

2064 HIGHWAY 95, BULLHEAD CITY, AZ 86442

# HIGHWAY 95 RETAIL W/LOT



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# PROPERTY INFORMATION



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**PROPERTY INFORMATION // 4**

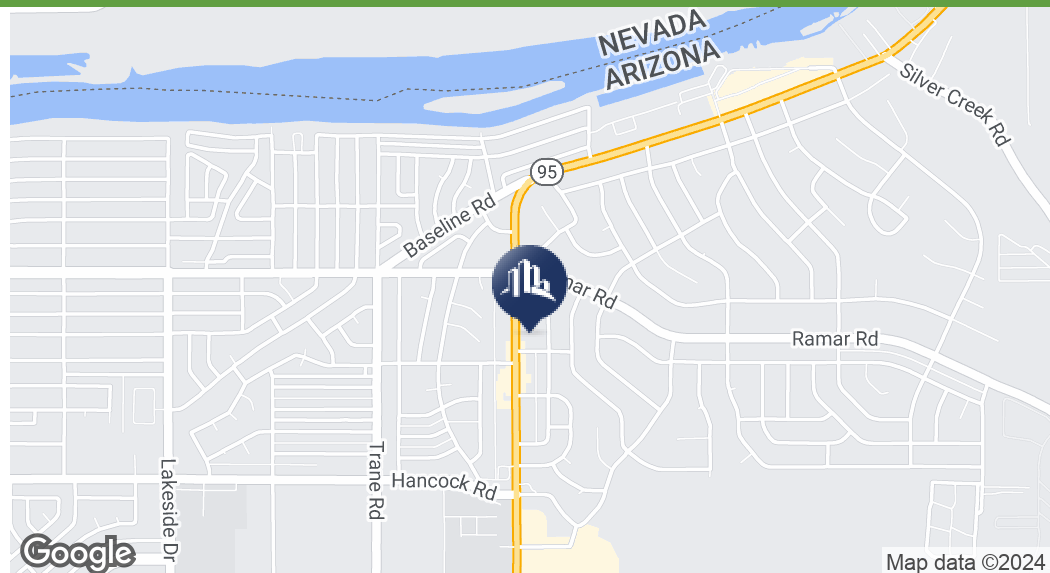


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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,850,000
Building Size:	12,520 SF
Available SF:	0
Lot Size:	1.01 Acres
Number of Units:	5
Price / SF:	\$147.76
Year Built:	1980
Renovated:	2021
Zoning:	C-2
Market:	Bullhead City, Arizona
Submarket:	Laughlin, Nevada

### PROPERTY OVERVIEW

The PURCHASE PRICE HAS BEEN REDUCED BY \$100,000 and the lot to the north of the property has been added to this renovated multi-suite retail building. The building along with the adjacent lot sit in the heart of Bullhead City, Arizona located in Mohave County along the Colorado River, The city is just 97 miles south of Las Vegas, Nevada. Laughlin, Nevada a small town with eleven casino's sits directly across the river. Bullhead City is best described as a family-oriented community providing residents and businesses a consistent growth at an affordable price. In fact, the county ranks as the most affordable in all of Arizona. The population is approximately 50,000 but that does not take in account the county area surrounding it which brings the total closer to 100,000. There are approximately two-million visitors per year visiting Bullhead City. The area maintains a high quality of life with plenty of sunshine and outdoor activities. The property is now performing very well after the renovations and some lease repositioning with the tenants. Included with the property is a water station that provides additional rents to the owner. This is a tremendous investment opportunity now with the lot included and it's additional sixty-five feet of highway frontage with half block wall.

### PROPERTY HIGHLIGHTS

#### HIGHWAY 95 RETAIL W/LOT

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EXECUTIVE SUMMARY // 5



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# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

The PURCHASE PRICE HAS BEEN REDUCED BY \$100,000 and the lot to the north of the property with a half block wall has been added to this renovated multi-suite retail building. The building along with the adjacent lot sit in the heart of Bullhead City, Arizona located in Mohave County along the Colorado River, The city is just 97 miles south of Las Vegas, Nevada. Laughlin, Nevada a small town with eleven casino's sits directly across the river. Bullhead City is best described as a family-oriented community providing residents and businesses a consistent growth at an affordable price. In fact, the county ranks as the most affordable in all of Arizona. The population is approximately 50,000 but that does not take in account the county area surrounding it which brings the total closer to 100,000. There are approximately two-million visitors per year visiting Bullhead City. The area maintains a high quality of life with plenty of sunshine and outdoor activities. The property is now performing very well after the renovations and some lease repositioning with the tenants. Included with the property is a water station that provides additional rents to the owner. This is a tremendous investment opportunity now with the lot included and it's additional sixty-five feet of highway frontage with half block wall.

