

## 2747 Miracle Mile Retail Pad For Sale

**Candice A Donofrio, CCSS**

AZ BR528507000

Owner/Designated Broker

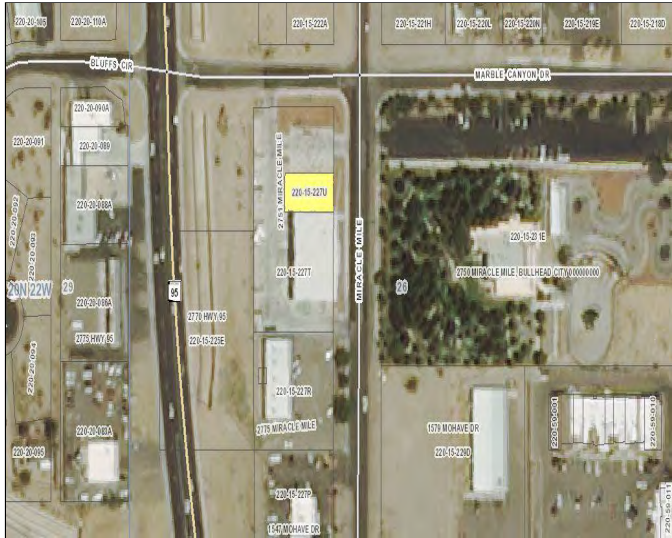
928-201-4242

Candice@CREBHC.com

2747 Miracle Mile | Bullhead City, AZ 86442

- ❖ 5010 SF Retail Pad w Infrastructure In & Utilities In
- ❖ Next Door To Aaron's Furniture & Electronics
- ❖ "Golden Corridor" Center Of Bullhead City - ADOT VPD 31,000
- ❖ 1 Block N Of Walmart Supercenter
- ❖ Offered at \$199,900





**5010 SF retail pad next door to the Aaron's Furniture and Electronics showroom. Across street from Scooter's Family Fun Center and just blocks S of Colorado Place and Riverview Mall.**

**Center of Bullhead City's Golden Corridor district, with traffic counts the highest and commerce most dense in this year-round resort town across the Colorado River from Laughlin, NV.**

**High-visibility site with only an ADOT Right Of Way between property and Highway 95.**

**1 block to Walmart Supercenter and easy access double corner location.**

**May build to suit for credit tenant. Plain vanilla shell in 30/PSF/ANN range; buildout and TIs will drive actual rental price.**

**For full info package or further assistance, please contact Candice A Donofrio, Next Wave Real Estate Investments, [Candice@CREBHC.com](mailto:Candice@CREBHC.com) 928-201-4242 cell/txt**



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# Executive Summary

2747 S Miracle Mile, Bullhead City, Arizona, 86442  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.08612  
Longitude: -114.59658

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,601	26,505	41,017
2010 Population	3,278	29,959	47,383
2021 Population	3,692	32,989	52,403
2026 Population	3,829	33,936	54,734
2000-2010 Annual Rate	2.34%	1.23%	1.45%
2010-2021 Annual Rate	1.06%	0.86%	0.90%
2021-2026 Annual Rate	0.73%	0.57%	0.87%
2021 Male Population	48.3%	49.5%	49.7%
2021 Female Population	51.7%	50.5%	50.3%
2021 Median Age	53.1	50.2	52.7

In the identified area, the current year population is 52,403. In 2010, the Census count in the area was 47,383. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 54,734 representing a change of 0.87% annually from 2021 to 2026. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 53.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	81.1%	76.8%	78.9%
2021 Black Alone	1.3%	1.6%	2.0%
2021 American Indian/Alaska Native Alone	1.6%	1.4%	1.4%
2021 Asian Alone	1.8%	1.3%	1.6%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	10.7%	15.2%	12.1%
2021 Two or More Races	3.5%	3.5%	3.7%
2021 Hispanic Origin (Any Race)	21.9%	30.7%	26.5%

Persons of Hispanic origin represent 26.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.9 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	55	50	53
2000 Households	1,083	10,616	16,889
2010 Households	1,440	12,252	20,217
2021 Total Households	1,642	13,625	22,633
2026 Total Households	1,707	14,060	23,768
2000-2010 Annual Rate	2.89%	1.44%	1.81%
2010-2021 Annual Rate	1.17%	0.95%	1.01%
2021-2026 Annual Rate	0.78%	0.63%	0.98%
2021 Average Household Size	2.25	2.41	2.31

The household count in this area has changed from 20,217 in 2010 to 22,633 in the current year, a change of 1.01% annually. The five-year projection of households is 23,768, a change of 0.98% annually from the current year total. Average household size is currently 2.31, compared to 2.34 in the year 2010. The number of families in the current year is 13,923 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

2747 S Miracle Mile, Bullhead City, Arizona, 86442  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	11.9%	14.2%	17.1%
<b>Median Household Income</b>			
2021 Median Household Income	\$51,894	\$43,538	\$43,035
2026 Median Household Income	\$54,839	\$49,002	\$48,406
2021-2026 Annual Rate	1.11%	2.39%	2.38%
<b>Average Household Income</b>			
2021 Average Household Income	\$59,900	\$54,521	\$55,703
2026 Average Household Income	\$66,778	\$61,244	\$63,479
2021-2026 Annual Rate	2.20%	2.35%	2.65%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$26,388	\$22,690	\$24,055
2026 Per Capita Income	\$29,495	\$25,567	\$27,564
2021-2026 Annual Rate	2.25%	2.42%	2.76%

### Households by Income

Current median household income is \$43,035 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$48,406 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$55,703 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$63,479 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$24,055 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,564 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	205	169	140
2000 Total Housing Units	1,424	14,186	22,204
2000 Owner Occupied Housing Units	723	6,702	9,891
2000 Renter Occupied Housing Units	360	3,914	6,997
2000 Vacant Housing Units	341	3,570	5,316
2010 Total Housing Units	1,938	16,983	27,714
2010 Owner Occupied Housing Units	943	7,635	11,963
2010 Renter Occupied Housing Units	497	4,617	8,254
2010 Vacant Housing Units	498	4,731	7,497
2021 Total Housing Units	2,166	18,548	30,416
2021 Owner Occupied Housing Units	1,102	8,773	13,837
2021 Renter Occupied Housing Units	540	4,852	8,796
2021 Vacant Housing Units	524	4,923	7,783
2026 Total Housing Units	2,268	19,276	32,023
2026 Owner Occupied Housing Units	1,189	9,318	15,065
2026 Renter Occupied Housing Units	518	4,741	8,703
2026 Vacant Housing Units	561	5,216	8,255

Currently, 45.5% of the 30,416 housing units in the area are owner occupied; 28.9%, renter occupied; and 25.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 27,714 housing units in the area - 43.2% owner occupied, 29.8% renter occupied, and 27.1% vacant. The annual rate of change in housing units since 2010 is 4.22%. Median home value in the area is \$175,211, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 11.39% annually to \$300,484.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



# Retail MarketPlace Profile

2747 S Miracle Mile, Bullhead City, Arizona, 86442  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 35.08612  
 Longitude: -114.59658

