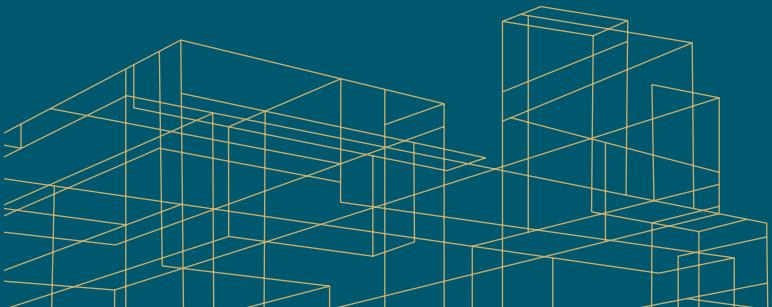
COLORADO PLACE

TENANT/INCOME REVENUE

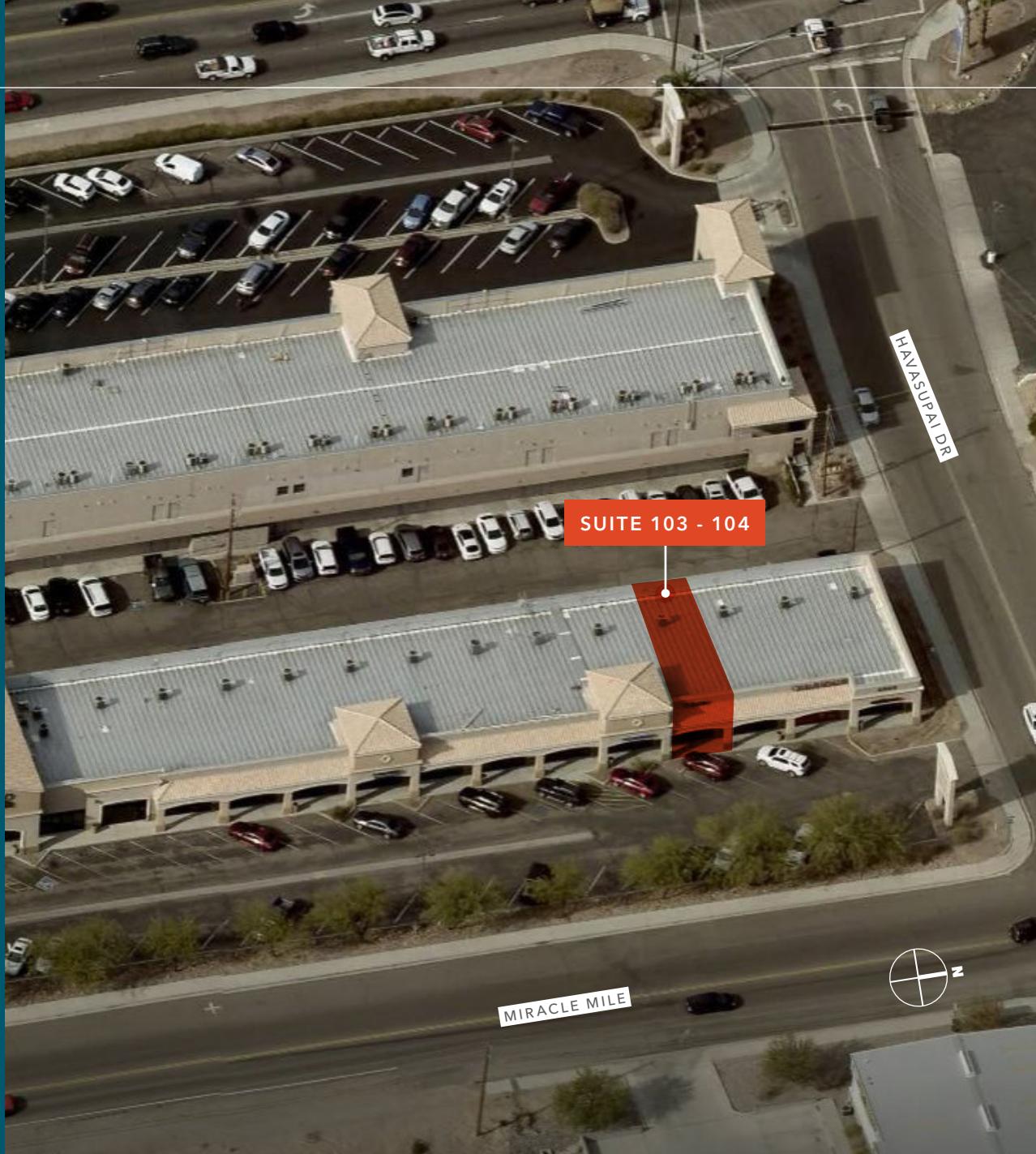
	Monthly	Annual
MJS TECHNOLOGY	\$510.00	\$6,120
SCULPTED MD	\$725.00	\$8,700
FERN'S BEAUTY	\$367.20	\$4,406
PRIMERICA	\$387.60	\$4,651
MARICRUZ LEAL NOTARY	\$459.00	\$5,508
ADVANCED AESTHETICS BY SANCHEZ	\$484.50	\$5,814

\$35,000

GROSS INCOME



AVAILABLE FOR SALE



KIDDER MATHEWS

COLORADO PLACE



REGIONAL GROWTH CORRIDOR

Strategic midpoint among key metro markets

Tourism hub attracting 5M+ visitors annually for outdoor recreation, mild winters, and nearby entertainment.