### LOCATION DESCRIPTION

This building is located in the center of Bullhead City, Arizona on Highway 95. The vacant lot is just north of the building.

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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



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### LOCATION INFORMATION

Building Name	Highway 95 Retail W/Lot
Street Address	2064 Highway 95
City, State, Zip	Bullhead City, AZ 86442
County	Mohave
Market	Bullhead City, Arizona
Sub-market	Laughlin, Nevada
Cross-Streets	Highway 95 & Talc Road

### BUILDING INFORMATION

Building Size	12,520 SF
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1980
Year Last Renovated	2021

### PROPERTY HIGHLIGHTS

- EXCELLENT LOCATION
- RECENTLY RENOVATED
- .32 ACRE LOT NOW INCLUDED

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COMPLETE HIGHLIGHTS // 7



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# LOCATION INFORMATION



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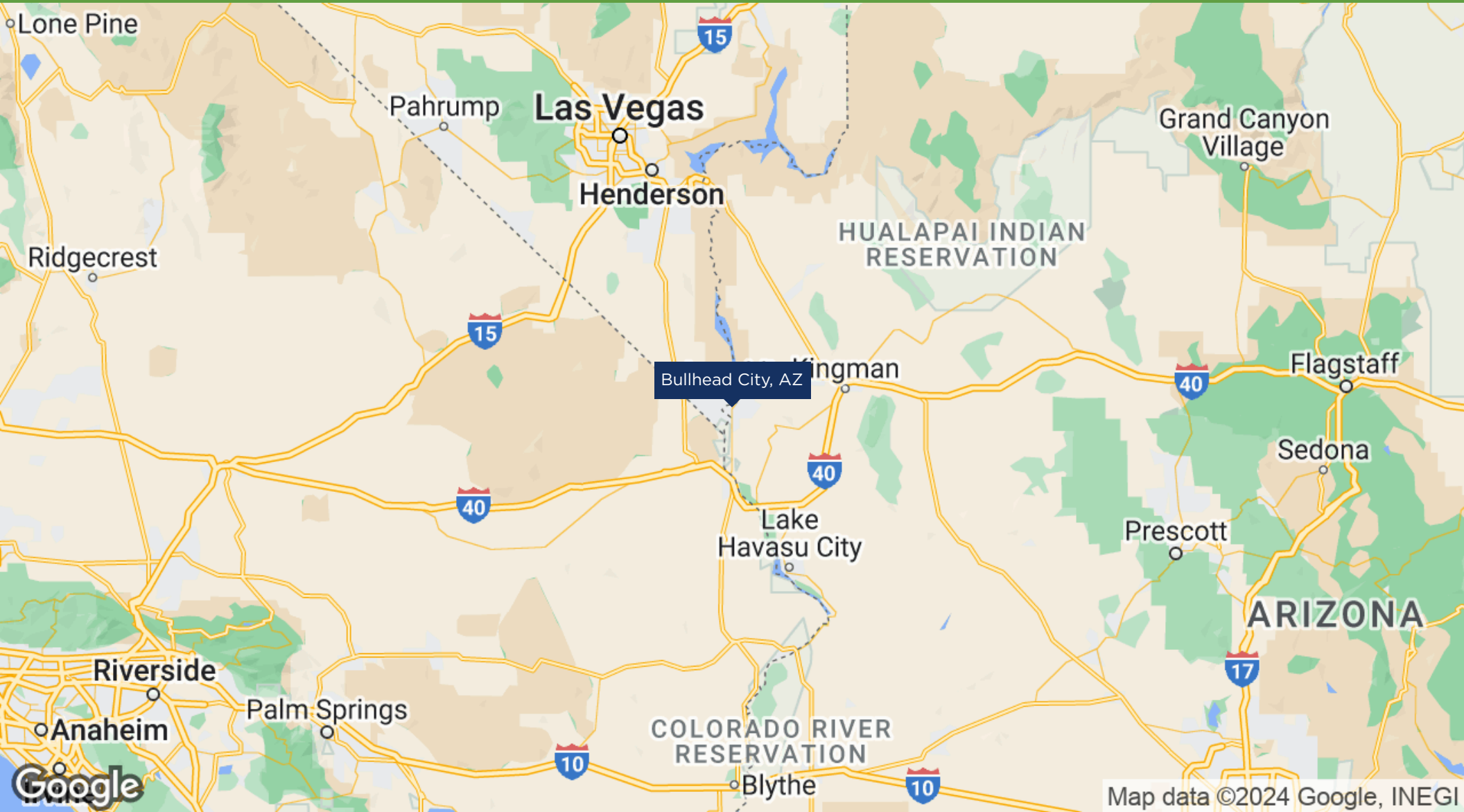
**LOCATION INFORMATION // 8**



