

2054 COMMERCIAL WAY, BULLHEAD CITY, AZ 86442
FORMER FAMILY DOLLAR



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PROPERTY INFORMATION



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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	8,000 SF
Available SF:	8,000 SF
Lot Size:	0.8 Acres
Number of Units:	1
Price / SF:	\$71.88
Year Built:	2006
Renovated:	2006
Zoning:	C-3
Market:	Bullhead City, Arizona
Submarket:	Laughlin, Nevada

PROPERTY OVERVIEW

This former Family Dollar has been vacated leaving the new owner open to new possibilities. With a full eight thousand square feet to work with, this building can remain retail or it can become a great warehouse and/or distribution center. Of course, storage is another popular use in this area and a new structure this size would cost much more to build.

PROPERTY HIGHLIGHTS

- 8000 SQUARE FEET
- GREAT INGRESS AND EGRESS
- CLOSE TO THE COLORADO RIVER

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PROPERTY INFORMATION

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

This former Family Dollar has just been vacated leaving the new owner open to new possibilities. With a full eight thousand square feet to work with, this building can remain retail or it can become a great warehouse and/or distribution center. Of course, storage is another popular use in this area and a new structure this size would cost much more to build.

LOCATION DESCRIPTION

Located at the Corner of Marina Blvd one mile west of Highway 95 in the center of Bullhead City, Arizona



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PROPERTY DESCRIPTION // 6



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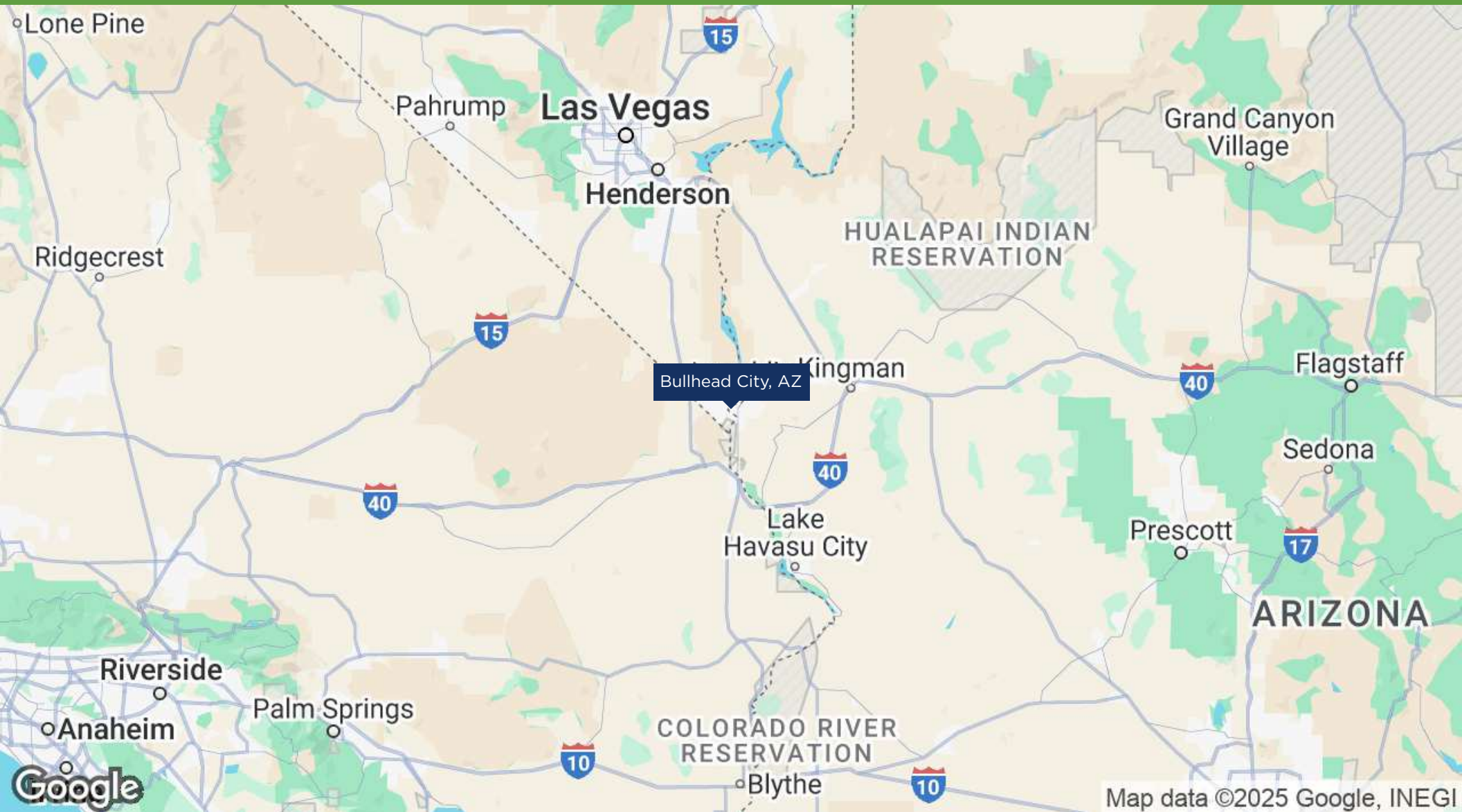
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LOCATION INFORMATION

