

AVAILABLE

ANCHORS  
SHOPS  
PADS



FOR LEASE

Mohave Crossroads

SWC Bullhead Pkwy & Hwy 95 | Bullhead City, AZ





# Mohave Crossroads

SWC Bullhead Pkwy & Hwy 95 | Bullhead City, AZ



## JOIN



## ABOUT THE PROPERTY

- Mohave Crossroads is the regional shopping hub for the Bullhead City, Lake Havasu, Kingman and Laughlin trade area with a population exceeding 200,000 and is home to the only Target, Kohls, Bath & Body Works, Five Below, and Ulta stores within a 70-mile radius
- Nearby casinos & resorts attract 5.5 million visitors per year
- Located at the intersection of Highway 95, the main north/south arterial through western Arizona's river cities, and Bullhead Parkway, the alternate route through Bullhead City
- The new Bullhead Parkway bridge across the Colorado River opened in June 2024, creating an alternative route to reach Laughlin and points West
- Anderson Field House indoor sports and entertainment venue is located just northwest of the center.
- Anderson Field House generated over 270,000 visitors in 2022

## DEMOGRAPHICS

	5 Mile	20 Miles	50 Miles
2024 Population	28,836	81,248	203,158
2029 Population	29,682	83,104	207,305
Average HH Income	\$77,990	\$76,807	\$80,839
Daytime Population	42,041	89,379	208,656

Year: 2024 | Source: Esri

## TRAFFIC COUNTS

SR-95 (S of Bullhead Pkwy)	36,490 VPD
Bullhead Pkwy (E of SR-95)	3,698 VPD

Year: 2023 | Source: MPSI

## CONTACT

**ALAN HOUSTON**

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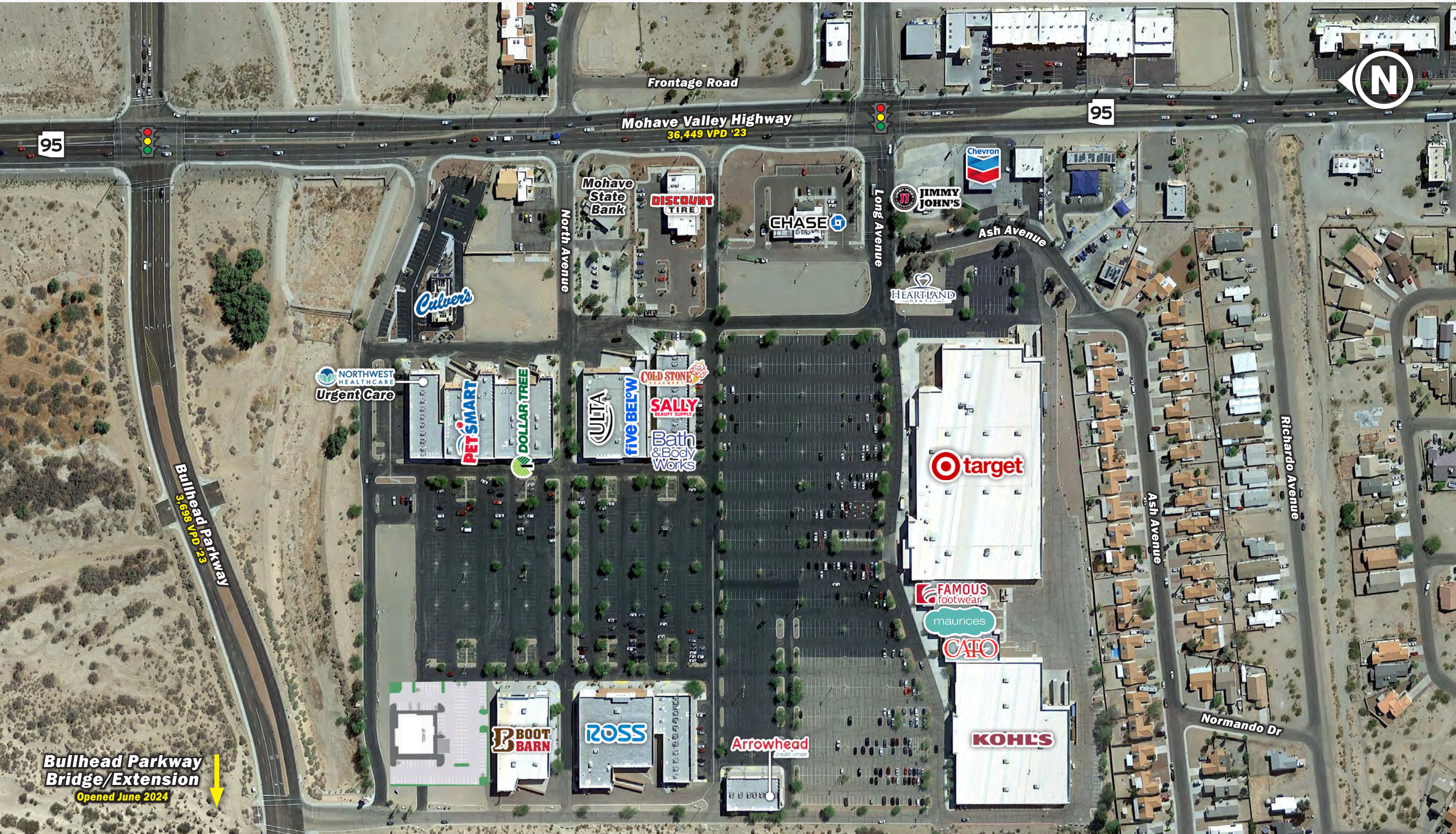


