

# 2725 Desert Trail.

Bullhead City, AZ 86429

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## ▪ 67 Leasable Units

- 12 x 30 - 24 units
- 14 x 40 - 29 units
- 14 x 50 - 1 unit
- 16 x 50 - 12 units

## ▪ 5 X 20 Equipment Room

## ▪ Total Area: 38,279 SF

## ▪ Total Rentable Area: 38,179 SF

## ▪ Total Acres: 4.24 Acres

- 2725 Desert Trail has 1 vacant acre for expansion

## ▪ 2023 NOI: \$226,499



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Discover the perfect opportunity to invest in Bullhead City's growing community. Nestled amidst high density residential communities on the Bullhead Parkway corridor, these units offer prime real estate for savvy investors and businesses alike. Whether you're looking to capitalize on the city's rapid growth and current Owner's smart vision, these units are newly constructed and in prime locations to maximize revenue. Why build new when all the work is done!

**Ann Pettit | Broker**  
928.234.5555 | [ann@ussw.net](mailto:ann@ussw.net)











163 to Las Vegas  
NEVADA

Lake Mohave

Airport Shopping Center

Laughlin Casinos

Colorado River

95

Laughlin/Bullhead International Airport



Bullhead Parkway



Desert Foothills Communities

2725 Desert Trail

Laughlin Ranch

Laughlin, Nevada

Bullhead City, Arizona

40 to Needles  
INTERSTATE



\*Properties are only minutes away from popular boating destinations.

LOCATION



# BULLHEAD CITY DEMOGRAPHICS

## POPULATION

	5 mi.	10 mi.	15 mi.
2024 Estimated Population	18,409	56,820	65,748
2029 Projected Population	18,387	57,733	67,185
2020 Census Population	17,962	54,378	62,789
2010 Census Population	16,809	51,106	58,550
Proj. Ann. Growth 2024-2029	-22	913	1,437
Hist. Ann. Growth 2020-2024	447	2,441	2,959

## INCOME

Average Household Income	\$87,381	\$77,052	\$80,053
Median Household Income	\$52,593	\$50,785	\$54,022
Per Capita Income	\$42,633	\$35,596	\$36,713

## HOUSING

Estimated Households Units	11,320	32,328	37,174
Labor Pool 16+ 2024	15,933	48,670	56,336
Unemployment Rate	1.9%	3.0%	2.8%
Blue Collar Workers	44.5%	48.2%	47.0%

## BUSINESS

Total Businesses	797	1,816	2,010
Total Employees	17,059	23,337	25,119
Work Travel Time	<16 Min	<17 Min	>17 Min

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