REGIONAL MAP



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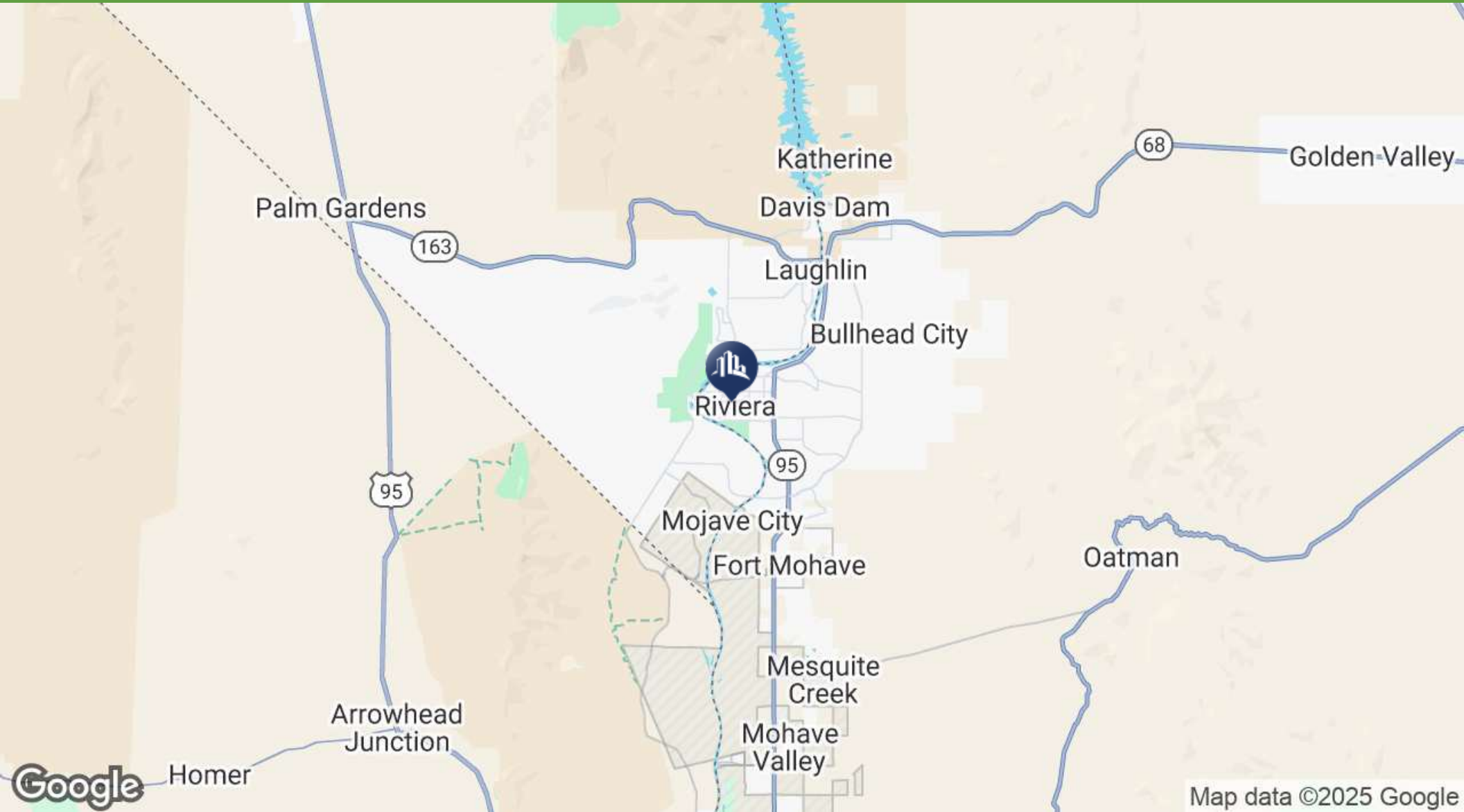