Growing demand from residents and tourists supports stable year-round foot traffic.

1.5 HR

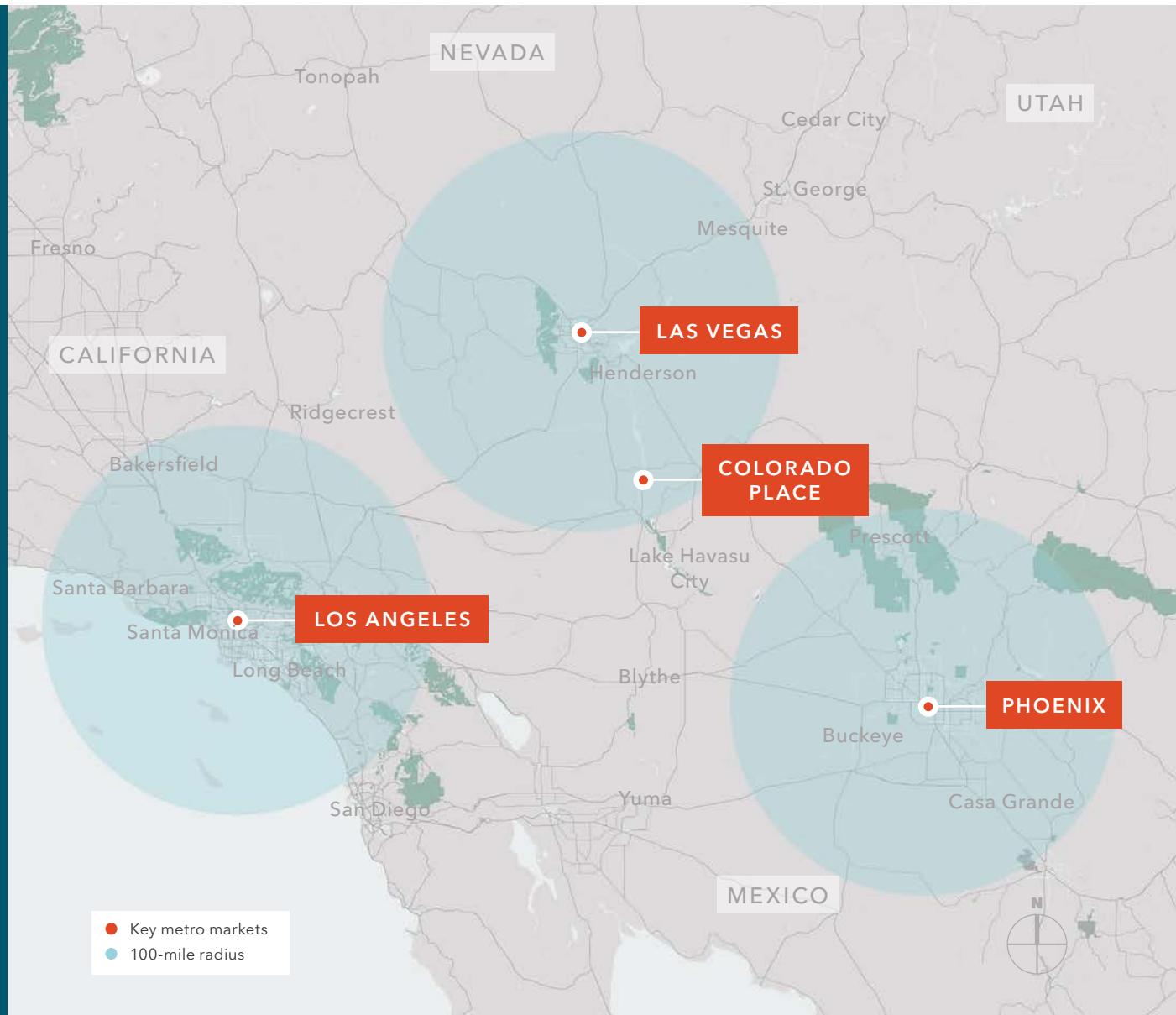
DRIVE TO LAS VEGAS

3.5 HR

DRIVE TO PHOENIX

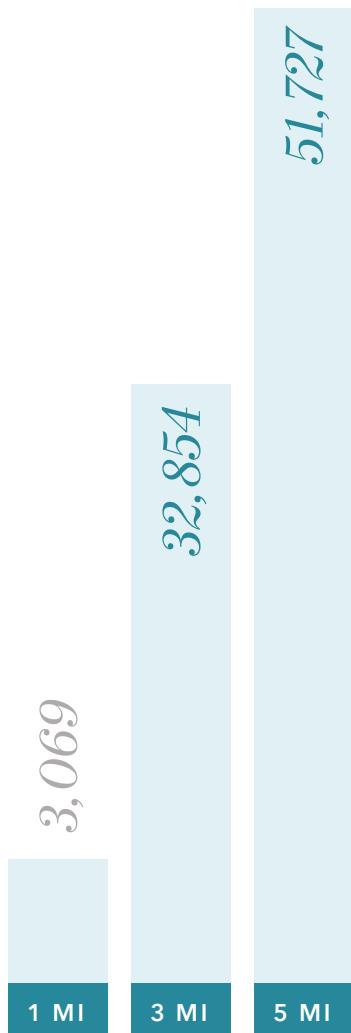
4.5 HR

TO LOS ANGELES

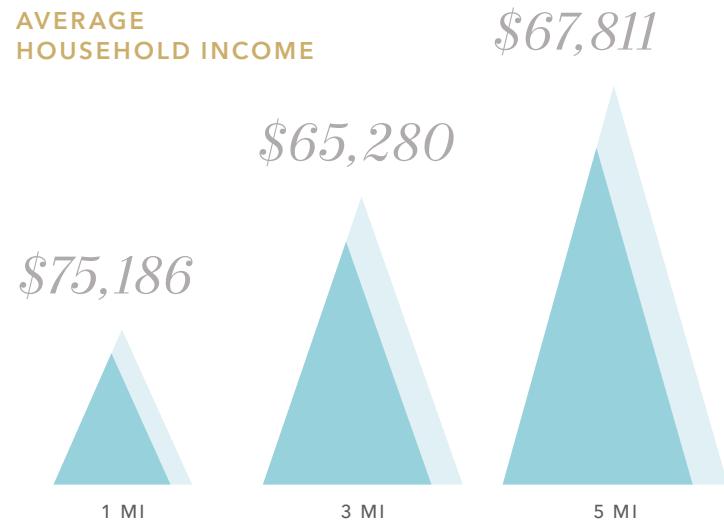