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# LOCATION INFORMATION

## REGIONAL MAP



**HIGHWAY 95 RETAIL W/LOT**

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**REGIONAL MAP // 9**



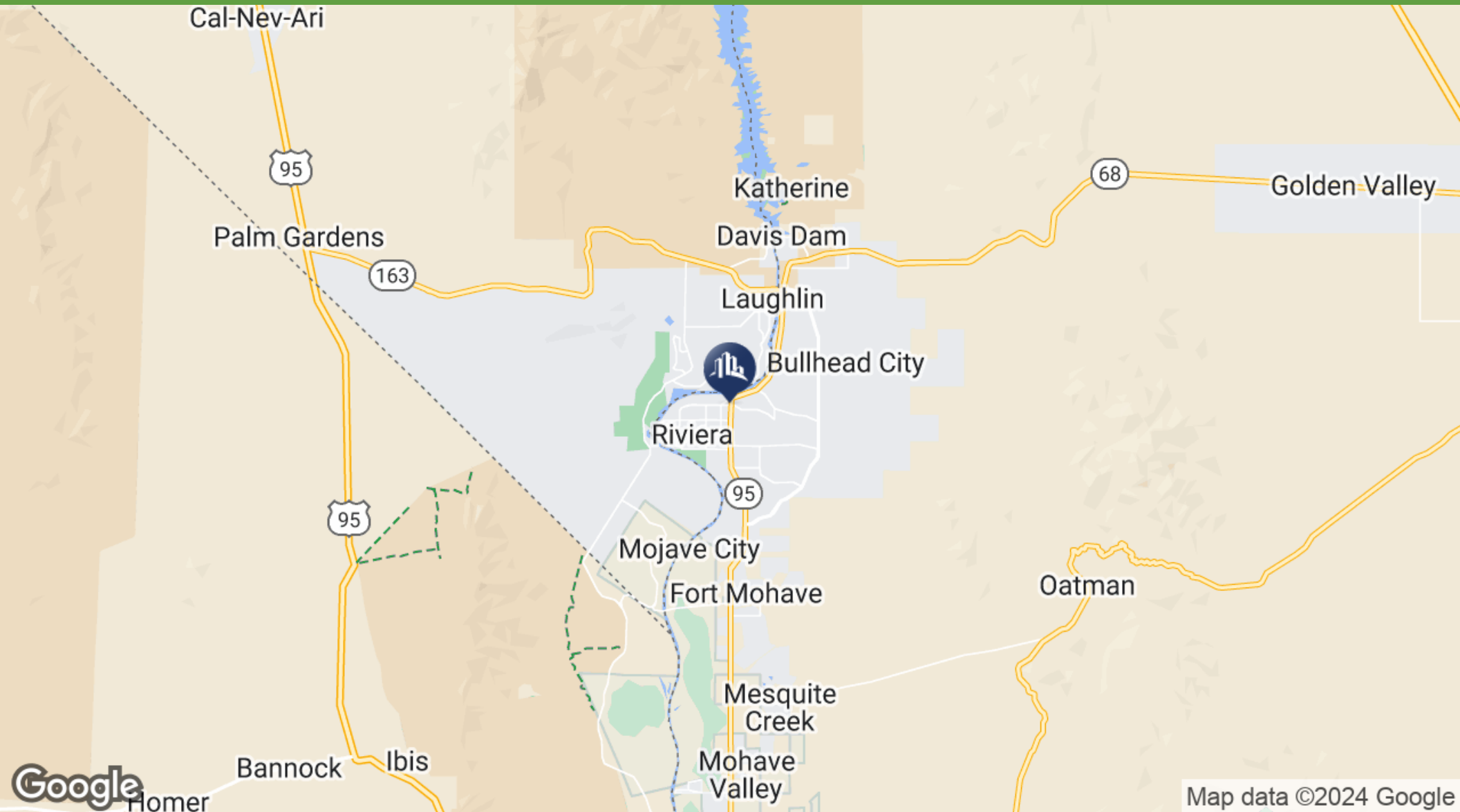
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# LOCATION INFORMATION

## LOCATION MAP



HIGHWAY 95 RETAIL W/LOT

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LOCATION MAP // 10



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# LOCATION INFORMATION

## AERIAL MAP



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AERIAL MAP // 11

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# LOCATION INFORMATION

## FINANCIAL SUMMARY

### INVESTMENT OVERVIEW

Price	\$1850000
Price per SF	\$147.76
CAP Rate	4.39

### HIGHWAY 95 RETAIL W/LOT

### OPERATING DATA

Gross Scheduled Income	110,866.08
Vacancy Cost	11,761.13
Gross Income	13,532.2
Operating Expenses	85572.75
Net Operating Income	