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LOCATION INFORMATION

LOCATION MAP



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LOCATION INFORMATION

AERIAL MAP



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AERIAL MAP // 10



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SALE COMPARABLES



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SALE COMPARABLES

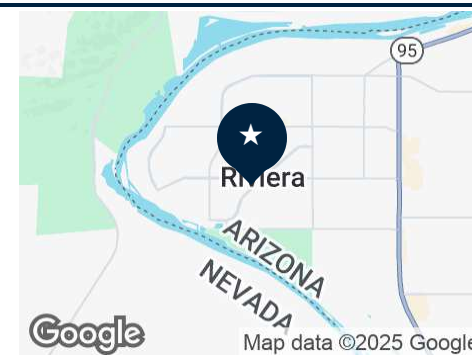
SALE COMPS



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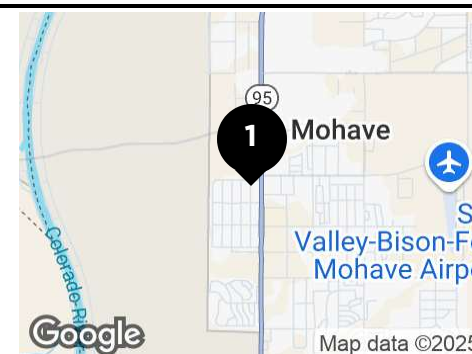
Price:	\$575,000	Bldg Size:	8,000 SF
Lot Size:	0.8 Acres	No. Units:	1
Cap Rate:	N/A	Year Built:	2006



FORT MOHAVE INDUSTRIAL

5038 Lakewood RD, Fort Mohave, AZ 86426

Price:	\$408,000	Bldg Size:	6,600 SF
Lot Size:	1.01 Acres	No. Units:	1
Cap Rate:	N/A	Year Built:	1989



DISTRIBUTION CENTER ON MIRACLE MILE

2455 S Miracle Mile, Bullhead City, AZ 86442

Price:	\$650,000	Bldg Size:	7,500 SF
Lot Size:	0.47 Acres	No. Units:	1
Cap Rate:	N/A	Year Built:	2006



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SALE COMPARABLES

SALE COMPS



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MIRACLE MILE STORAGE

2730 Miracle Mile, Bullhead City, AZ 86442

Price:	\$650,000	Bldg Size:	6,160 SF
Lot Size:	1.13 Acres	No. Units:	1
Cap Rate:	N/A	Year Built:	1982

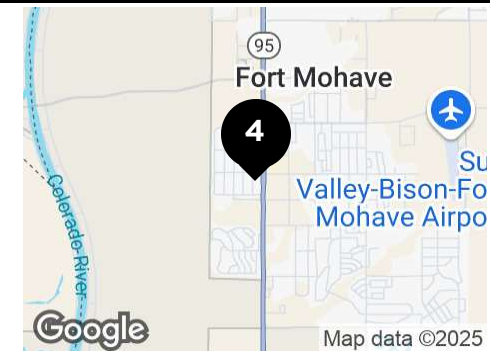


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5286 S LAKEWOOD RD

Fort Mohave, AZ 86426

Price:	\$500,000	Bldg Size:	5,608 SF
Lot Size:	0.50 Acres	No. Units:	1
Cap Rate:	N/A	Year Built:	1998