## Summary Demographics

2021 Population	3,692
2021 Households	1,642
2021 Median Disposable Income	\$43,003
2021 Per Capita Income	\$26,388

**NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.**

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$40,290,978	\$149,715,981	-\$109,425,003	-57.6	39
Total Retail Trade	44-45	\$36,556,385	\$145,498,182	-\$108,941,797	-59.8	29
Total Food & Drink	722	\$3,734,594	\$4,217,800	-\$483,206	-6.1	11
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$7,928,631	\$25,836,813	-\$17,908,182	-53.0	12
Automobile Dealers	4411	\$6,389,125	\$4,980,719	\$1,408,406	12.4	3
Other Motor Vehicle Dealers	4412	\$833,380	\$7,988,065	-\$7,154,685	-81.1	3
Auto Parts, Accessories & Tire Stores	4413	\$706,126	\$12,868,029	-\$12,161,903	-89.6	6
Furniture & Home Furnishings Stores	442	\$1,162,957	\$2,664,666	-\$1,501,709	-39.2	2
Furniture Stores	4421	\$692,497	\$244,888	\$447,609	47.8	1
Home Furnishings Stores	4422	\$470,460	\$2,419,778	-\$1,949,318	-67.4	1
Electronics & Appliance Stores	443	\$1,182,779	\$0	\$1,182,779	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$2,693,460	\$863,816	\$1,829,644	51.4	2
Bldg Material & Supplies Dealers	4441	\$2,575,644	\$863,816	\$1,711,828	49.8	2
Lawn & Garden Equip & Supply Stores	4442	\$117,815	\$0	\$117,815	100.0	0
Food & Beverage Stores	445	\$6,211,707	\$3,045,415	\$3,166,292	34.2	1
Grocery Stores	4451	\$5,736,707	\$3,045,415	\$2,691,292	30.6	1
Specialty Food Stores	4452	\$308,735	\$0	\$308,735	100.0	0
Beer, Wine & Liquor Stores	4453	\$166,264	\$0	\$166,264	100.0	0
Health & Personal Care Stores	446,4461	\$2,472,755	\$2,480,070	-\$7,315	-0.1	1
Gasoline Stations	447,4471	\$3,544,988	\$4,880,512	-\$1,335,524	-15.9	1
Clothing & Clothing Accessories Stores	448	\$1,590,018	\$793,856	\$796,162	33.4	2
Clothing Stores	4481	\$1,058,974	\$0	\$1,058,974	100.0	0
Shoe Stores	4482	\$211,204	\$641,945	-\$430,741	-50.5	2
Jewelry, Luggage & Leather Goods Stores	4483	\$319,839	\$0	\$319,839	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$973,914	\$1,447,812	-\$473,898	-19.6	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$829,147	\$1,363,774	-\$534,627	-24.4	1
Book, Periodical & Music Stores	4512	\$144,766	\$0	\$144,766	100.0	0
General Merchandise Stores	452	\$6,836,167	\$101,319,418	-\$94,483,251	-87.4	2
Department Stores Excluding Leased Depts.	4521	\$4,217,657	\$99,106,056	-\$94,888,399	-91.8	2
Other General Merchandise Stores	4529	\$2,618,510	\$0	\$2,618,510	100.0	0
Miscellaneous Store Retailers	453	\$1,526,896	\$2,040,606	-\$513,710	-14.4	4
Florists	4531	\$37,002	\$0	\$37,002	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$314,352	\$86,906	\$227,446	56.7	1
Used Merchandise Stores	4533	\$164,205	\$1,096,632	-\$932,427	-74.0	2
Other Miscellaneous Store Retailers	4539	\$1,011,338	\$853,019	\$158,319	8.5	1
Nonstore Retailers	454	\$432,113	\$0	\$432,113	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$277,302	\$0	\$277,302	100.0	0
Vending Machine Operators	4542	\$35,775	\$0	\$35,775	100.0	0
Direct Selling Establishments	4543	\$119,036	\$0	\$119,036	100.0	0
Food Services & Drinking Places	722	\$3,734,594	\$4,217,800	-\$483,206	-6.1	11
Special Food Services	7223	\$43,256	\$0	\$43,256	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$101,307	\$0	\$101,307	100.0	0
Restaurants/Other Eating Places	7225	\$3,590,031	\$4,146,223	-\$556,192	-7.2	10

**Data Note:** Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

**Source:** Esri and Data Axle. Esri 2021 Updated Demographics. Esri 2017 Retail MarketPlace. ©2021 Esri. ©2017 Data Axle, Inc. All rights reserved.

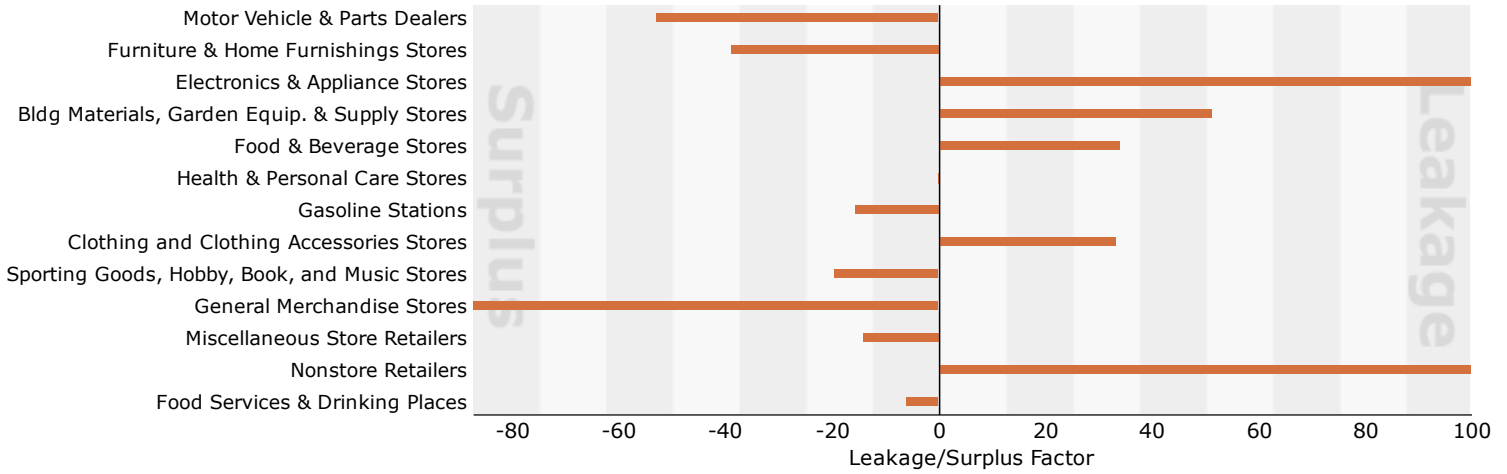


# Retail MarketPlace Profile

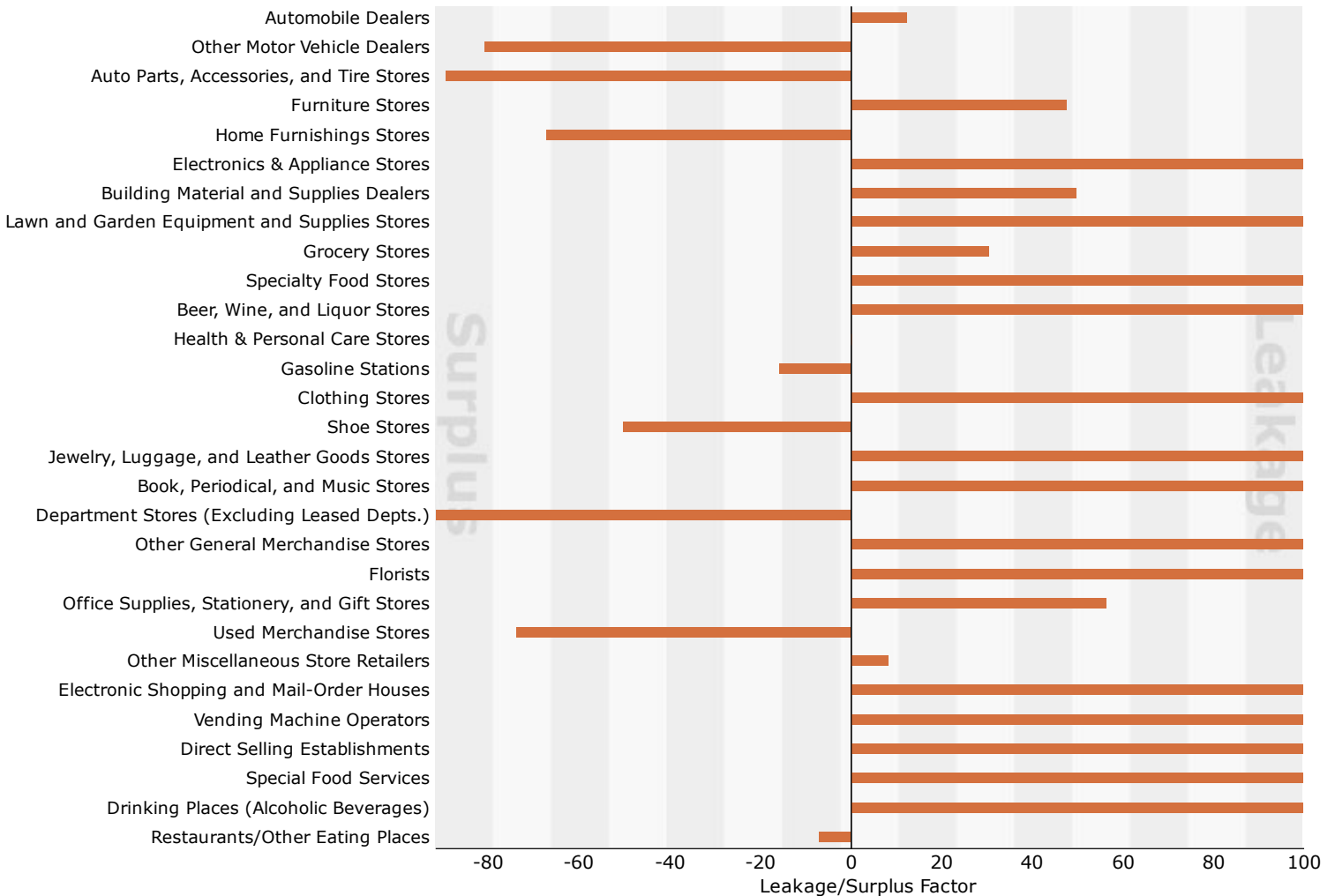
2747 S Miracle Mile, Bullhead City, Arizona, 86442  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 35.08612  
 Longitude: -114.59658

