

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



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.

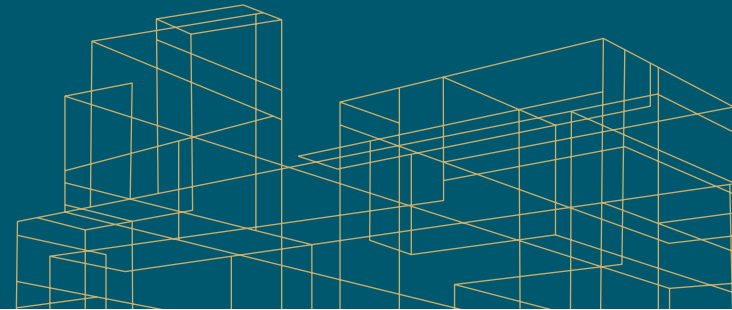
Stable tenant base and 100% occupied

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.

MIRACLE MILE

AVAILABLE
2,000 SF

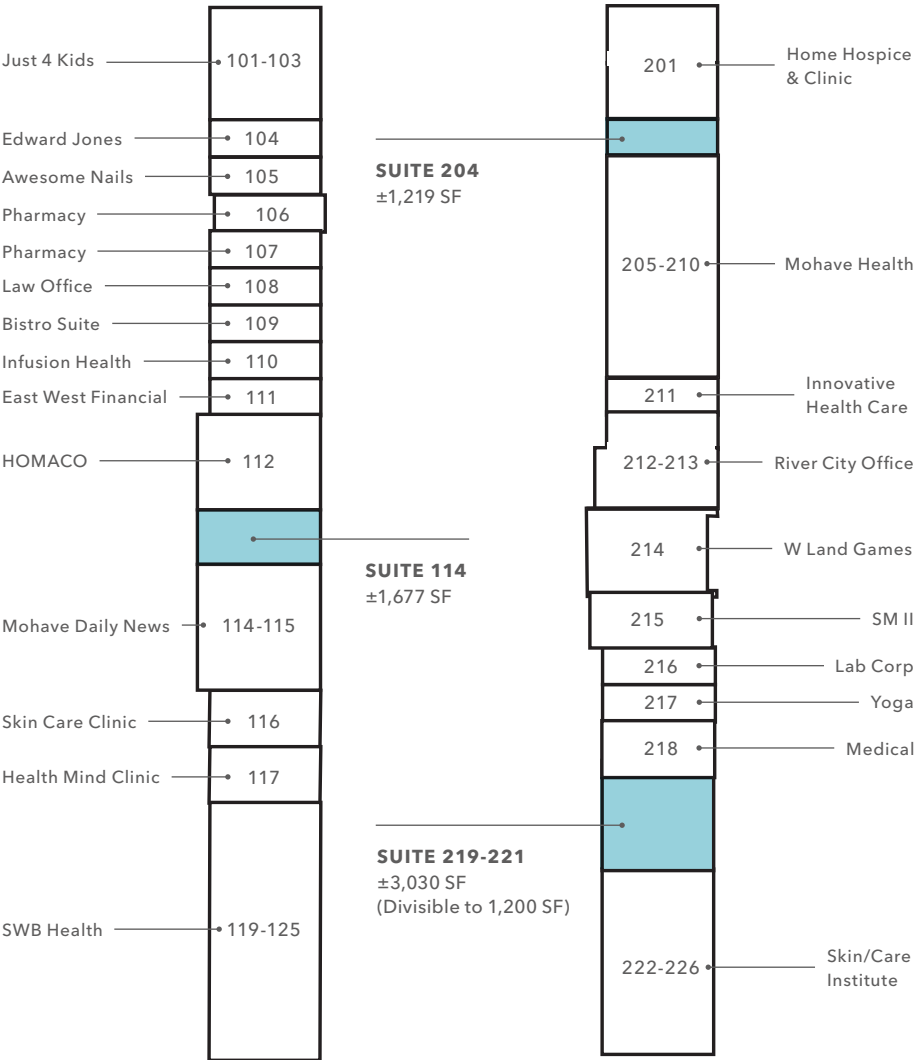
AVAILABLE FOR SALE

HAVASUPAI DR

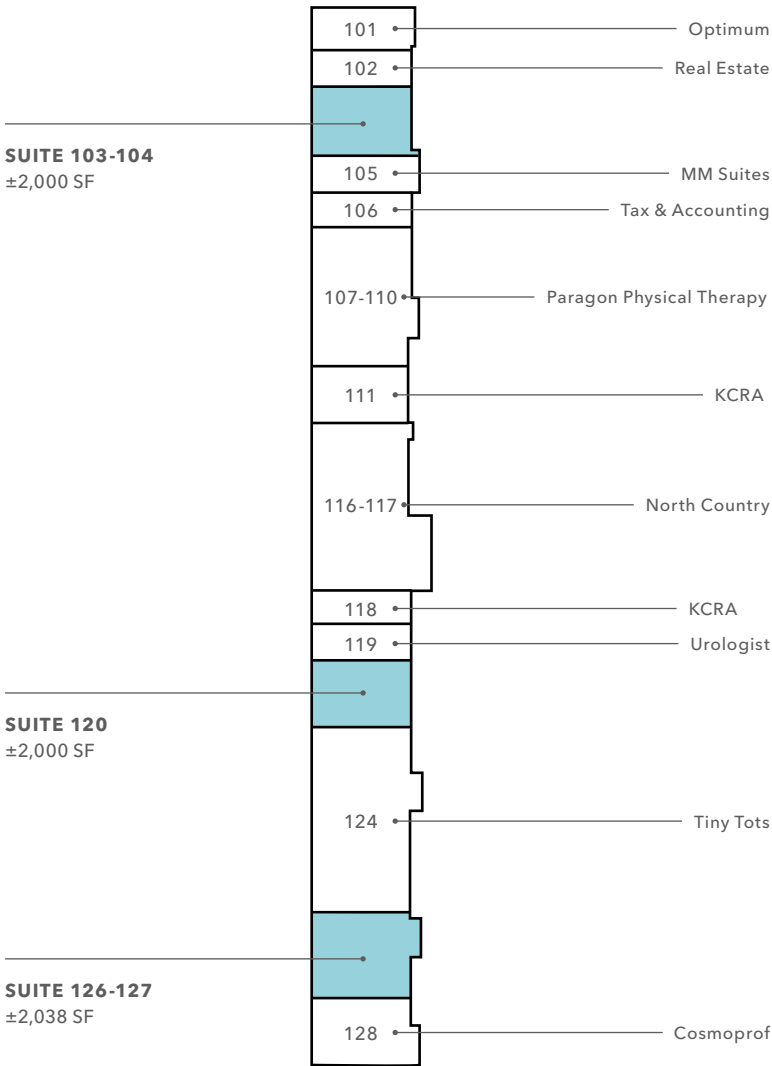
AZ HIGHWAY 95

KIDDER MATHEWS