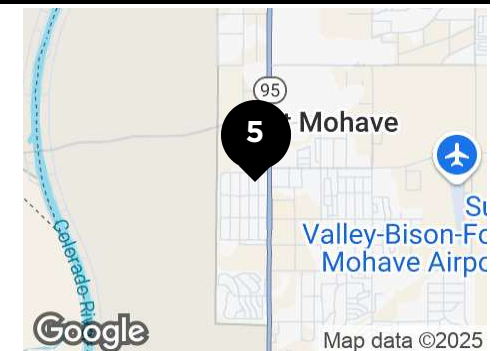


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INDUSTRIAL BUILDING

5059 Lakewood Rd, Fort Mohave, AZ 86426

Price:	\$1,000,000	Bldg Size:	17,400 SF
Lot Size:	1.06 Acres	No. Units:	3
Cap Rate:	N/A	Year Built:	1985



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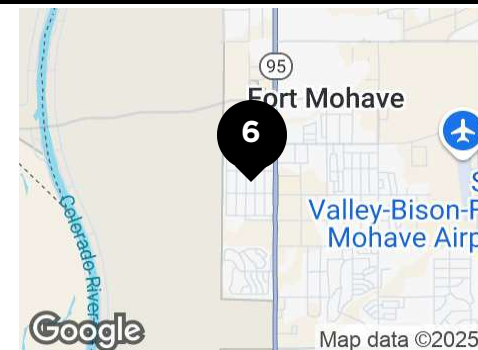
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CALVARY CHAPEL

5171 Huntington Rd, Fort Mohave, AZ 86426

Price:	\$940,000	Bldg Size:	6,026 SF
Lot Size:	2.15 Acres	No. Units:	1
Cap Rate:	N/A	Year Built:	2023



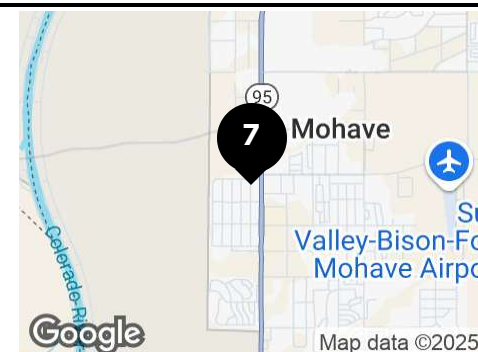
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LAKWOOD INDUSTRIAL

5038 Lakewood Rd, Fort Mohave, AZ 86426

Price:	\$408,000	Bldg Size:	6,600 SF
Lot Size:	1.01 Acres	No. Units:	1
Cap Rate:	N/A	Year Built:	1989



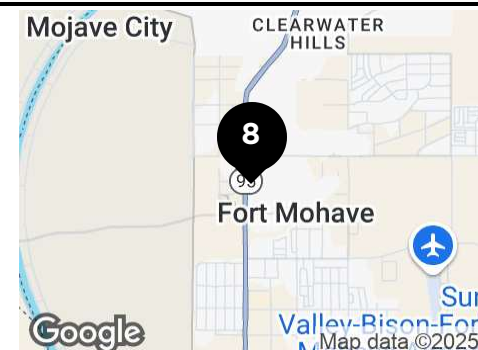
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APOLLO INDUSTRIAL

4635 S Apollo St, Fort Mohave, AZ 86426

Price:	\$600,000	Bldg Size:	12,000 SF
Lot Size:	0.55 Acres	Cap Rate:	N/A
Year Built:	2005		



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SALE COMPARABLES

SALE COMPS

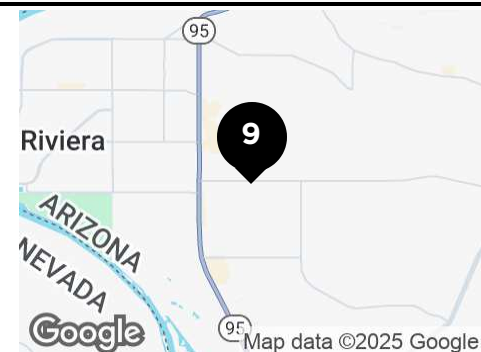
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OATMAN INDUSTRIAL STORAGE