## 2017 Leakage/Surplus Factor by Industry Subsector



## 2017 Leakage/Surplus Factor by Industry Group



Source: Esri and Data Axle. Esri 2021 Updated Demographics. Esri 2017 Retail MarketPlace. ©2021 Esri. ©2017 Data Axle, Inc. All rights reserved.



# Retail MarketPlace Profile

2747 S Miracle Mile, Bullhead City, Arizona, 86442  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.08612  
 Longitude: -114.59658

## Summary Demographics

2021 Population	32,989
2021 Households	13,625
2021 Median Disposable Income	\$37,066
2021 Per Capita Income	\$22,690

**NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.**

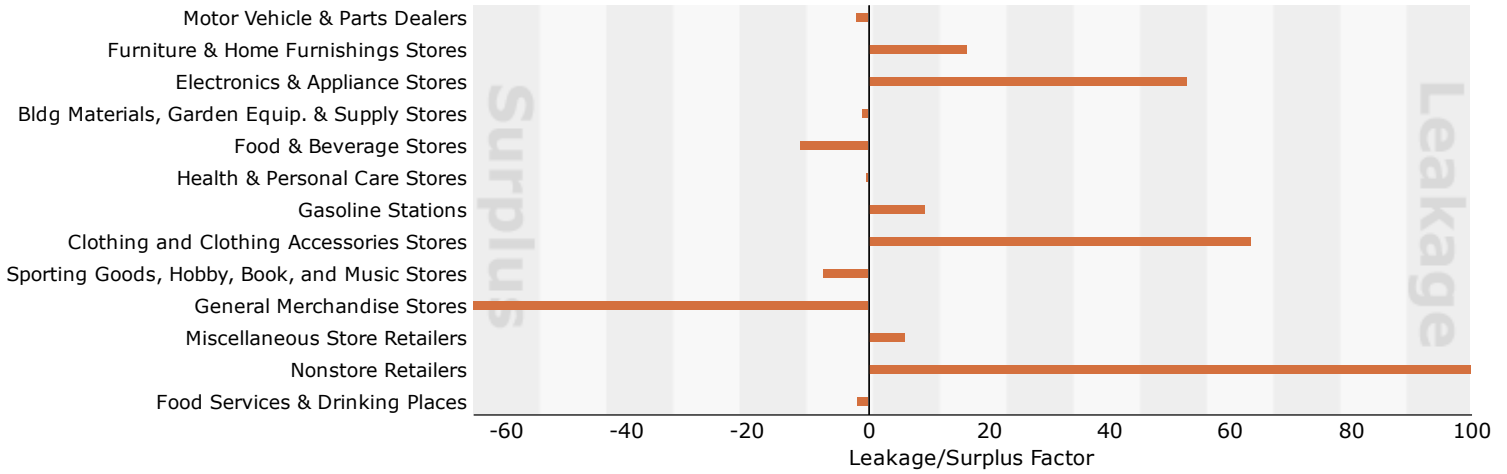
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$314,678,394	\$506,677,928	-\$191,999,534	-23.4	200
Total Retail Trade	44-45	\$285,776,499	\$476,691,042	-\$190,914,543	-25.0	141
Total Food & Drink	722	\$28,901,895	\$29,986,885	-\$1,084,990	-1.8	58
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$62,165,923	\$64,682,375	-\$2,516,452	-2.0	34
Automobile Dealers	4411	\$50,085,880	\$8,768,523	\$41,317,357	70.2	7
Other Motor Vehicle Dealers	4412	\$6,562,244	\$26,908,831	-\$20,346,587	-60.8	7
Auto Parts, Accessories & Tire Stores	4413	\$5,517,798	\$29,005,021	-\$23,487,223	-68.0	20
Furniture & Home Furnishings Stores	442	\$8,982,289	\$6,466,128	\$2,516,161	16.3	10
Furniture Stores	4421	\$5,325,343	\$2,319,650	\$3,005,693	39.3	7
Home Furnishings Stores	4422	\$3,656,946	\$4,146,478	-\$489,532	-6.3	3
Electronics & Appliance Stores	443	\$9,173,091	\$2,825,081	\$6,348,010	52.9	7
Bldg Materials, Garden Equip. & Supply Stores	444	\$21,193,247	\$21,630,391	-\$437,144	-1.0	14
Bldg Material & Supplies Dealers	4441	\$20,257,840	\$21,630,391	-\$1,372,551	-3.3	14
Lawn & Garden Equip & Supply Stores	4442	\$935,406	\$0	\$935,406	100.0	0
Food & Beverage Stores	445	\$48,519,947	\$61,044,135	-\$12,524,188	-11.4	13
Grocery Stores	4451	\$44,817,817	\$59,962,189	-\$15,144,372	-14.5	11
Specialty Food Stores	4452	\$2,410,275	\$224,878	\$2,185,397	82.9	1
Beer, Wine & Liquor Stores	4453	\$1,291,856	\$857,068	\$434,788	20.2	1
Health & Personal Care Stores	446,4461	\$19,421,416	\$19,560,799	-\$139,383	-0.4	9
Gasoline Stations	447,4471	\$27,802,116	\$23,020,962	\$4,781,154	9.4	6
Clothing & Clothing Accessories Stores	448	\$12,290,974	\$2,749,949	\$9,541,025	63.4	12
Clothing Stores	4481	\$8,190,545	\$813,249	\$7,377,296	81.9	4
Shoe Stores	4482	\$1,633,497	\$1,601,603	\$31,894	1.0	5
Jewelry, Luggage & Leather Goods Stores	4483	\$2,466,932	\$335,096	\$2,131,836	76.1	3
Sporting Goods, Hobby, Book & Music Stores	451	\$7,565,255	\$8,784,180	-\$1,218,925	-7.5	6
Sporting Goods/Hobby/Musical Instr Stores	4511	\$6,451,817	\$8,454,492	-\$2,002,675	-13.4	5
Book, Periodical & Music Stores	4512	\$1,113,438	\$329,688	\$783,750	54.3	1
General Merchandise Stores	452	\$53,195,352	\$255,291,338	-\$202,095,986	-65.5	15
Department Stores Excluding Leased Depts.	4521	\$32,736,344	\$230,060,082	-\$197,323,738	-75.1	8
Other General Merchandise Stores	4529	\$20,459,008	\$25,231,256	-\$4,772,248	-10.4	7
Miscellaneous Store Retailers	453	\$12,065,898	\$10,635,704	\$1,430,194	6.3	17
Florists	4531	\$289,064	\$144,248	\$144,816	33.4	2
Office Supplies, Stationery & Gift Stores	4532	\$2,443,511	\$159,372	\$2,284,139	87.8	2
Used Merchandise Stores	4533	\$1,268,302	\$6,144,988	-\$4,876,686	-65.8	7
Other Miscellaneous Store Retailers	4539	\$8,065,021	\$4,187,096	\$3,877,925	31.7	6
Nonstore Retailers	454	\$3,400,992	\$0	\$3,400,992	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$2,177,412	\$0	\$2,177,412	100.0	0
Vending Machine Operators	4542	\$279,303	\$0	\$279,303	100.0	0
Direct Selling Establishments	4543	\$944,277	\$0	\$944,277	100.0	0
Food Services & Drinking Places	722	\$28,901,895	\$29,986,885	-\$1,084,990	-1.8	58
Special Food Services	7223	\$333,511	\$0	\$333,511	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$780,493	\$1,295,526	-\$515,033	-24.8	5
Restaurants/Other Eating Places	7225	\$27,787,890	\$28,691,359	-\$903,469	-1.6	53