### HIGHWAY 95 RETAIL W/LOT

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**FINANCIAL SUMMARY // 12**



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# LOCATION INFORMATION

## RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE REMAINDER	PRICE PER SF	ANNUAL RENT
THE VIBE	2,796	4-30-25	.77	\$26,506.08
DAWNS HAIR CARE	1,560	7-31-27	.72	\$14,040.00
BELTON TATTOO	1,433	4-30-31	.84	\$12,600.00
EXOTICS SMOKE CITY	2,385	3-31-26	.66	\$15,120.00
EVENT PLANNERS	4,000	3 YRS	.67	\$36,000.00
WATERMILL	N/A	3-22-27	N/A	\$6,600.00
<b>Totals/Averages</b>	<b>12.437</b>			<b>\$110,866.08</b>

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RENT ROLL // 13



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# SALE COMPARABLES



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**SALE COMPARABLES // 14**

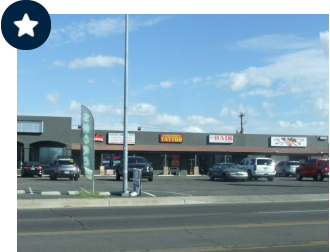
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# SALE COMPARABLES

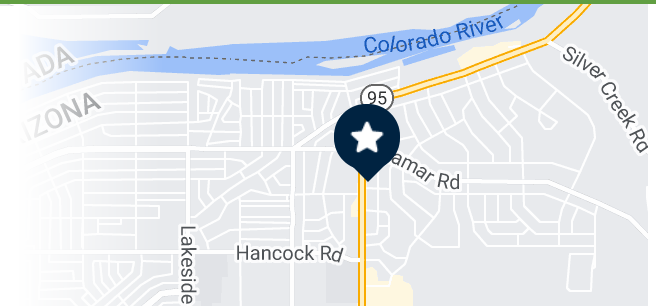
## SALE COMPS



### SUBJECT PROPERTY

2064 Highway 95 | Bullhead City, AZ 86442

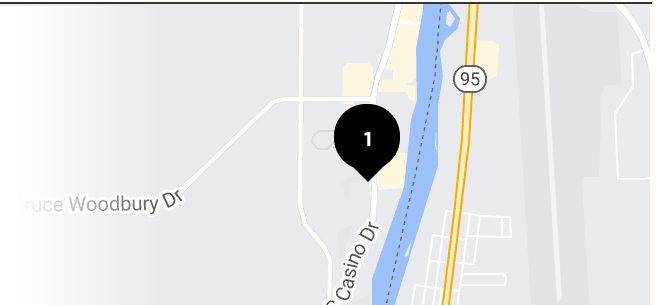
Sale Price: \$1,850,000      Lot Size: 1.01 AC  
 Year Built: 1980              Building: 12,520 SF  
 Price PSF: \$147.76



### 3 STAR RETAIL

2311 S. Casino Dr | Laughlin, AZ 89029

Sale Price: \$2,600,000      Lot Size: 0.62 Acres  
 Year Built: 1989              Building SF: 16,000 SF  
 Price PSF: \$162.50          CAP: 9.9%  
 Closed: 08/11/2023          Occupancy: 83%



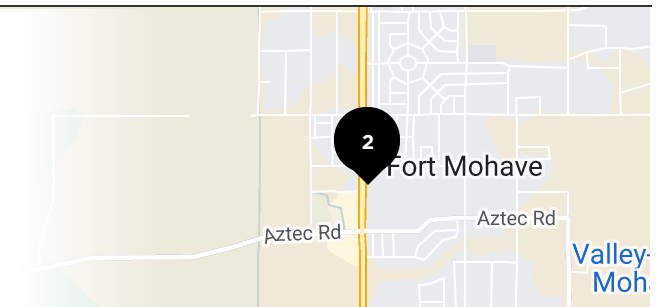
This comparable is only six miles from the subject and a very similar size although it is in a different state across the Colorado river



### HIGHWAY 95 OFFICE BUILDING

4676 Highway 95 | Fort Mohave, AZ 86426

Sale Price: \$1,599,000      Lot Size: 0.5 Acres  
 Year Built: 2007              Building SF: 7,465 SF  
 Price PSF: \$214.20          Closed: 08/14/2020  
 Occupancy: 0%



This property sold in August of 2020 for \$850,000 as an empty building it is now 50% full and sits just a few miles south of the subject.

