



# 4770

N STOCKTON HILL RD  
KINGMAN, AZ 86409

STOCKTON HILL  
INDUSTRIAL  
BUILDING

Offering Memorandum



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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

This industrial building on the northern edge of Kingman is well suited for many types of businesses including automotive, electrical, and construction to name a few. Kingman is located in northwestern Arizona at the intersection of Interstate 40 and U.S. 93. between Los Angeles, Las Vegas, Phoenix, and the Grand Canyon, Kingman's leading industries are tourism and manufacturing. The fully developed Airport Industrial Park attracts manufacturers with reasonable land costs and the opportunity to build regional trade and service centers.

## PROPERTY HIGHLIGHTS

- EXCELLENT LOCATION
- GREAT OWNER USER OPPORTUNITY
- GOOD PARKING W SMALL BACK LOT

## OFFERING SUMMARY

Sale Price:	\$675,000
Number of Units:	1
Lot Size:	22,529 SF
Building Size:	5,104 SF

## DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	301	768	2,086
Total Population	690	1,770	4,826
Average HH Income	\$60,022	\$58,001	\$57,829



# Property Description



## PROPERTY DESCRIPTION

This industrial building on the northern edge of Kingman is well suited for many types of businesses including automotive, electrical, and construction to name a few. Kingman is located in northwestern Arizona at the intersection of Interstate 40 and U.S. 93. between Los Angeles, Las Vegas, Phoenix, and the Grand Canyon, Kingman's leading industries are tourism and manufacturing. The fully developed Airport Industrial Park attracts manufacturers with reasonable land costs and the opportunity to build regional trade and service centers.

## LOCATION DESCRIPTION

This property is located on Stockton Hill road in Northern Kingman just past Northern