1748 N Oatman RD, Bullhead City, AZ 86426

Price:	\$380,000	Bldg Size:	8,909 SF
Lot Size:	0.92 Acres	No. Units:	1
Cap Rate:	N/A	Year Built:	1983



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SALE COMPARABLES

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	
	 <p>Former Family Dollar 2054 Commercial Way Bullhead City, AZ 86442</p>	\$575,000	8,000 SF	\$71.88	-	-	1	2006	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	CLOSE
1	 <p>Fort Mohave Industrial 5038 Lakewood RD Fort Mohave, AZ 86426</p>	\$408,000	6,600 SF	\$61.82	-	-	1	1989	02/21/2024
2	 <p>Distribution center on Miracle Mile 2455 S Miracle Mile Bullhead City, AZ 86442</p>	\$650,000	7,500 SF	\$86.67	-	-	1	2006	10/25/2021
3	 <p>Miracle Mile Storage 2730 Miracle Mile Bullhead City, AZ 86442</p>	\$650,000	6,160 SF	\$105.52	-	-	1	1982	05/18/2022
4	 <p>5286 S Lakewood Rd Fort Mohave, AZ 86426</p>	\$500,000	5,608 SF	\$89.16	-	-	1	1998	04/25/2024
5	 <p>Industrial Building 5059 Lakewood Rd Fort Mohave, AZ 86426</p>	\$1,000,000	17,400 SF	\$57.47	-	-	3	1985	05/27/2022
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SALE COMPARABLES

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	
7	 Calvary Chapel 5171 Huntington Rd Fort Mohave, AZ 86426	\$940,000	6,026 SF	\$155.99	-	-	1	2023	09/03/2024
8	 Lakewood Industrial 5038 Lakewood Rd Fort Mohave, AZ 86426	\$408,000	6,600 SF	\$61.82	-	-	1	1989	02/21/2024
9	 Apollo Industrial 4635 S Apollo St Fort Mohave, AZ 86426	\$600,000	12,000 SF	\$50.00	-	-	-	2005	02/01/2023
	Oatman Industrial Storage 1748 N Oatman RD Bullhead City, AZ 86426	\$380,000	8,909 SF	\$42.65	-	-	1	1983	06/12/2023
		PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	CLOSE
	Totals/Averages	\$615,111	8,534 SF	\$72.08	-	\$0	1.25		