#### HIGHWAY 95 RETAIL W/LOT

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#### 2064 HIGHWAY 95, BULLHEAD CITY, AZ 86442

SALE COMPS // 15



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# SALE COMPARABLES

## SALE COMPS



### MODERN HIGHWAY BUILDING

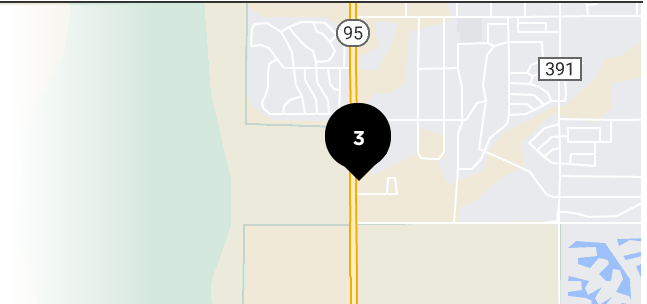
5902 S. Highway 95 | Fort Mohave, AZ 86426

Sale Price: \$1,000,000      Lot Size: 0.79 Acres

Building SF: 7,404 SF      Price PSF: \$135.06

Closed: 07/01/2021      Occupancy: 70%

This comparable is being used to show building values



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# SALE COMPARABLES

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	
	 <b>Highway 95 Retail W/Lot</b> 2064 Highway 95 Bullhead City, AZ 86442	\$1,850,000	12,520 SF	\$147.76	-	-	5	1980	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	CLOSE
<b>1</b>	 <b>3 Star Retail</b> 2311 S. Casino Dr Laughlin, AZ 89029	\$2,600,000	16,000 SF	\$162.50	9.9%	-	12	1989	08/11/2023
<b>2</b>	 <b>Highway 95 Office Building</b> 4676 Highway 95 Fort Mohave, AZ 86426	\$1,599,000	7,465 SF	\$214.20	-	-	5	2007	On Market
<b>3</b>	 <b>Modern Highway Building</b> 5902 S. Highway 95 Fort Mohave, AZ 86426	\$1,000,000	7,404 SF	\$135.06	-	-	5	-	07/01/2021
<b>Totals/Averages</b>		<b>\$1,733,000</b>	<b>10,290 SF</b>	<b>\$168.42</b>	<b>9.9%</b>	<b>\$0</b>	<b>7.33</b>		

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SALE COMPS SUMMARY // 17



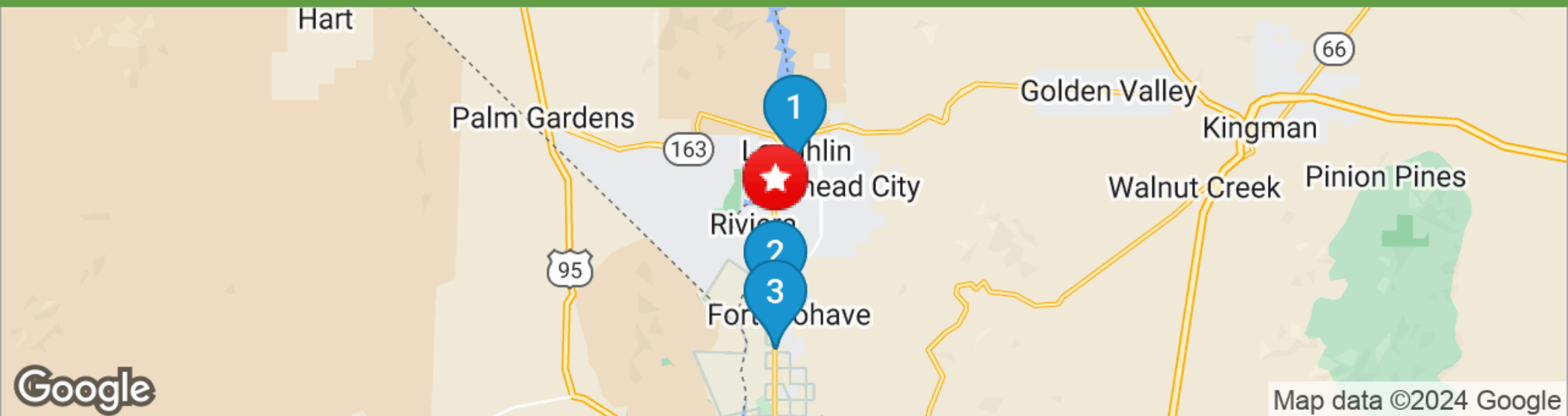
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# SALE COMPARABLES

## SALE COMPS MAP



### SUBJECT PROPERTY

2064 Highway 95 | Bullhead City, AZ 86442

1

### 3 STAR RETAIL

2311 S. Casino Dr  
Laughlin, AZ 89029

2

### HIGHWAY 95 OFFICE BUILDING

4676 Highway 95  
Fort Mohave, AZ 86426

3

### MODERN HIGHWAY BUILDING

5902 S. Highway 95  
Fort Mohave, AZ 86426

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SALE COMPS MAP // 18



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# RENT COMPARABLES



**HIGHWAY 95 RETAIL W/LOT**

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**2064 HIGHWAY 95, BULLHEAD CITY, AZ 86442**

**RENT COMPARABLES // 19**

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# RENT COMPARABLES

## RENT COMPS



### SUBJECT PROPERTY

2064 Highway 95 | Bullhead City, AZ 86442

Lease Rate:	NEGOTIABLE	Space Size:	
Year Built:	1980	Lot Size:	1.01 AC
No. Units:	5		