DEMOGRAPHICS

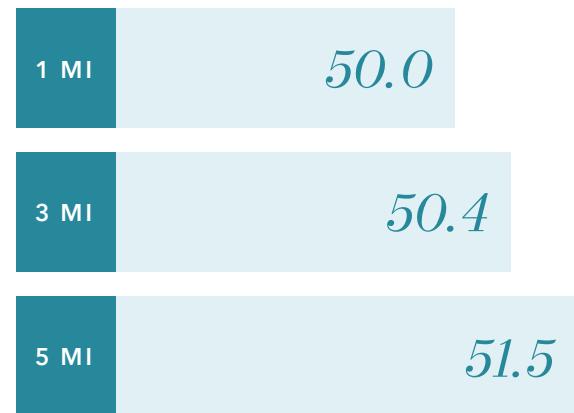
POPULATION



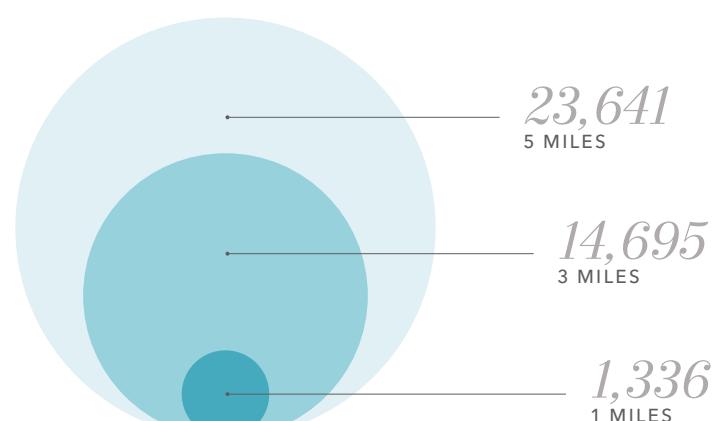
AVERAGE HOUSEHOLD INCOME



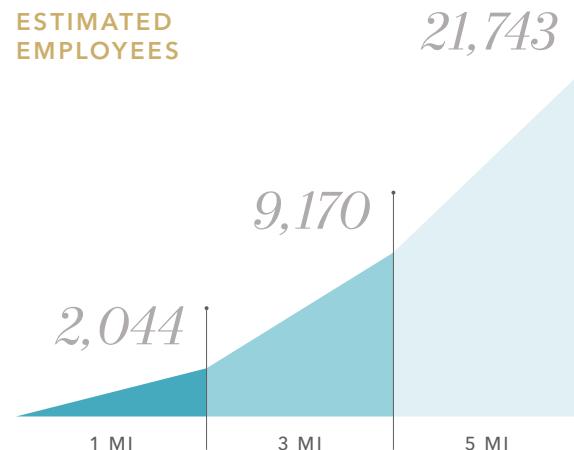
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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