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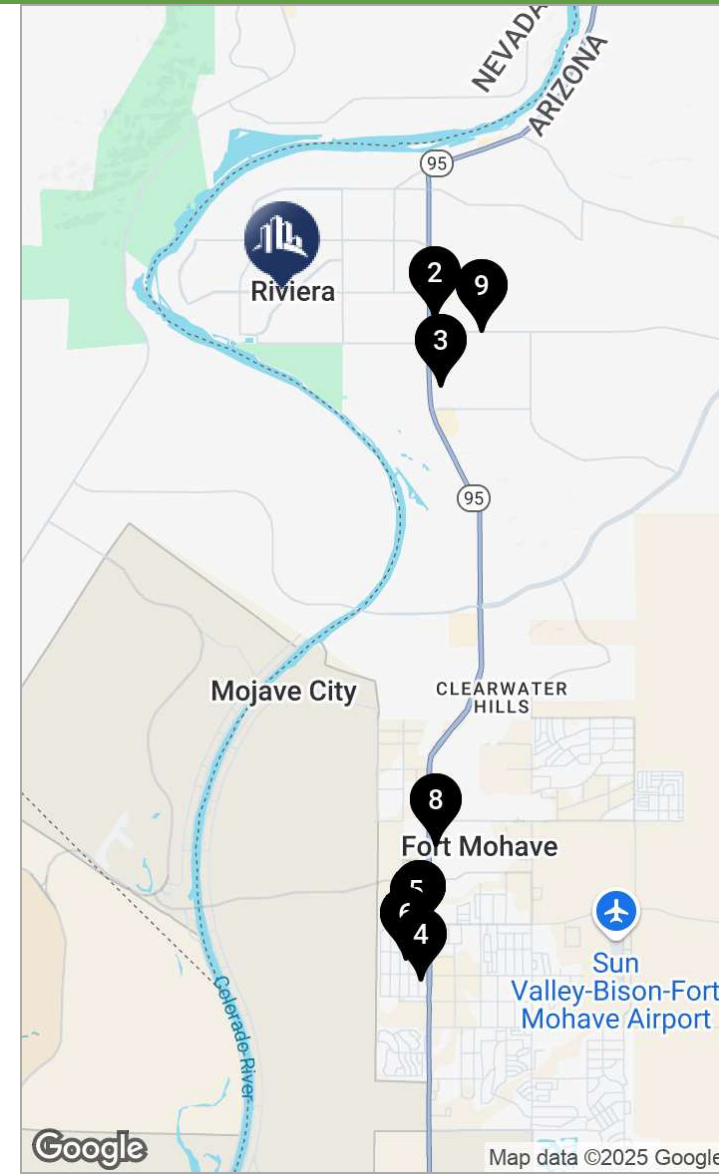
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SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	Former Family Dollar 2054 Commercial Way Bullhead City, AZ	\$575,000	8,000 SF	0.8 Acres	1
1	Fort Mohave Industrial 5038 Lakewood RD Fort Mohave, AZ	\$408,000	6,600 SF	1.01 Acres	1
2	Distribution center on Miracle Mile 2455 S Miracle Mile Bullhead City, AZ	\$650,000	7,500 SF	0.47 Acres	1
3	Miracle Mile Storage 2730 Miracle Mile Bullhead City, AZ	\$650,000	6,160 SF	1.13 Acres	1
4	5286 S Lakewood Rd Fort Mohave, AZ	\$500,000	5,608 SF	0.50 Acres	1
5	Industrial Building 5059 Lakewood Rd Fort Mohave, AZ	\$1,000,000	17,400 SF	1.06 Acres	3
6	Calvary Chapel 5171 Huntington Rd Fort Mohave, AZ	\$940,000	6,026 SF	2.15 Acres	1
7	Lakewood Industrial 5038 Lakewood Rd Fort Mohave, AZ	\$408,000	6,600 SF	1.01 Acres	1



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SALE COMPS MAP & SUMMARY // 1



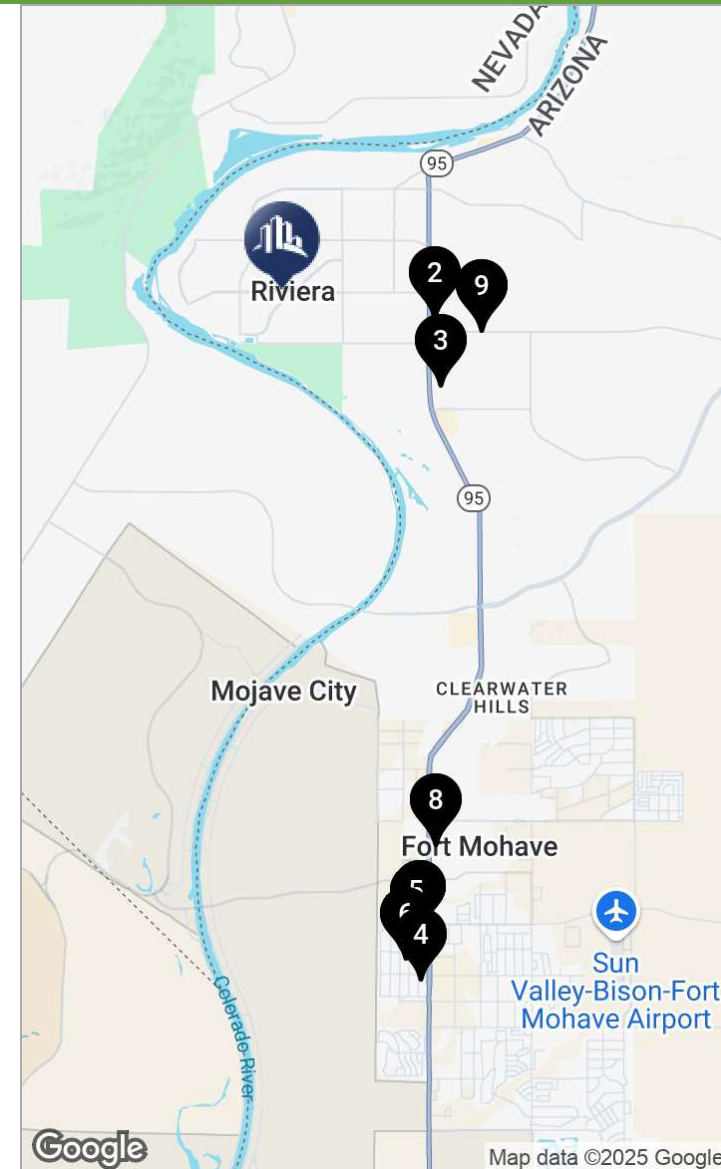
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SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
8	Apollo Industrial 4635 S Apollo St Fort Mohave, AZ	\$600,000	12,000 SF	0.55 Acres	-
9	Oatman Industrial Storage 1748 N Oatman RD Bullhead City, AZ	\$380,000	8,909 SF	0.92 Acres	1
AVERAGES		\$615,111	8,534 SF	0.98 ACRES	1