1

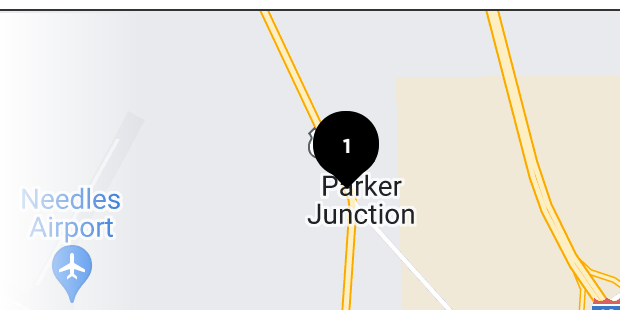


### 1730 HIGHWAY 95

Bullhead City, AZ 86442

Lease Rate:	\$1.00 SF	Lease Type:	MG
Space Size:	1,600 SF	Year Built:	1987
Bldg Size:	3,124 SF	Lease Term:	24 months
Lease Date:	05/15/23	Occupancy:	100%

Small office leased close to the subject, can be either office or retail.



2

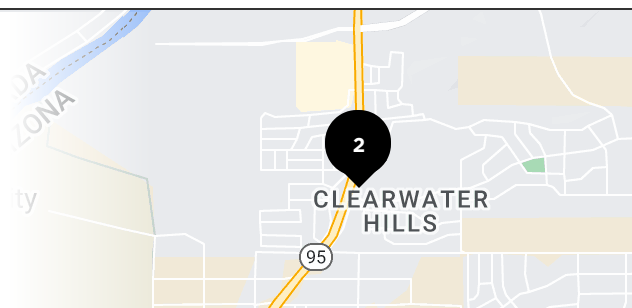


### 3860 FRONTAGE RD

Bullhead City, AZ 86442

Lease Rate:	\$0.96 SF	Lease Type:	Gross
Space Size:	912 SF	Year Built:	1981
Bldg Size:	3,477 SF	Lease Term:	12 months
Lease Date:	07/22/20	Occupancy:	80%

This property is located just a couple miles north of subject.



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#### 2064 HIGHWAY 95, BULLHEAD CITY, AZ 86442

RENT COMPS // 20



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# RENT COMPARABLES

## RENT COMPS

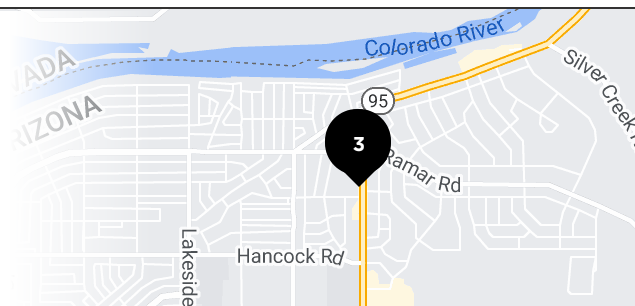
3



### 2065 HIGHWAY 95

Bullhead City, AZ 86426

Lease Rate: \$0.85 SF	Lease Type: Gross
Space Size: 800 SF	Year Built: 1990
Bldg Size: 11 SF	Lot Size: 0.000688705234
Lease Term: 12 months	Lease Date: 02/20/20
Occupancy: 100%	



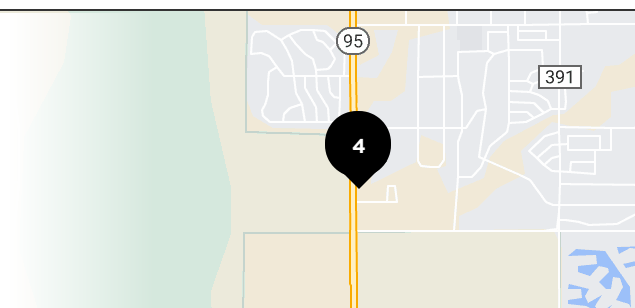
4



### 5902 HIGHWAY 95

Fort Mohave, AZ 86426

Lease Rate: \$0.88 SF	Lease Type: Gross
Space Size: 1,250 SF	Year Built: 2006
Bldg Size: 7,204 SF	Lot Size: 0.79 AC
Lease Term: 36 months	Lease Date: 01/02/20
Occupancy: 50%	



#### HIGHWAY 95 RETAIL W/LOT

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#### 2064 HIGHWAY 95, BULLHEAD CITY, AZ 86442

