

# CITY SQUARE SHOPPING CENTER

2250 AZ-95  
BULLHEAD CITY, AZ 86442

## *PAD & Retail Shops For Sale & Lease*

Available retail shops for lease from  $\pm 2,535$  SF  
up to  $\pm 7,500$  SF

Features massive pylon signage

Anchored by Hobby Lobby, Ashley Furniture,  
McDonald's, Dutch Bros and more

Offering availability of retail shops for lease and  
PAD sites for sale

Across the river from sister city Laughlin, NV

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CITY SQUARE SHOPPING CENTER

# LOCATED IN *A HIGH PROFILE* RETAIL CENTER

*Centrally located between Las Vegas, Phoenix, and Los Angeles, this site attracts five million year-round tourists seeking river recreation, warm winters, and gaming. Positioned on the Golden Mile of Highway 95, it offers prime visibility along Mohave Valley Highway.*



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



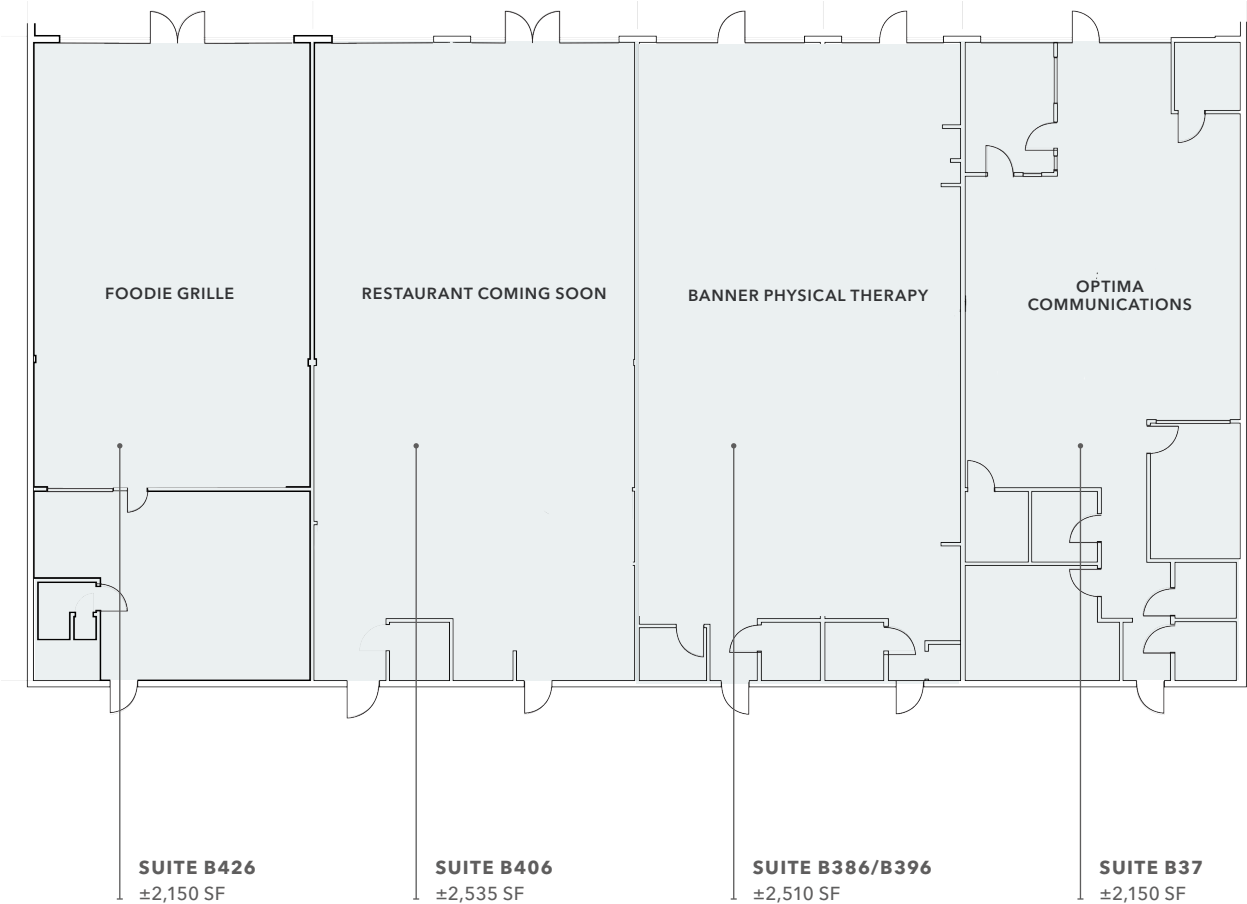
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PAD SITE AVAILABILITY

PAD	Sale Price	Parcel	Size	Notes
PAD 1	\$385,000	APN: 220-51-001F	.6 AC	Up to 3500 SF building allowed & drive thru
PAD 2	In Escrow	APN: 220-65-007	1.38 AC	±6,500 SF Planned Medical
PAD 3	Sold	APN: 220-65-006	1.43 AC	Up to 4000 SF building allowed & drive thru & outdoor patio
PAD 4	\$129,000	APN: 220-65-005	.63 AC	Up to 1000 SF building allowed, no drive thru

B-SHOPS FLOORPLAN



# CITY SQUARE SHOPPING CENTER



*City Square is ideally situated in the heart of Bullhead City, within a high-profile mixed-use retail center. It serves a densely populated trade area with over  $\pm 50,000$  residents within a five-mile radius, offering strong visibility and consistent foot traffic.*

**1 MIN**

DRIVE TO HIGHWAY 95

**7 MIN**

DRIVE TO NEVADA/ARIZONA BORDER





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*For more information on  
this property, please contact*

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