**Data Note:** Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

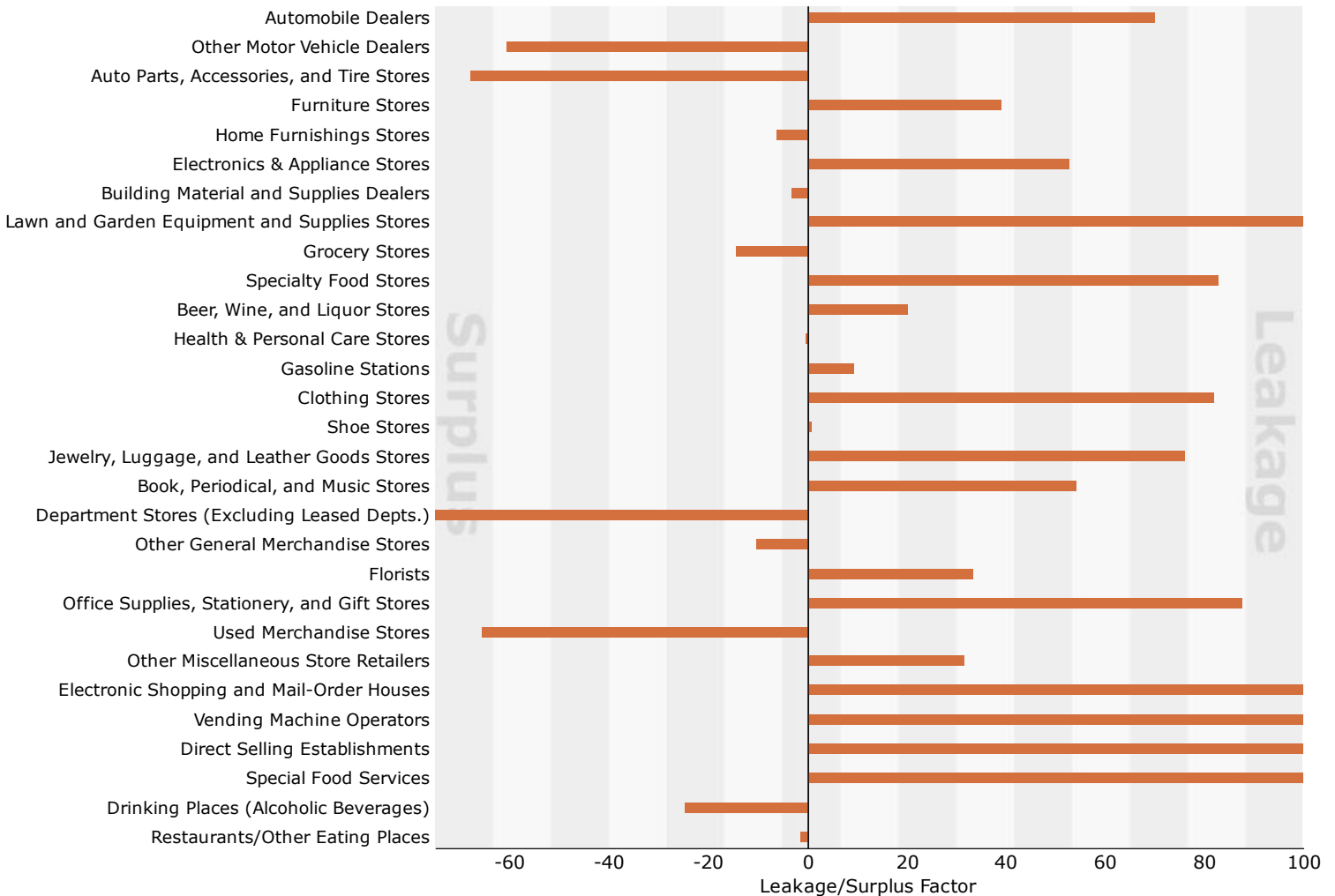
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**Source:** Esri and Data Axle. Esri 2021 Updated Demographics. Esri 2017 Retail MarketPlace. ©2021 Esri. ©2017 Data Axle, Inc. All rights reserved.

## 2017 Leakage/Surplus Factor by Industry Subsector



## 2017 Leakage/Surplus Factor by Industry Group



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# Retail MarketPlace Profile

2747 S Miracle Mile, Bullhead City, Arizona, 86442  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 35.08612  
 Longitude: -114.59658

## Summary Demographics

2021 Population	52,403
2021 Households	22,633
2021 Median Disposable Income	\$36,889
2021 Per Capita Income	\$24,055

**NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.**

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$532,770,955	\$793,682,371	-\$260,911,416	-19.7	361
Total Retail Trade	44-45	\$483,672,447	\$726,833,783	-\$243,161,336	-20.1	253
Total Food & Drink	722	\$49,098,509	\$66,848,588	-\$17,750,079	-15.3	108
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$105,363,945	\$104,337,541	\$1,026,404	0.5	50
Automobile Dealers	4411	\$85,028,976	\$13,309,132	\$71,719,844	72.9	9
Other Motor Vehicle Dealers	4412	\$11,070,373	\$55,143,899	-\$44,073,526	-66.6	15
Auto Parts, Accessories & Tire Stores	4413	\$9,264,596	\$35,884,510	-\$26,619,914	-59.0	26
Furniture & Home Furnishings Stores	442	\$15,198,526	\$9,868,601	\$5,329,925	21.3	17
Furniture Stores	4421	\$8,871,601	\$3,520,787	\$5,350,814	43.2	10
Home Furnishings Stores	4422	\$6,326,926	\$6,347,815	-\$20,889	-0.2	7
Electronics & Appliance Stores	443	\$14,893,267	\$5,757,740	\$9,135,527	44.2	12
Bldg Materials, Garden Equip. & Supply Stores	444	\$36,275,536	\$38,803,438	-\$2,527,902	-3.4	19
Bldg Material & Supplies Dealers	4441	\$34,698,324	\$38,803,438	-\$4,105,114	-5.6	19
Lawn & Garden Equip & Supply Stores	4442	\$1,577,212	\$0	\$1,577,212	100.0	0
Food & Beverage Stores	445	\$80,398,710	\$101,882,204	-\$21,483,494	-11.8	23
Grocery Stores	4451	\$73,994,271	\$100,338,955	-\$26,344,684	-15.1	19
Specialty Food Stores	4452	\$3,940,351	\$496,839	\$3,443,512	77.6	3
Beer, Wine & Liquor Stores	4453	\$2,464,089	\$1,046,411	\$1,417,678	40.4	2
Health & Personal Care Stores	446,4461	\$33,504,116	\$28,277,500	\$5,226,616	8.5	16
Gasoline Stations	447,4471	\$48,145,143	\$51,552,700	-\$3,407,557	-3.4	12
Clothing & Clothing Accessories Stores	448	\$21,686,352	\$27,441,177	-\$5,754,825	-11.7	32
Clothing Stores	4481	\$14,522,772	\$10,737,292	\$3,785,480	15.0	17
Shoe Stores	4482	\$2,786,850	\$6,026,489	-\$3,239,639	-36.8	9
Jewelry, Luggage & Leather Goods Stores	4483	\$4,376,730	\$10,677,396	-\$6,300,666	-41.9	6
Sporting Goods, Hobby, Book & Music Stores	451	\$12,688,146	\$16,718,946	-\$4,030,800	-13.7	16
Sporting Goods/Hobby/Musical Instr Stores	4511	\$10,834,036	\$15,501,738	-\$4,667,702	-17.7	13
Book, Periodical & Music Stores	4512	\$1,854,109	\$1,217,208	\$636,901	20.7	3
General Merchandise Stores	452	\$88,866,386	\$319,374,288	-\$230,507,902	-56.5	20
Department Stores Excluding Leased Depts.	4521	\$55,353,894	\$236,959,058	-\$181,605,164	-62.1	9
Other General Merchandise Stores	4529	\$33,512,491	\$82,415,230	-\$48,902,739	-42.2	11
Miscellaneous Store Retailers	453	\$20,577,362	\$22,524,454	-\$1,947,092	-4.5	34
Florists	4531	\$527,130	\$284,598	\$242,532	29.9	4
Office Supplies, Stationery & Gift Stores	4532	\$3,852,733	\$731,905	\$3,120,828	68.1	5
Used Merchandise Stores	4533	\$2,258,282	\$7,526,884	-\$5,268,602	-53.8	10
Other Miscellaneous Store Retailers	4539	\$13,939,218	\$13,981,069	-\$41,851	-0.1	16
Nonstore Retailers	454	\$6,074,958	\$295,193	\$5,779,765	90.7	2
Electronic Shopping & Mail-Order Houses	4541	\$3,879,496	\$254,995	\$3,624,501	87.7	1
Vending Machine Operators	4542	\$425,301	\$0	\$425,301	100.0	0
Direct Selling Establishments	4543	\$1,770,160	\$40,198	\$1,729,962	95.6	1
Food Services & Drinking Places	722	\$49,098,509	\$66,848,588	-\$17,750,079	-15.3	108
Special Food Services	7223	\$533,460	\$0	\$533,460	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$1,976,745	\$3,560,461	-\$1,583,716	-28.6	11
Restaurants/Other Eating Places	7225	\$46,588,303	\$63,288,127	-\$16,699,824	-15.2	97