RENT COMPS // 21



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# RENT COMPARABLES

## RENT COMPS SUMMARY

	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>Highway 95 Retail W/Lot</b> 2064 Highway 95 Bullhead City, AZ 86442	Negotiable	0 SF	12,520 SF	5	100.0%
	<b>RENT COMPS</b>	<b>PRICE/SF/YR</b>	<b>AVAILABLE SF</b>	<b>BLDG SF</b>	<b># OF UNITS</b>	<b>OCCUPANCY %</b>
<b>1</b>	<b>Real Estate Office</b> 1730 Highway 95 Bullhead City, AZ 86442	\$1.00	1,600 SF	3,124 SF	2	100%
<b>2</b>	<b>Frontage Offices</b> 3860 Frontage Rd Bullhead City, AZ 86442	\$0.96	912 SF	3,477 SF	8	80%
<b>3</b>	<b>North Bullhead City Office/Retail</b> 2065 Highway 95 Bullhead City, AZ 86426	\$0.85	800 SF	11 SF	13	100%
<b>4</b>	<b>Subject Property</b> 5902 Highway 95 Fort Mohave, AZ 86426	\$0.88	1,250 SF	7,204 SF	5	50%
		<b>PRICE/SF/YR</b>	<b>AVAILABLE SF</b>	<b>BLDG SF</b>	<b># OF UNITS</b>	<b>OCCUPANCY %</b>
<b>Totals/Averages</b>		<b>\$0.92</b>	<b>1,141 SF</b>	<b>3,454 SF</b>	<b>7</b>	<b>82.5%</b>

HIGHWAY 95 RETAIL W/LOT

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RENT COMPS SUMMARY // 22

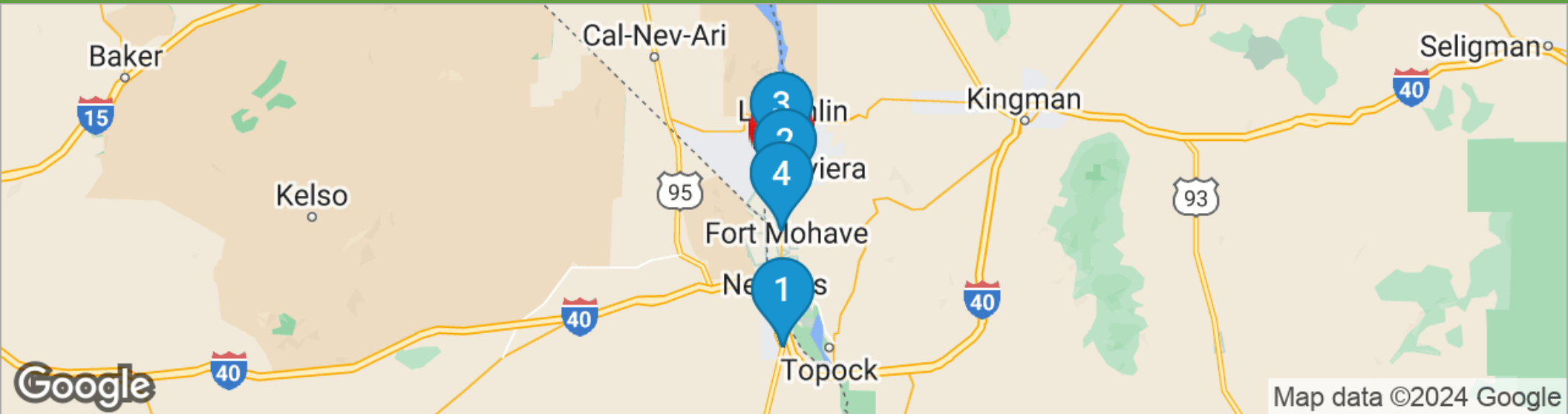


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# RENT COMPARABLES

## RENT COMPS MAP



### SUBJECT PROPERTY

2064 Highway 95 | Bullhead City, AZ 86442



### 1 REAL ESTATE OFFICE

1730 Highway 95  
Bullhead City, AZ 86442



### 2 FRONTAGE OFFICES

3860 Frontage Rd  
Bullhead City, AZ 86442



### 3 NORTH BULLHEAD CITY OFFICE/RETAIL

2065 Highway 95  
Bullhead City, AZ 86426



### 4 SUBJECT PROPERTY

5902 Highway 95  
Fort Mohave, AZ 86426

HIGHWAY 95 RETAIL W/LOT

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2064 HIGHWAY 95, BULLHEAD CITY, AZ 86442

RENT COMPS MAP // 23



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# DEMOGRAPHICS



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**DEMOGRAPHICS // 24**

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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT



	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	32,446	41,360	65,124
Median age	48.5	50.6	52.4
Median age (Male)	45.3	47.6	50.3
Median age (Female)	50.5	52.4	53.9
Total households	19,408	25,095	38,044
Total persons per HH	1.7	1.6	1.7
Average HH income	\$37,960	\$42,198	\$46,932
Average house value	\$111,870	\$135,228	\$166,743

\* Demographic data derived from 2020 ACS - US Census

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**DEMOGRAPHICS REPORT // 25**