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SALE COMPS MAP & SUMMARY // 1



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SALE COMPARABLES

ADDITIONAL PHOTOS



FAMILY DOLLAR

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ADDITIONAL PHOTOS // 20



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DEMOGRAPHICS



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DEMOGRAPHICS // 21

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DEMOGRAPHICS

DEMOGRAPHICS REPORT

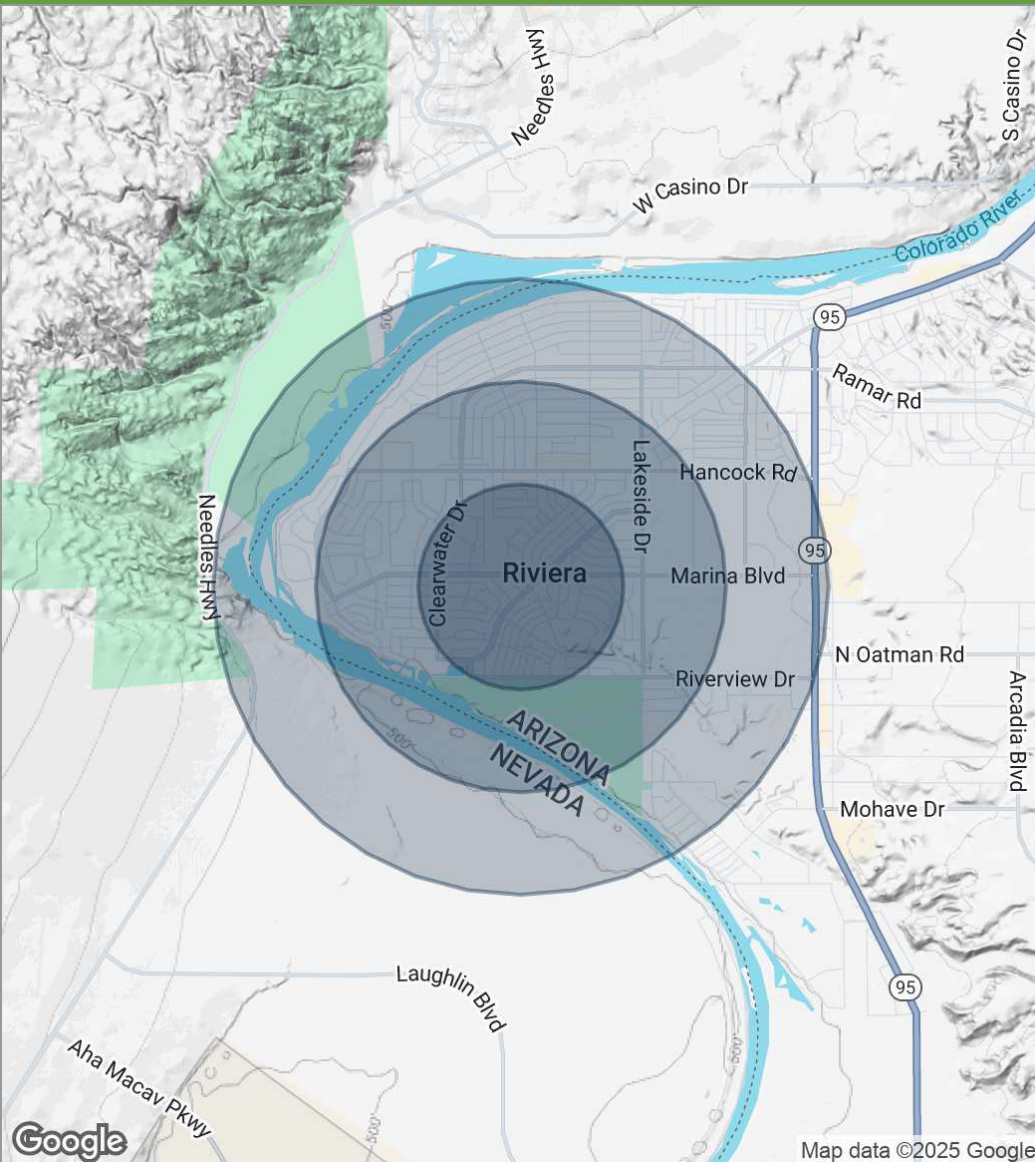
	0.5 MILES	1 MILE	1.5 MILES
Total population	3,692	10,120	14,849
Median age	34.6	41.2	43.0
Median age (Male)	29.5	38.0	40.8
Median age (Female)	40.5	45.1	45.5
Total households	1,662	4,931	7,639
Total persons per HH	2.2	2.1	1.9
Average HH income	\$36,004	\$34,820	\$34,870
Average house value	\$201,115	\$124,785	\$137,396