**Data Note:** Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

**Source:** Esri and Data Axle. Esri 2021 Updated Demographics. Esri 2017 Retail MarketPlace. ©2021 Esri. ©2017 Data Axle, Inc. All rights reserved.

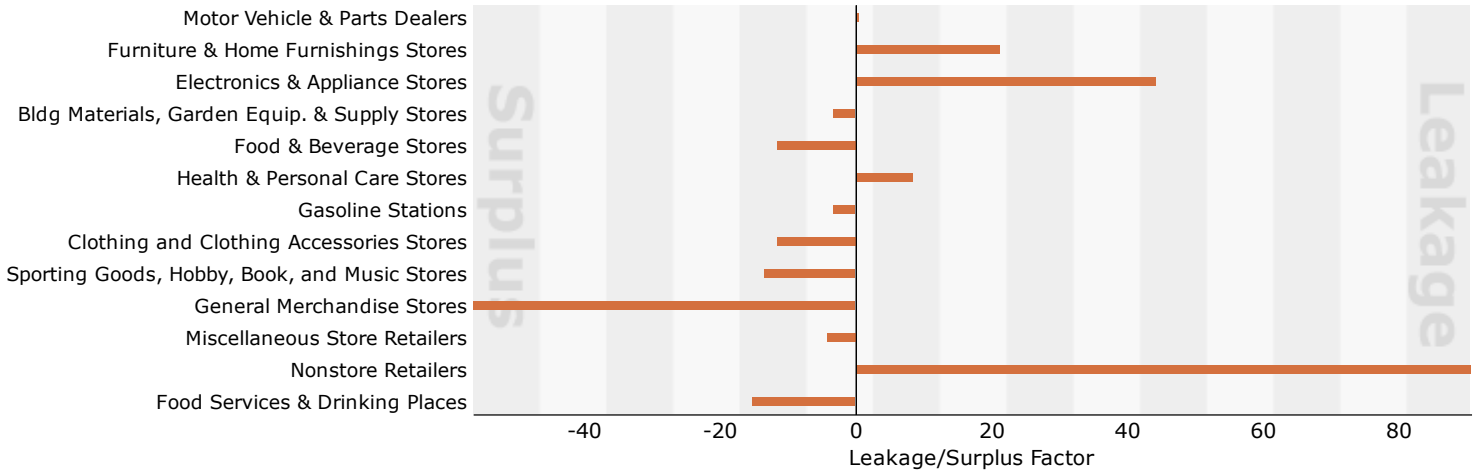


# Retail MarketPlace Profile

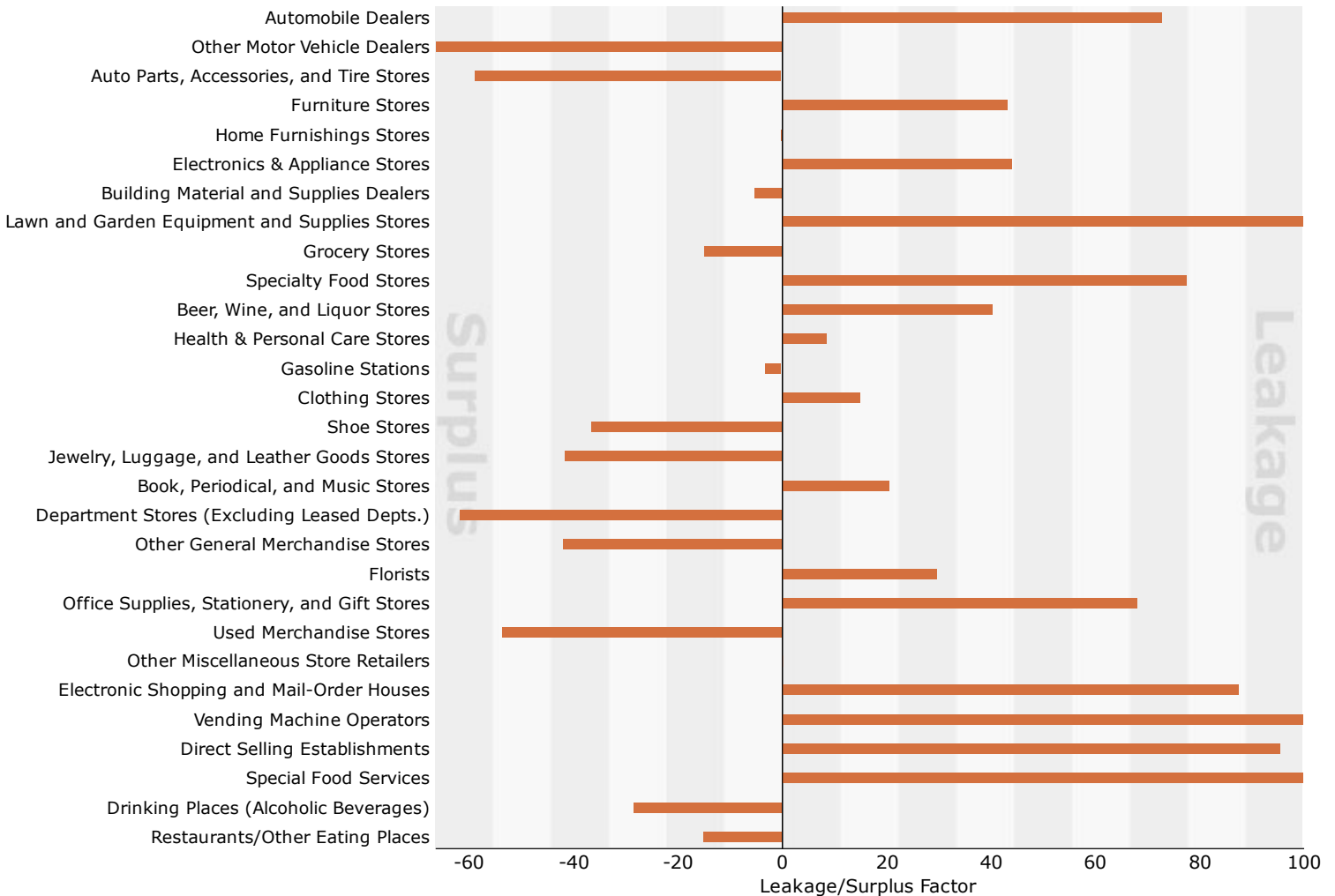
2747 S Miracle Mile, Bullhead City, Arizona, 86442  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 35.08612  
 Longitude: -114.59658