# Complete Highlights



## PROPERTY HIGHLIGHTS

- EXCELLENT LOCATION
- GREAT OWNER USER OPPORTUNITY
- GOOD PARKING W SMALL BACK LOT

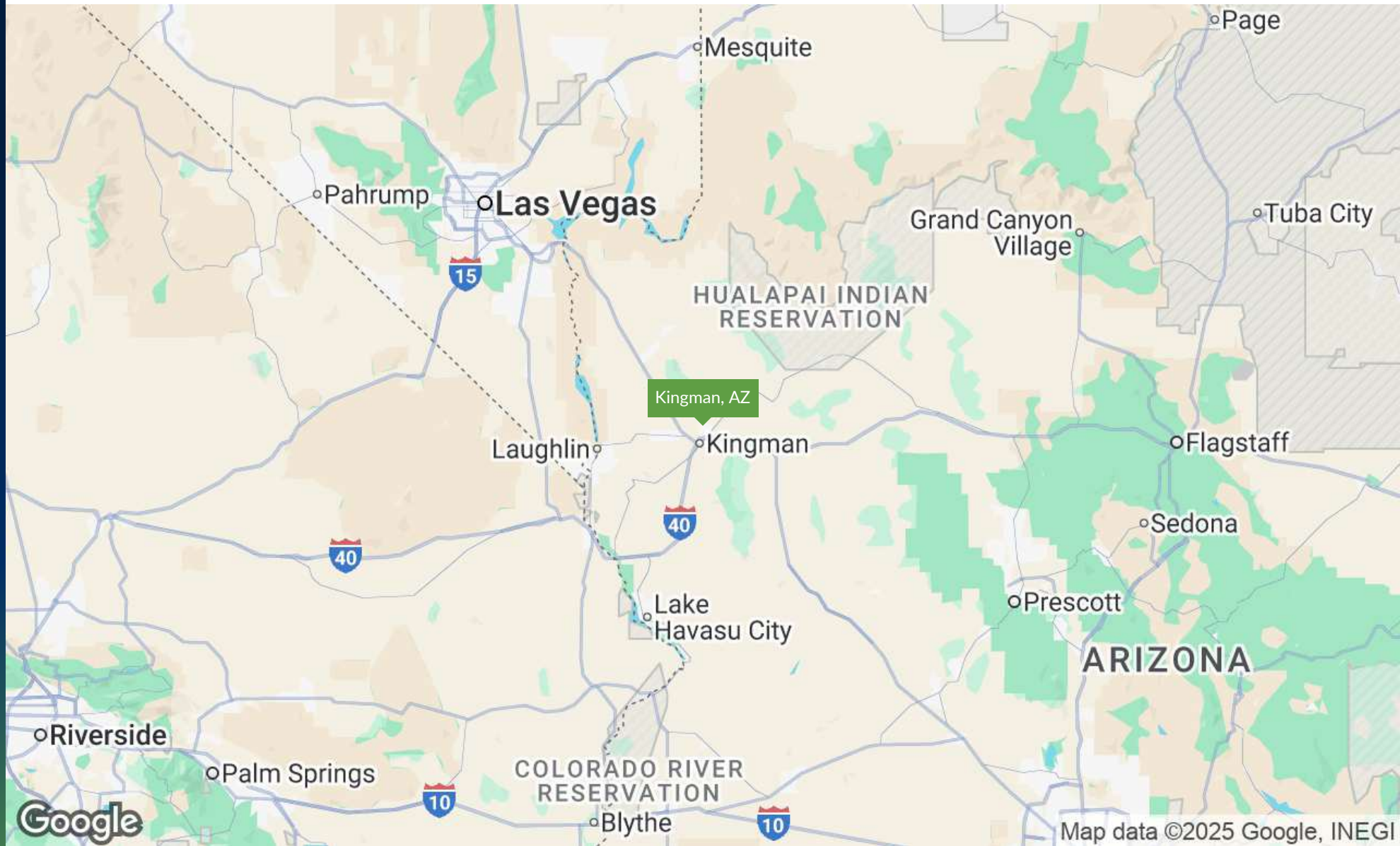


SECTION 2

# LOCATION INFORMATION

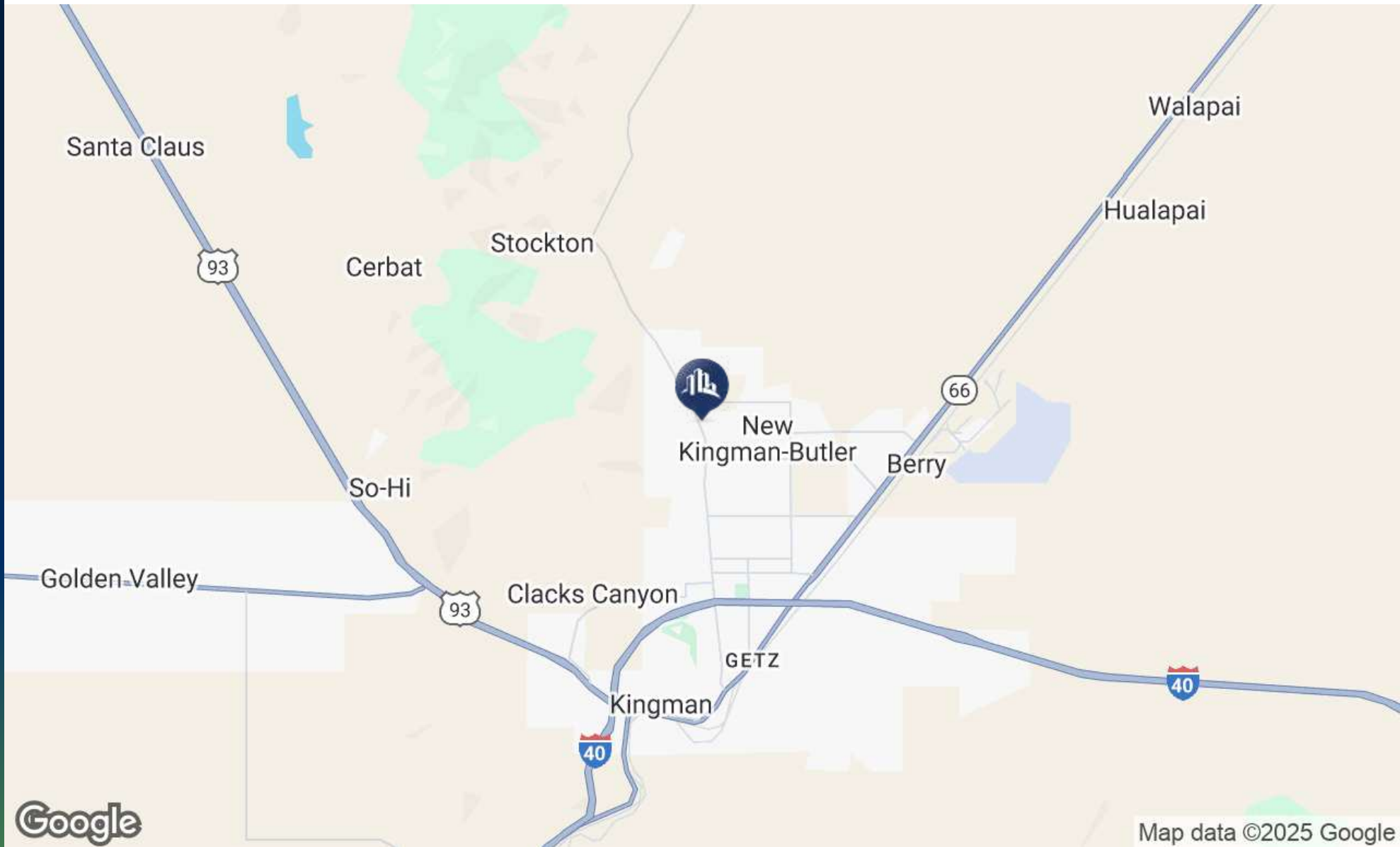


# Regional Map





# Location Map





# Aerial Map



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



SECTION 3

# SALE COMPARABLES



# Sale Comps



## ★ STOCKTON HILL INDUSTRIAL BUILDING

4770 N Stockton Hill Rd, Kingman, AZ 86409

Price:	\$675,000	Bldg Size:	5,104 SF
Lot Size:	22,529 SF	No. Units:	1
Year Built:	2003		



## 1 LOMITA INDUSTRIAL

4535 N. Lomita Ave, Kingman, AZ 86401

Price:	\$425,000	Bldg Size:	1,410 SF
Lot Size:	13,068 SF	No. Units:	1
Year Built:	2003		



## 2 AIRWAY INDUSTRIAL

2205 Airway Ave, Kingman, AZ 86401

Price:	\$350,000	Bldg Size:	1,624 SF
Lot Size:	16,988 SF	No. Units:	1
Year Built:	1997		