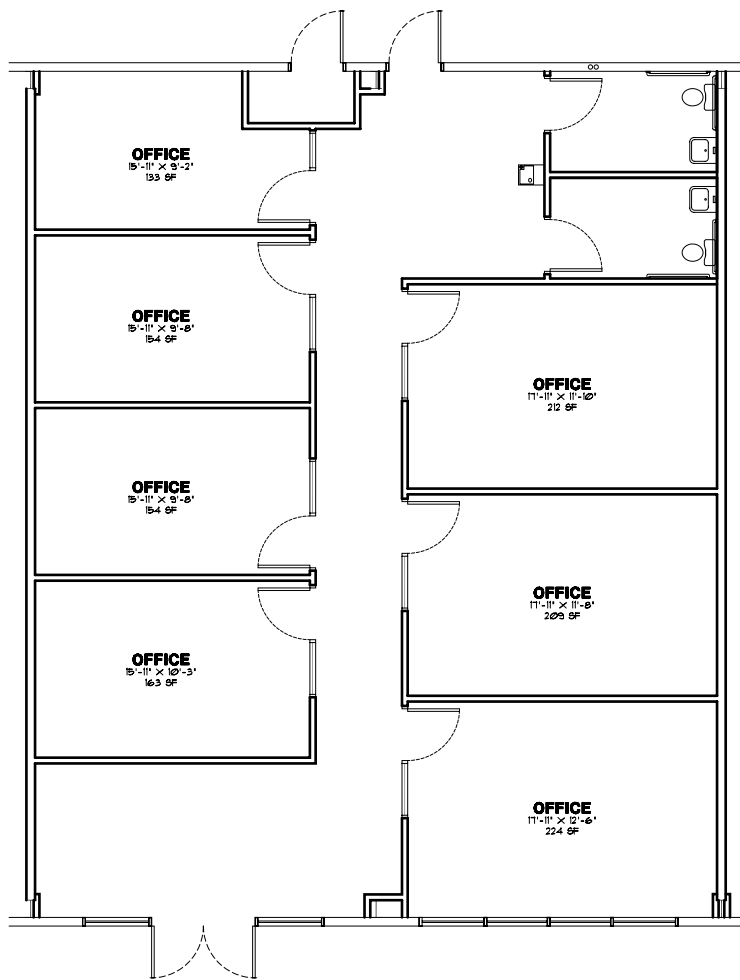
2580 AZ HIGHWAY 95



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)

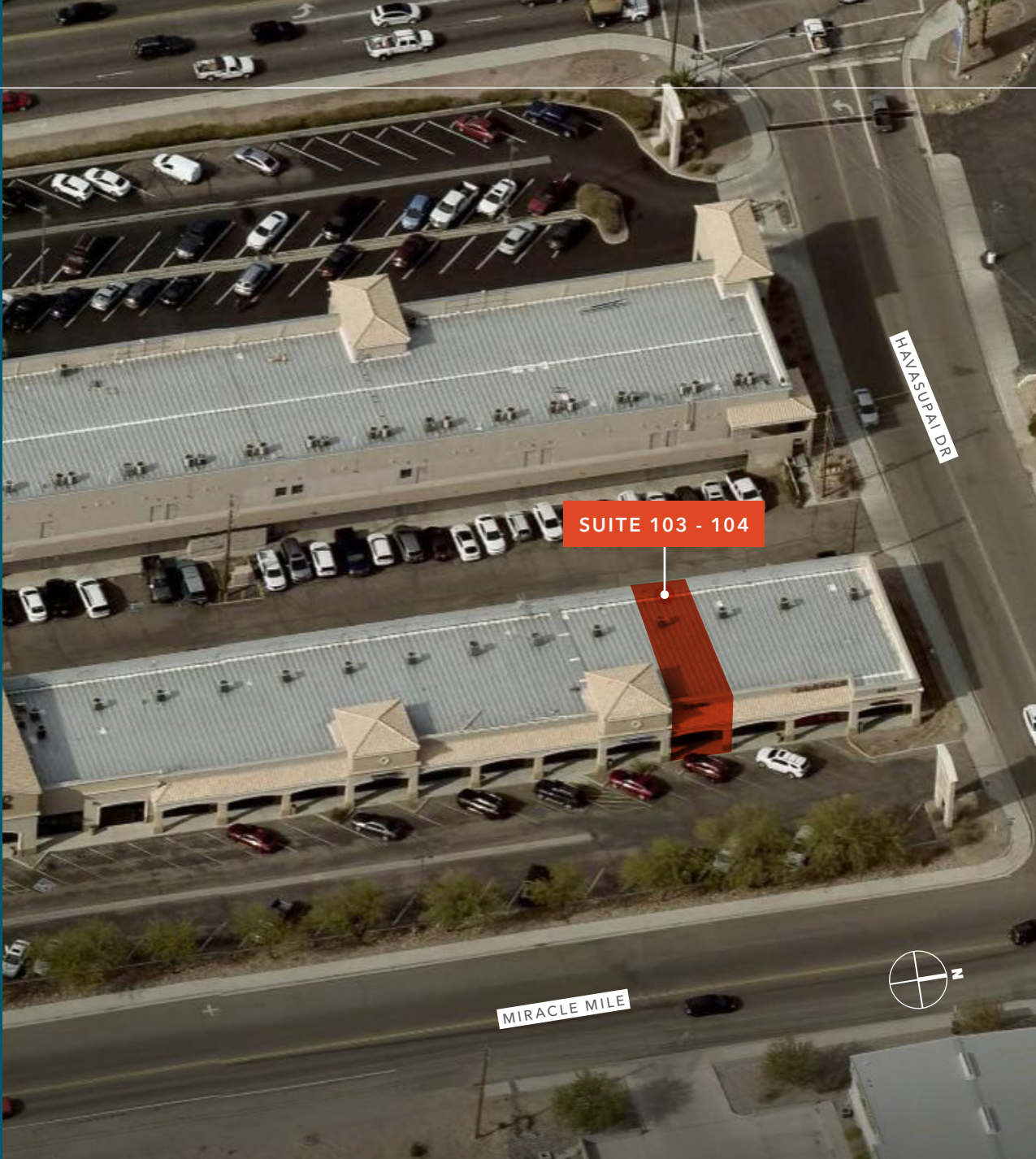
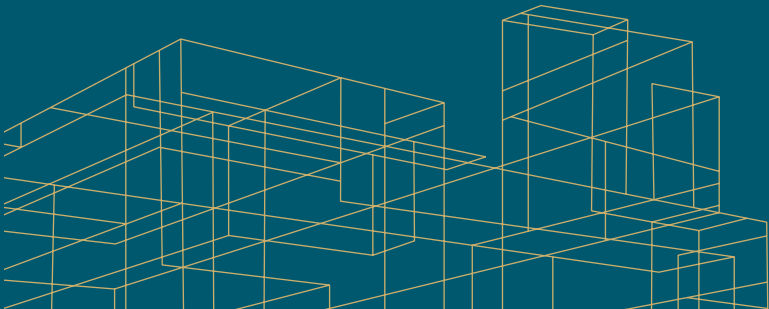
COLORADO PLACE