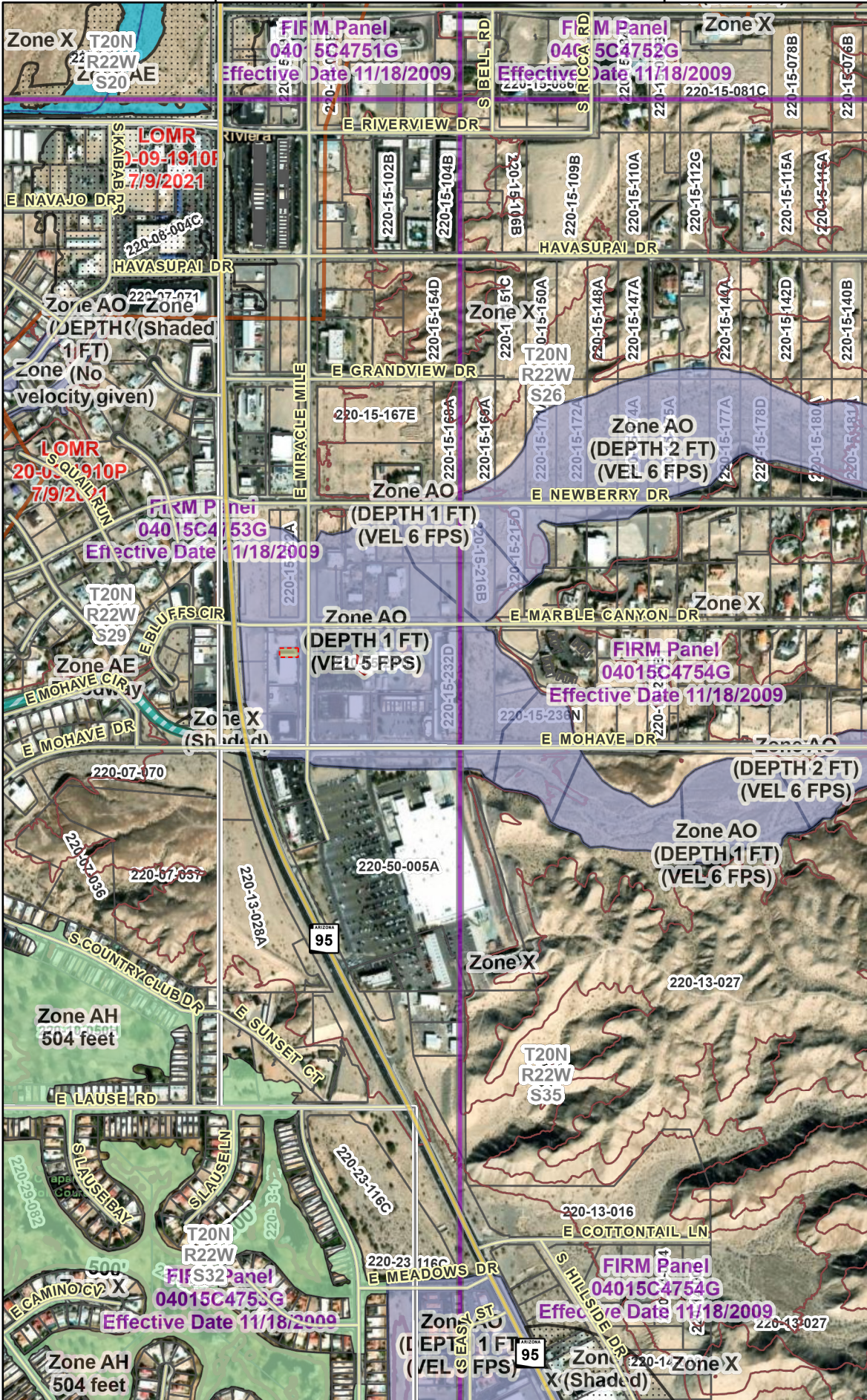
## 2017 Leakage/Surplus Factor by Industry Subsector



## 2017 Leakage/Surplus Factor by Industry Group



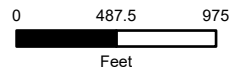
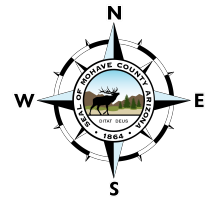
Source: Esri and Data Axle. Esri 2021 Updated Demographics. Esri 2017 Retail MarketPlace. ©2021 Esri. ©2017 Data Axle, Inc. All rights reserved.



Mohave County location map.

Date Created: 2/7/2024

Time: 6:25 AM



This map is a user generated static output from the Mohave County Flood Control District Data Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OFFICIAL NFIP DOCUMENTATION OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. For an official map for NFIP purposes contact the Mohave County Flood Control District at (928) 757-0925 or by email at [McFloodinfo@mohavecounty.us](mailto:McFloodinfo@mohavecounty.us). The user agrees to comply with the Limitation of Use and Assumption of Risk as stated in the full disclaimer at <http://gis.mohavecounty.us>

**PARKING**

REQUIRED: PARCEL A  
13 SPACES, 1 ACCESSIBLE SPACE  
(FURNITURE/APPLIANCE STORE)

REQUIRED: PARCEL B  
11 SPACES, 1 ACCESSIBLE SPACE  
(DINER/BAR)

20 SPACES, 1 ACCESSIBLE SPACE  
(OFFICE/PROFESSIONAL)

EXISTING PARKING

52 - SPACES

4 - ACCESSIBLE SPACES

**OWNER**

CBERT BULLHEAD, LLC.  
50 HENRY STREET  
CORTEZ, CO 81321  
(970) 565-9911

**FLOODPLAIN**

THE PROJECT AREA IS LOCATED IN FLOOD ZONE AO. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTH DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING VELOCITIES ALSO DETERMINED. (DEPTH 1', 5 FPS) SHOWN IN FIRM PANEL NO. 04015C 4753G, DATED NOVEMBER 18, 2009.

**NOTE:**

1. THE CENTERLINES OF MARBLE CANYON AND MOHAVE ROAD WERE ESTABLISHED IN AGREEMENT WITH SURVEY RECORDED IN BOOK 13 PARCEL PLATS, PAGE 76. THE MONUMENTS FOUND PER SURVEY RECORDED AT FEE 91-19664 ARE ONLY USED TO DETERMINE THE CENTERLINE OF MIRACLE MILE AND WERE FOUND CONSISTENT WITH ALTA/ACSM SURVEY RECORDED AT FEE 2012064819, 12-14-2012.

FOUND 5/8" REBAR  
W/ ALUM CAP 18294  
0.42' NORTH

**LEGAL DESCRIPTION**

LOTS 226 AND 227, COLORADO RIVER ESTATES, RE-AMENDED, SECTION 26, LOTS 226 AND 227 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1964, AS FEE NUMBER 133355 AND AMENDED PLAT RECORDED NOVEMBER 21, 1972 AT FEE NO. 72-25107 IN THE OFFICE OF THE RECORDER OF MOHAVE COUNTY, ARIZONA EXCEPT THE THE SOUTH 333 FEET THEREOF AND EXCEPT THE NORTH 40 FEET AND EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF A 20 FOOT WIDE ALLEY. TOGETHER WITH THE EAST HALF OF AN ALLEY THAT BISECTS LOT 226 ABANDONED BY RESOLUTION RECORDED IN BOOK 5080, PAGE 119, OFFICIAL RECORDS OF MOHAVE COUNTY, ARIZONA.

CONTAINS 1.09 ACRES MORE OR LESS

**AREAS:**

EXISTING PARCEL - 47,341 SQ. FT. 1.09 ACRES

PARCEL A - 42,332 SQ. FT. 0.97 ACRES

PARCEL B - 5,010 SQ. FT. 0.12 ACRES

**NOTES:**

EACH LOT IS SERVED BY CITY OF BULLHEAD CITY SEWER. PUBLIC WATER IS TO EACH LOT. (EPCOR) ELECTRIC SERVICE IS TO EACH LOT.

BASIS OF BEARING: ARIZONA STATE PLAIN COORDINATE SYSTEM - ARIZONA WEST. ALL DISTANCES GROUND.