# Sale Comps

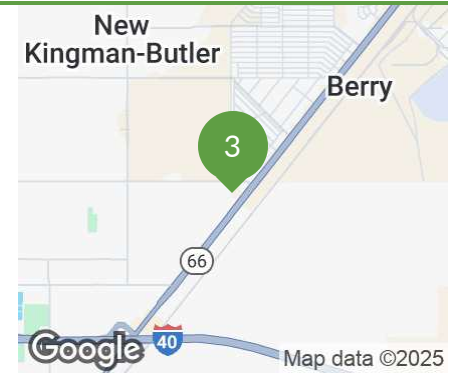


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## CASTLE ROCK INDUSTRIAL

3980 N. Castle Rock Rd , Kingman, AZ 86401

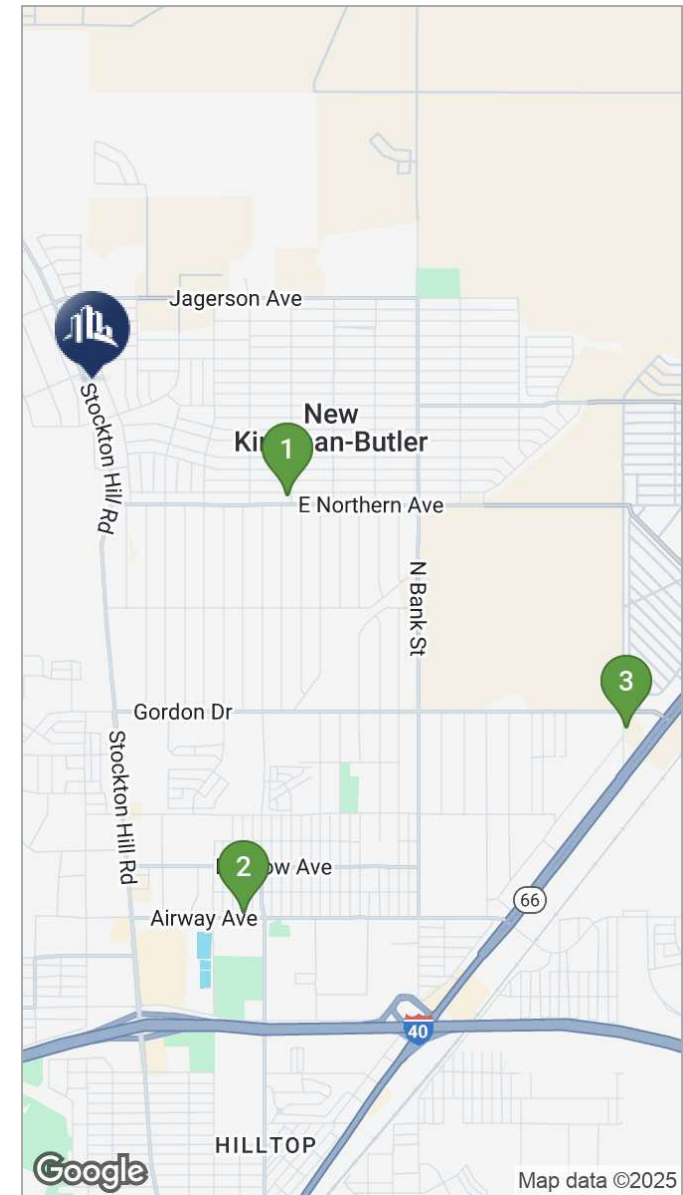
Price:	\$690,000	Bldg Size:	2,800 SF
Lot Size:	176,854 SF	Year Built:	1995



# Sale Comps Map & Summary



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	<b>Stockton Hill Industrial Building</b> 4770 N Stockton Hill Rd Kingman, AZ	\$675,000	5,104 SF	22,529 SF	1
1	<b>Lomita Industrial</b> 4535 N. Lomita Ave Kingman, AZ	\$425,000	1,410 SF	13,068 SF	1
2	<b>Airway Industrial</b> 2205 Airway Ave Kingman, AZ	\$350,000	1,624 SF	16,988 SF	1
3	<b>Castle Rock Industrial</b> 3980 N. Castle Rock Rd Kingman, AZ	\$690,000	2,800 SF	176,854 SF	-
	<b>AVERAGES</b>	<b>\$488,333</b>	<b>1,945 SF</b>	<b>68,970 SF</b>	<b>1</b>