TENANT/INCOME REVENUE

	Monthly	Annual
MJS TECHNOLOGY	\$510.00	\$6,120
SCULPTED MD	\$725.00	\$8,700
FERNS 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



COLORADO PLACE

HANCOCK RD

MOHAVE HIGH SCHOOL

KEN FOVARGUE PARK

DESERT VALLEY ELEMENTARY

BULLHEAD CITY MUNICIPAL

MARINA BLVD

THE GOLDEN MILE

CITY CENTER DISTRICT

RIVERVIEW DR

BULLHEAD CITY ROTARY PARK

COLORADO PLACE

sears

Sa Bai

JUST 4 KIDS
DENTISTRY

Edward Jones

AKDHC

suddenlink

NEVADA
ARIZONA

Colorado River

CHAPARRAL GOLF & COUNTRY CLUB

LAKESIDE DR

SUBJECT PROPERTY

the HUMAN
& BEAN

SONIC
American Drive-In

goodwill

HAVASUPAI DR

Aaron's

boost
mobile

TITLEMAX

MOHAVE DR

Walmart

WANDA EXPRESS

BR
Burger King

at&t

GameStop

Wendy's

CITY SQUARE

Dutch Bros

HOBBY LOBBY

Ashley
HOMESTORE

Smart & Final

McDonald's

Perkins

RIVERVIEW MALL

PAPA JOHN'S
Better Ingredients.
Better Pizza.

ACE
The helpful place.

JO-ANN
Fabric and Craft Stores

BIG LOTS!