UNIT	TENANT	SF
100	TARGET (OWNED BY OTHERS)	135,576
120	FAMOUS FOOTWEAR	7,020
140	MAURICES	7,054
160	CATO FASHIONS	6,000
180	KOHL'S (OWNED BY OTHERS)	58,369
200	ARROWHEAD CREDIT UNION	3,500
<b>240</b>	<b>AVAILABLE</b>	<b>1,820</b>
<b>250</b>	<b>AVAILABLE</b>	<b>2,660</b>
<b>300</b>	<b>AVAILABLE</b>	<b>2,100</b>
<b>308</b>	<b>AVAILABLE</b>	<b>2,445</b>
316	AFFORDABLE DENTURES	3,400
330	CENTURY COMMUNITIES SHOWROOM	2,256
<b>336</b>	<b>AVAILABLE</b>	<b>2,739</b>
340	ROSS DRESS FOR LESS	27,690
360	BOOT BARN	20,824
500	BULLHEAD URGENT CARE	4,485
<b>532</b>	<b>AVAILABLE</b>	<b>8,009</b>
540	PETSMART	17,708
570	DOLLAR TREE	20,388
600	ULTA	9,952
625	FIVE BELOW	10,000
650	APPLE HAIR CUTTERS	920
660	BATH & BODY WORKS	3,325
663	SAS SHOES	1,925
665	SALLY BEAUTY SUPPLY	1,400
670	GO WIRELESS	1,470
675	CUTE NAILS & SPA	1,225
<b>680</b>	<b>AVAILABLE</b>	<b>1,225</b>
685	COLDSTONE CREMERY	1,225
690	GREAT CLIPS	1,225
695	I HEART TACOS	2,450
900	CHASE BANK (OWNED BY OTHERS)	5,954
<b>PAD 4</b>	<b>AVAILABLE</b>	
PAD 5	HEARTLAND DENTAL	
<b>PAD E</b>	<b>AVAILABLE (PAD/FUTURE SHOPS)</b>	
<b>PAD F</b>	<b>AVAILABLE (PAD/FUTURE SHOPS)</b>	
<b>PAD G</b>	<b>AVAILABLE (PAD/FUTURE SHOPS)</b>	
<b>PAD H</b>	<b>AVAILABLE (PAD/FUTURE SHOPS)</b>	