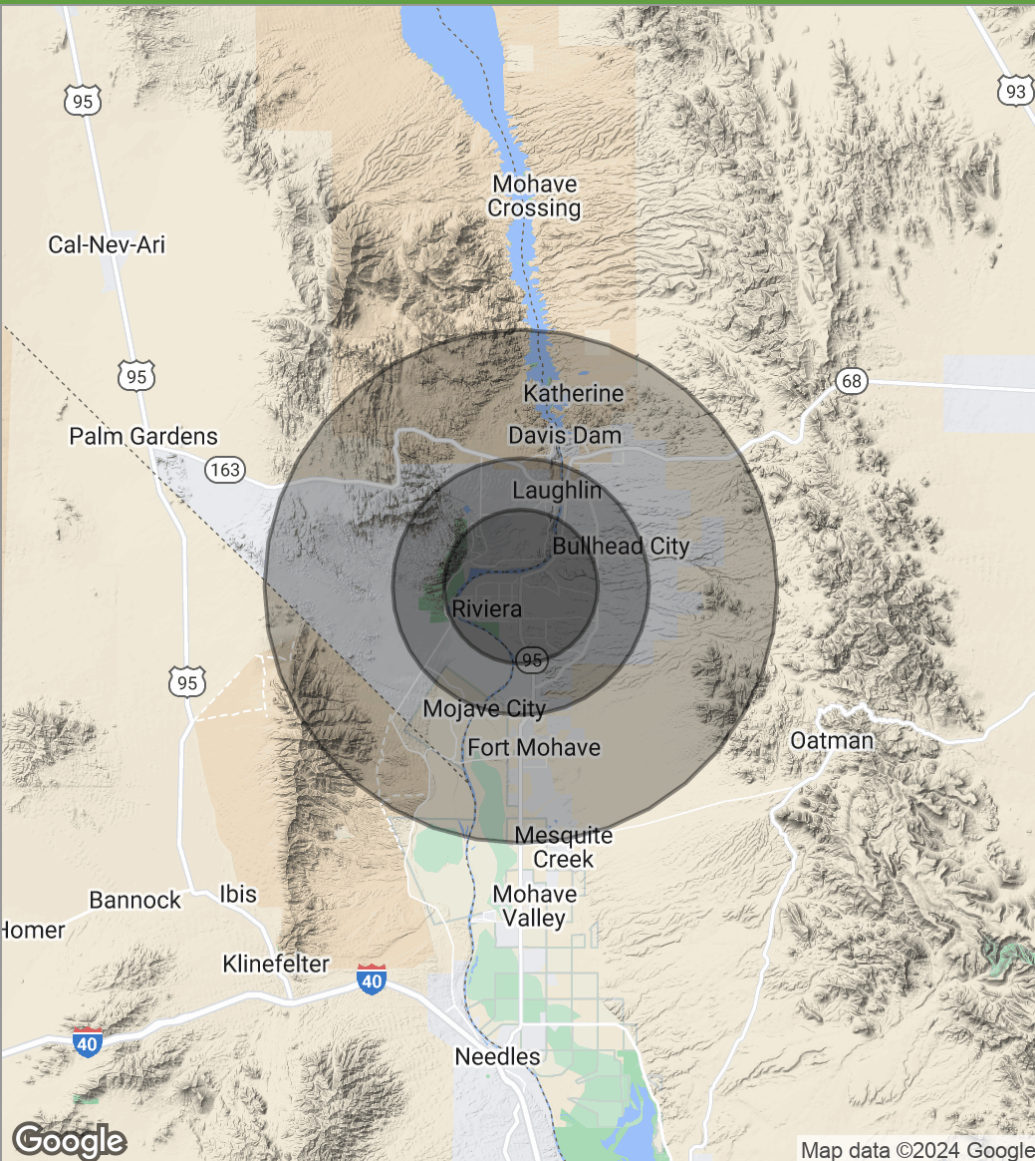
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# DEMOGRAPHICS

## DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	32,446	41,360	65,124
Median age	48.5	50.6	52.4
Median age (Male)	45.3	47.6	50.3
Median age (Female)	50.5	52.4	53.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	19,408	25,095	38,044
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Average HH income	\$37,960	\$42,198	\$46,932
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**DEMOGRAPHICS MAP // 26**

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# ADVISOR BIOS



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**ADVISOR BIOS // 27**

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# ADVISOR BIOS

## ADVISOR BIO & CONTACT 1

### DAVID BAIRD

Sr Vice President



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Henderson, NV 89052  
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C 702.349.4920  
david.baird@sperrycga.com  
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 BIO & CONTACT 1 // 28**



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# ADVISOR BIOS

## ADVISOR BIO & CONTACT 2

### DAVID PATTERSON

Associate



2831 St Rose Pkwy  
Henderson, NV 89052  
T 928.754.2888

david.patterson@sperrycga.com

### 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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