* Demographic data derived from 2020 ACS - US Census



DEMOGRAPHICS

DEMOGRAPHICS MAP



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DEMOGRAPHICS MAP // 23



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ADVISOR BIOS // 24

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ADVISOR BIO & CONTACT 1

DAVID BAIRD

Sr Vice President



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CalDRE #556000

PROFESSIONAL BACKGROUND

David Baird serves as a Senior Vice President and National Director of Institutional Investments at Sperry Commercial Global Affiliates. David served for 16 years with Sperry Commercial as director of Multifamily Investments. David was a founding member and director of the Asset recovery team established to deal with distressed properties during the 2008 real estate meltdown. With over 40 years of industry experience, David closed transactions worth over two billion dollars. David was honored seven of ten years with the prestigious national "Top Ten" advisors with the company during his tenure and was named one of the top 20 Brokers nationally by Commercial Property News. David is a Broker in Nevada, California, and Arizona. David specializes in large multifamily investments.

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ADVISOR BIOS

ADVISOR BIO & CONTACT 2

DAVID PATTERSON

Associate



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PROFESSIONAL BACKGROUND

David P. Patterson is a senior associate with Sperry Commercial Global Affiliates with over 37 years of experience in the field of real estate. With many years of experience as a lender as well as a real estate professional in the industry he has been instrumental in assisting both buyers and sellers in the commercial Real Estate Business.

Patterson is licensed in both Arizona and Nevada and has worked on a number of commercial purchase transactions all while servicing property management accounts throughout Arizona. Since David's broker is the Senior Vice President for Sperry it puts him in a unique position to understand not only our local market but how it relates to investors throughout the country.

Patterson has marketed and closed Retail Office projects including but not limited to gas stations, R.V. parks and industrial buildings located throughout the tri-state area. David is a partner in the firms property management division, his duties include overseeing the leasing and maintenance of commercial properties.

During his related years as a lender in Real Estate his experience extended to training Loan Officers, Realtors and Builders throughout the turbulent eighties by presenting an ongoing series of seminars throughout the Los Angeles area. He also spent two years increasing the market share of PMI in the nineties by over 180% within that market.

David was responsible for writing the initial lending policies for the creation of Wilshire Savings in Los Angeles. This along with over twenty years of managing offices for a variety of National banks gives him an excellent understanding of the financing available in commercial real estate. A valuable knowledge needed in today's environment to increase opportunities on both the listing and sales side.

As Sperry Commercial's senior advisor in the Tri-State area David has the experience and expertise to handle all types of commercial real Estate sales, leasing and Property management.

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