# Mohave Crossroads

SWC Bullhead Parkway & State Route 95 | Bullhead City, Arizona 86442



**Bullhead Parkway Bridge/Extension**  
Opened June 2024



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Colorado River

Bullhead-Laughlin Parkway Extension

New Bridge  
OPENED JUNE 2024

SITE

FORT MOHAVE

- TARGET
- KOHL'S
- PET SMART
- ROSS
- ULTA
- FIVE BELOW
- BOOT BARN
- DOLLAR TREE

- FAMILY DOLLAR
- O'Reilly AUTO PARTS
- Smith's

- Auto Zone
- CVS pharmacy

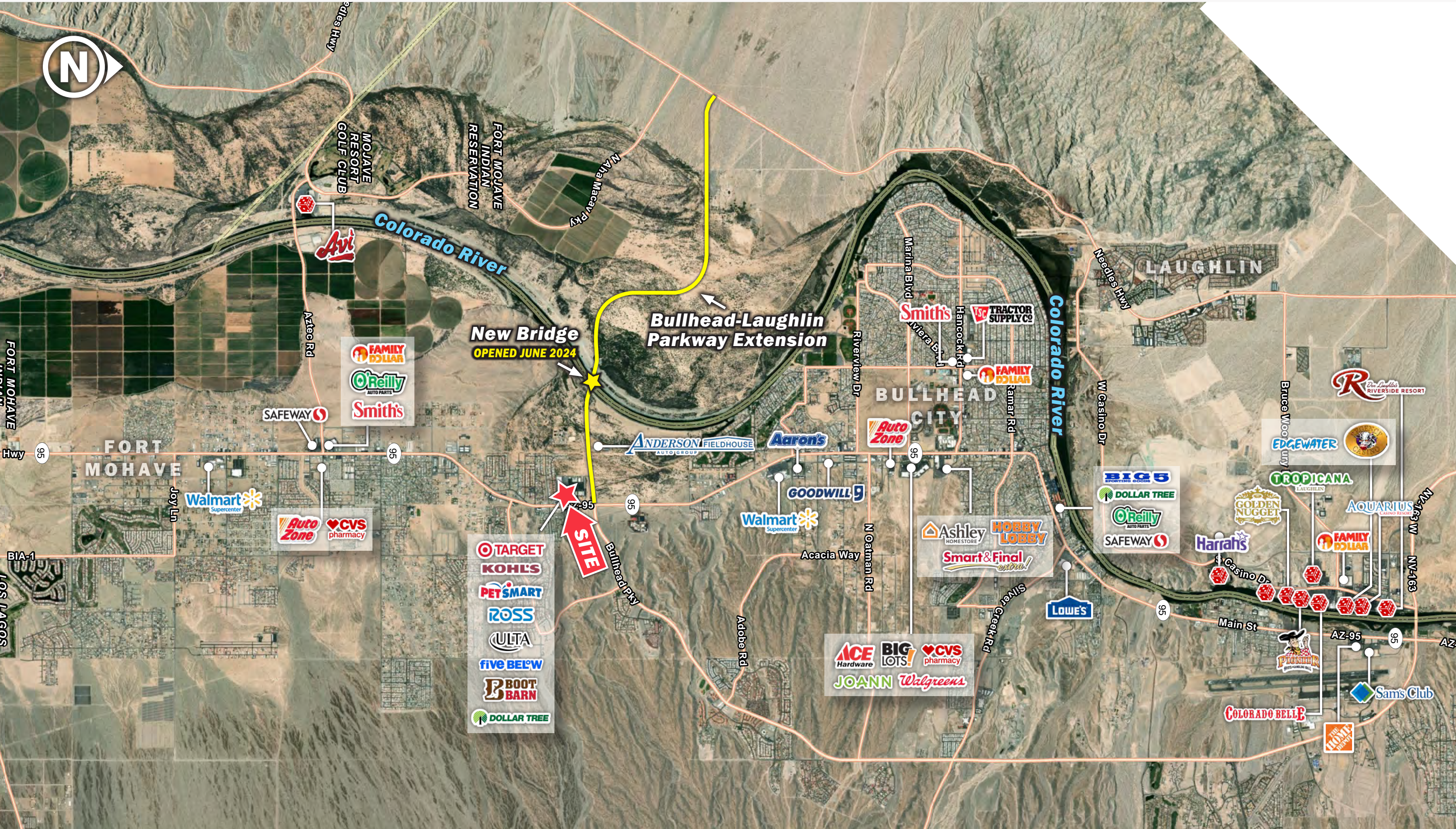
- Walmart Supercenter
- Aaron's
- GOODWILL

- ACE Hardware
- BIG LOTS!
- CVS pharmacy
- JOANN
- Walgreens



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**New Bridge**  
OPENED JUNE 2024

**Bullhead-Laughlin Parkway Extension**

**SITE**