SECTION 4

# DEMOGRAPHICS

# Demographics Map & Report

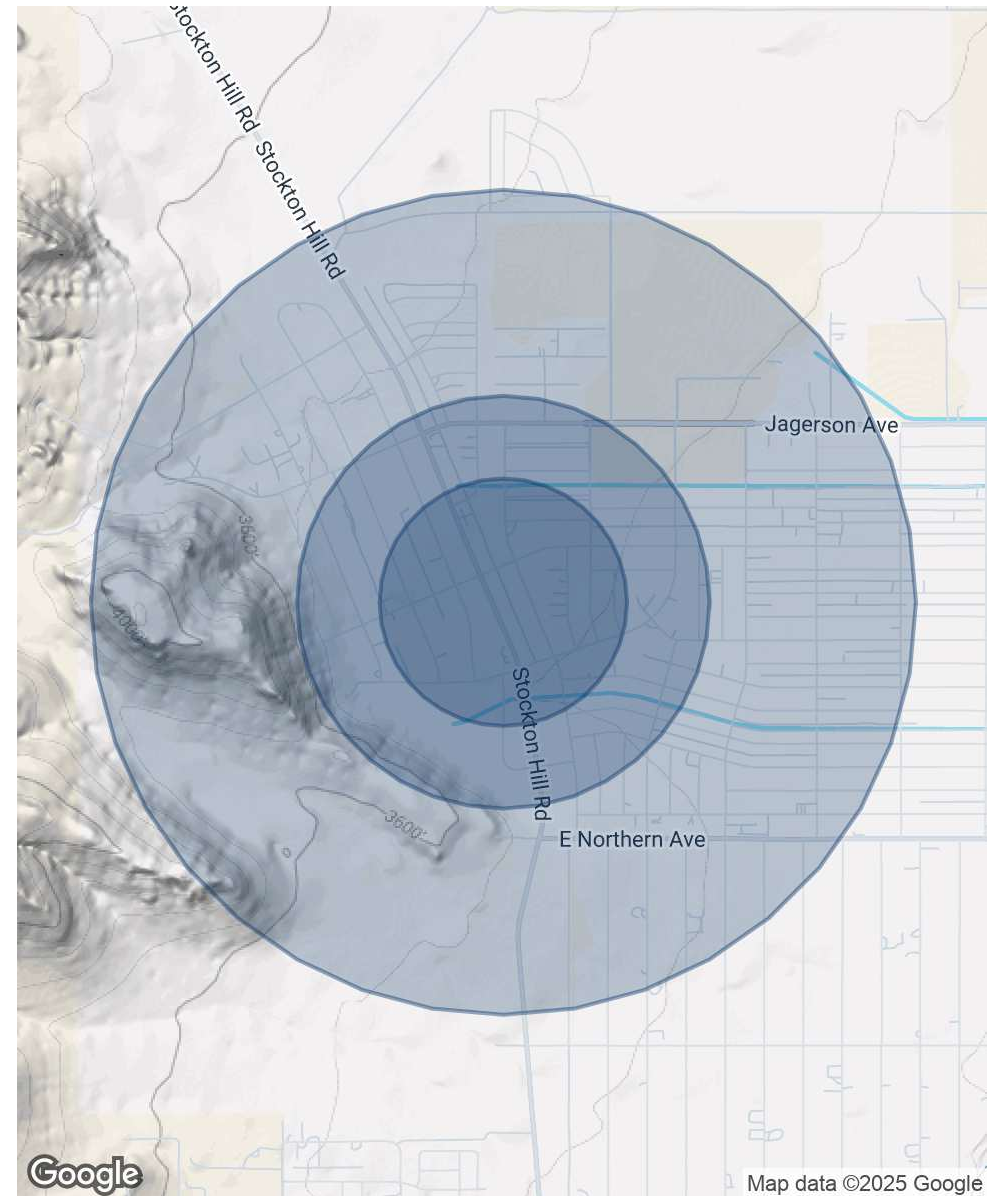


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	690	1,770	4,826
Average Age	50	49	48
Average Age (Male)	48	48	47
Average Age (Female)	51	50	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	301	768	2,086
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$60,022	\$58,001	\$57,829
Average House Value	\$231,492	\$214,040	\$201,138

Demographics data derived from AlphaMap



Map data ©2025 Google



SECTION 5

# ADVISOR BIOS



# Advisor Bio 1



**DAVID PATTERSON**

Associate

david.patterson@sperrycga.com

Direct: 928.754.2888

## 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.

The Baird Team  
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