MOHAVE STEAKHOUSE

Planet Fitness

CVS

Auto Zone

Chevron

Wendy's

Arby's

TACO BELL

ARCADIA BLVD

ARIZONA
95



REGIONAL GROWTH CORRIDOR

Strategic midpoint among key metro markets

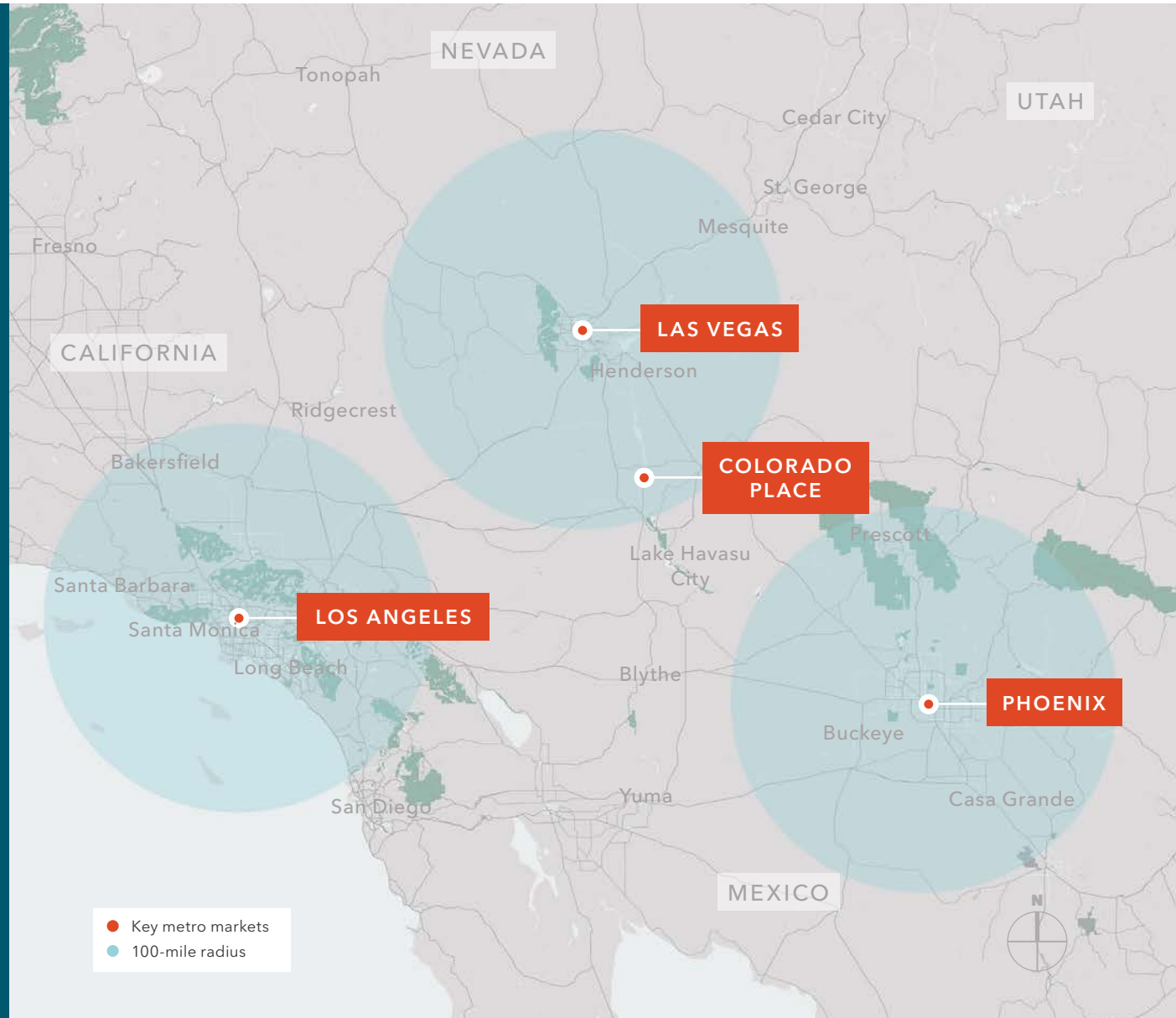
Tourism hub attracting 5M+ visitors annually for outdoor recreation, mild winters, and nearby entertainment.