**LEGEND**

- INDICATES EXISTING GROUND CONTOURS
- INDICATES EXISTING GAS LINE
- INDICATES EXISTING SEWER LINE
- INDICATES EXISTING TELEPHONE LINE
- INDICATES EXISTING OVERHEAD ELECTRIC
- INDICATES EXISTING WATER LINE
- INDICATES EXISTING BUILDING
- INDICATES EXISTING ASPHALT ROADWAY
- INDICATES EXISTING CONCRETE
- FOUND SECTION CORNER AS NOTED
- FOUND REBAR AS NOTED
- NOTHING FOUND SET 5/8" REBAR RLS 16581
- SET LOT CORNER - 5/8" REBAR RLS 16581
- FOUND CENTERLINE MONUMENT AS NOTED
- M** MEASURED DISTANCE
- R** RECORD DISTANCE

RECORD SURVEY INFORMATION:  
ALTA/ACSM SURVEY RECORDED AT FEE 2012064819

INGRESS, EGRESS, PARKING, DRAINAGE AND PUBLIC UTILITY EASEMENT  
PARCEL "A" SHALL BE OVERLAID WITH A BLANKET INGRESS, EGRESS, PARKING, DRAINAGE AND PUBLIC UTILITY EASEMENT IN FAVOR OF PARCEL "B", EXCEPTING THEREFROM THE EXISTING BUILDING.

SOUTH QUARTER CORNER,  
SEC. 26, RR SPIKE FND. 2005  
NOT FND. THIS SURVEY  
NOTHING SET

**Owner's Ratification:**

KNOW ALL MEN BY THESE PRESENTS: that CBERT BULLHEAD LLC, is the owner of the land included within the plat shown hereon, that we are the only persons whose consent is necessary to pass clear title to said land and we hereby consent to the making and recording of said plat.

IN WITNESS WHEREOF, this Owner's Ratification is executed this 2nd day of December, 2013.

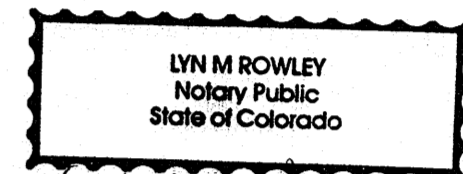
Spencer Smith (Printed name) [Signature] (Signature)

(Printed name) (Signature)

**Notary Acknowledgment:**

State of Colorado (ss)  
County of Mohave

This Plat is acknowledged before me, the undersigned officer, by Spencer Smith this 2nd day of December, 2013.



[Signature] Notary Public (Seal) My Commission Expires: 8-31-2014

**Recorder's Certificate:**

Filed and Recorded at the Request of Maas Construction on Dec. 5, 2013 in Book 34 of Parcel Plats, Page 62, Records of Mohave County, Arizona.

By: [Signature] Deputy Recorder  
Carol Meier Recorder

Reception No. 2013061131 \$24.00

**CITY APPROVALS**

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF BULLHEAD.

BY: [Signature] 12/4/13  
PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE

BY: [Signature] 12/4/13  
DEVELOPMENT SERVICES DIRECTOR DATE

**Surveyor's Certificate:**

The survey and monumentation of the above described property was made under my direction and supervision and is based upon an actual field survey. The monuments described as found were found; the monuments described as set were set, this plat meets the requirements of A.R.S. § 33-105. The parcels shown hereon have legal access.



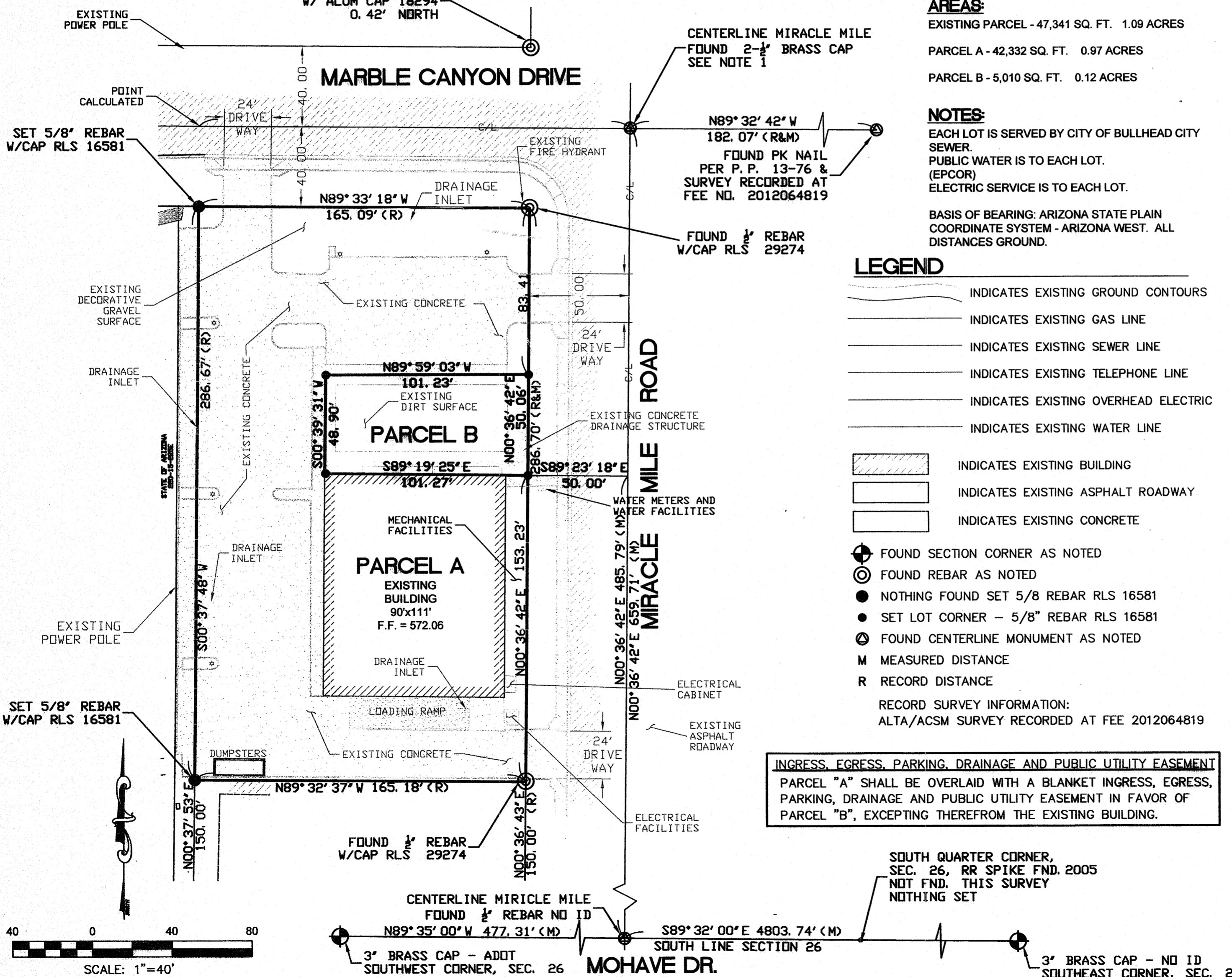
R. Larry Morse, R.L.S. 16581

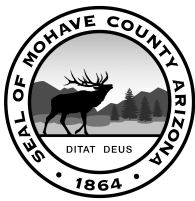
N:\7941-01 AARONS\TOPO-AB.dwg

**AARON'S  
LAND SPLIT NO. 305**

DESIGN: -	SCALE	JOB NO.	DATE	SHEET
DRAWN: [Signature]	HORIZ: 1"=40'	7941-01	9-25-13	1 OF 1
CHECK: [Signature]	VERT: 1"=20'			

**ARQ** ENGINEERING LLC FORT MOHAVE, ARIZONA 86426  
Engineering and Survey  
EMAIL: RLMORSE@ARQLLC.COM (928)758-3333





**Mohave County Treasurer**  
 SueAnn Mello  
 PO Box 712  
 Kingman, AZ 86402

# 2023 PROPERTY TAX STATEMENT



CBERT BULLHEAD LLC  
 50 HENRY ST  
 CORTEZ, CO 81321-3012

Assessor Description: Section: 26 Township: 20N Range: 22W T20N  
 R22W SEC 26 COLORADO RIVER ESTATES RE-AMENDED LOTS  
 226 & 227 EXCEPT THE SOUTH 333' THEREOF AND EXCEPT THE  
 Situs Address: 2747 MIRACLE MILE BULLHEAD CITY