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

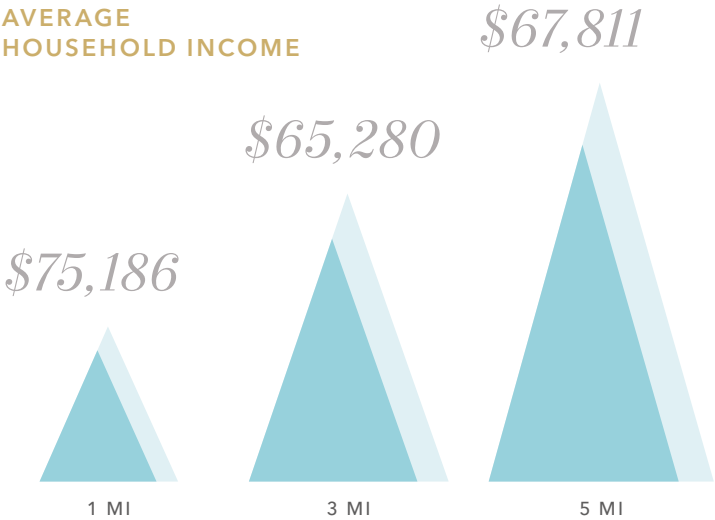


DEMOGRAPHICS

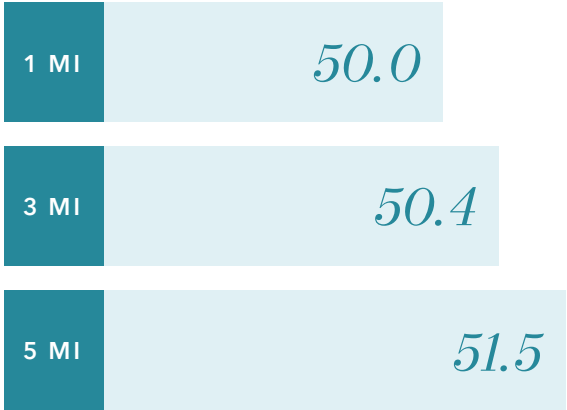
POPULATION



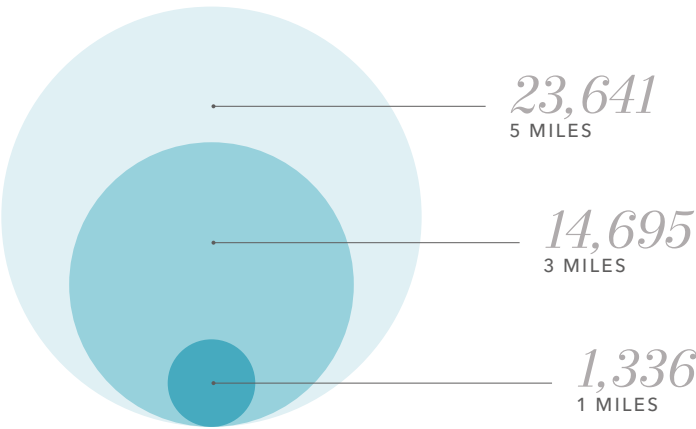
AVERAGE HOUSEHOLD INCOME



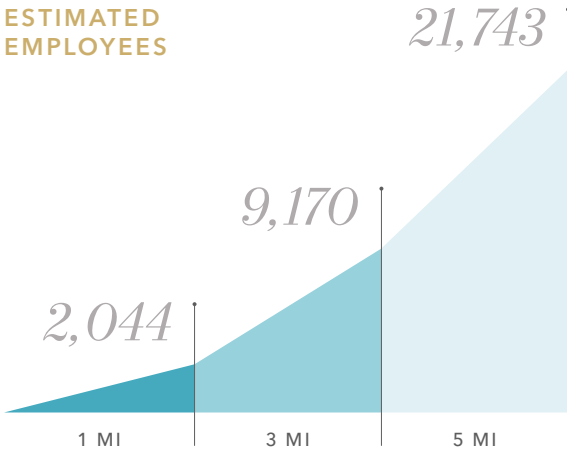
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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COLORADO PLACE

Exclusively leased by

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