## THANK YOU FOR YOUR PROMPT PAYMENT

TREASURY ACCOUNT #	PARCEL #	TAX AREA	TAX RATE PER \$100 ASSESSED VALUE			
R0262050	22015227U	1579	11.3292			
ASSESSMENT		VALUE IN DOLLARS	LEGAL CLASS ASSMT%	ASSESSED VALUE	EXEMPT AMOUNT	TAX
TAXABLE PROPERTY VALUE		21,348	15.0	3,202	0	362.78
TAXABLE PERSONAL PROP VALUE		0	0.0	0	0	0.00
TAXABLE PROPERTY VALUE TOTAL		21,348		3,202	0	\$362.78
2022 TAXES	2023 TAXES	TAXING AUTHORITY	PHONE #'S		% of TAX	
53.51	56.19	MOHAVE COUNTY	(928) 753-0735		15.49%	
54.19	55.41	BULLHEAD ELEM SD #15	(928) 758-3961		15.27%	
54.37	55.27	COLORADO RIVER UNION HS #2	(928) 758-3916		15.24%	
36.29	36.97	MOHAVE COMMUNITY COLLEGE	(928) 757-4331		10.19%	
97.6	102.47	BULLHEAD CITY FD	(928) 758-3971		28.25%	
3.05	3.2	FIRE DIST ASSIST FUND	(928) 753-0735		0.88%	
7.77	8.16	MOHAVE COUNTY LIBRARY DISTRICT	(928) 692-5763		2.25%	
15.26	16.02	MOHAVE COUNTY FLOOD CONTROL DI	(928) 757-0925		4.42%	
4.61	5.76	PEST ABATEMENT DIST	(928) 763-0109		1.59%	
1.72	1.8	MO CO TV CID	(928) 753-0729		0.50%	
1.53	1.6	WESTERN AZ VOCATION ED DIST	(928) 753-0747		0.44%	
8.85	8.97	BULLHEAD CITY FIRE BONDS	(928) 758-3971		2.47%	
11.01	10.96	CRUHSD#2 CLASS B BOND	(928) 758-3916		3.02%	
\$349.76	\$362.78	TOTAL			100%	

2023 TAX SUMMARY	
For the period of January 1 - December 31, 2023	
Total Tax	\$362.78
Special District	0.00
LESS: State Aid	0
LESS: Prepay	0.00
<b>TOTAL DUE</b>	<b>\$362.78</b>

### PAYABLE UPON RECEIPT

SEE PAYMENT STUBS FOR DUE DATES

Mail your check with the corresponding payment stub to:

**MOHAVE COUNTY TREASURER**  
**PO BOX 712**  
**KINGMAN, AZ 86402**

### ADDITIONAL INFORMATION

#### MORE WAYS TO PAY

**In Person:** Check, Money Order, or Cashier's Check. Cash is accepted in person, during office hours. Your canceled check is your receipt.

#### Credit Card or Electronic Payment (processing fees will apply):

Call: 1-855-814-6451 or  
 Visit us Online: [payments.mohave.gov](https://payments.mohave.gov)

#### Using Your Banks Online Banking "Bill Pay" Option:

Set up a **SEPARATE** bill pay payee for **EACH PARCEL**  
 Instructions are available on our website:  
[billpay.mohave.gov](https://billpay.mohave.gov)  
 Select: Online Bill Pay Instructions

#### ANSWERS TO YOUR QUESTIONS

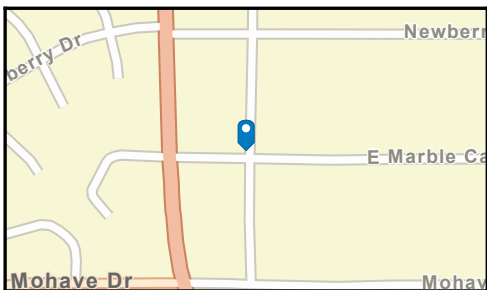
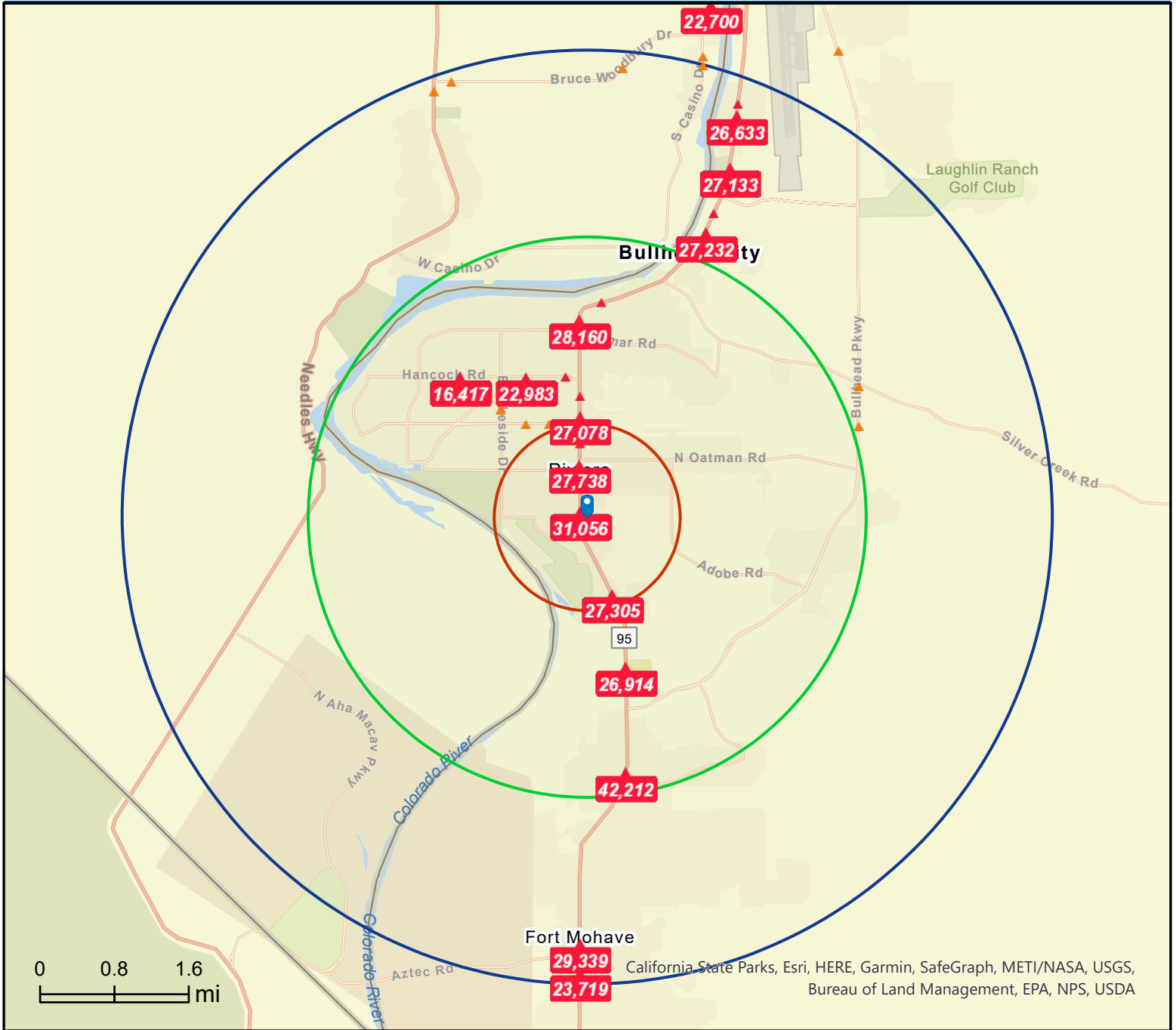
##### Mohave County Assessor's Website:

##### NEED AN ADDRESS CHANGE?

- Email Address Changes by sending email to [assessorhelp@mohave.gov](mailto:assessorhelp@mohave.gov)
- Valuation, legal classification, and ownership/address records  
 Call: 1-928-753-0703 or \_\_\_\_\_
- Visit the Assessor online: [assessor.mohave.gov](https://assessor.mohave.gov)

##### Mohave County Treasurer's Website:

- Copies of tax statements, payment receipts and payment history  
 Call: 1-928-753-0737
- Visit us online: [treasurer.mohave.gov](https://treasurer.mohave.gov)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

