

# 1751 Hwy 95

Bullhead City AZ



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**Shop Space For Lease  
Next to the Colorado River**

# Marina Plaza

**Retail, Restaurant  
Drive Through, Office**



- |                               |                                  |
|-------------------------------|----------------------------------|
| 1) Check into Cash            | 10) High Tech Nails              |
| 2) Suite # 195 - 1,500 Sq. Ft | 11) Suite 71 - 1,600 Sq. Ft      |
| 3) Chao Praya Thai Cuisine    | 12) Suite 67 - 1,440 Sq. Ft      |
| 4) Curves                     | 13) Laundry Matt                 |
| 5) Matress Land               | 14) Suite 55 - 1,360 Sq. Ft      |
| 6) Safeway                    | 15) Suite 49 - 1,925 Sq. Ft      |
| 7) Dollar Tree                | 16) Suite 45 & 47 - 1,477 Sq. Ft |
| 8) O'Reily Auto Parts         | 17) Black Bear Restaurant        |
| 9) Live Oaks Family Medical   | 18) Wells Fargo                  |

**Ann Pettit (928)234-5555 • [ann@ussw.net](mailto:ann@ussw.net)**



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# EXECUTIVE SUMMARY

## Current Price

\$1.10 PSF Monthly \$13.2 PSF Per Annum NNN Lease(Estimated .25 PSF) + CAM

## Property Type

Neighborhood Shopping Center Over 60,000 Sq Ft in Total

## Legal Description

214-51-006A 20N 22W 16 PAR F AS SHOWN ON PP 2/2 02/03 /83 EXC THAT PORT OF PAR F DES AS FOLLOWS: BEG AT THE INTERSE C OF CTR LNS OF S R 95 & ARCAD IA BLVD; TH S 68 DEG 46'19W 42' ALNG CTRLN OF S R 95: TH N 21 DEG 13'41W 50' TO EXIST NLY R/W LN OF S R 95 WHICH IS TPOB;TH N 21 DEG 13'41W 81.7 2' TO S R/W LN OF GEORGIA LN; TH N 89DEG 25'56E18.17' ALNG S R/W LN TO WLY R/W LN OF ARCADIA BLVD; TH S 21 DEG 13' 41E 75.31' ALNG WLY R/W LN TO EXIST NLY R/W LN OF S R 95

## Available Units

#45 1,477 Sq. Ft,	#49 1,925 Sq Ft	#55 1,360 Sq. Ft
#67 1,440 Sq. Ft,	#71 1,600 Sq Ft	#195 1,500 Sq Ft

Parking in Common

## Site Location

Marina Plaza on Hwy 95. North of Ramar Road and South of Silver Creek. Silver Creek Rd is a major connecting arterial that connects Hwy 95 to the Bullhead Parkway. Marina Plaza is the shopping destination for population on the parkway.

## Traffic counts

DOT - 26,640 Daily

## Population

42,180 within 5 Miles

Summary:Occupants include Safeway, Black Bear Restaurant,Wells Fargo, O'Reilly Auto Part, Chao Praya Thai Cuisine, Check Into Cash, Live Oaks Medical, Dollar Tree, Curves, High Tech Nails and a Laundry Matt.



## Executive Summary

1751 Highway 95, Bullhead City, AZ, 86442  
Rings: 1, 3, 5 mile radii

Prepared by Lisa McCabe  
Latitude: 35.121380341  
Longitude: -114.5866992

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,020	29,455	37,156
2010 Population	3,942	30,978	41,711
2012 Population	3,984	31,317	42,180
2017 Population	4,038	31,929	43,001
2000-2010 Annual Rate	-0.19%	0.51%	1.16%
2010-2012 Annual Rate	0.47%	0.48%	0.50%
2012-2017 Annual Rate	0.27%	0.39%	0.39%
2012 Male Population	49.8%	49.9%	49.7%
2012 Female Population	50.2%	50.1%	50.3%
2012 Median Age	53.7	49.4	50.3

In the identified area, the current year population is 42,180. In 2010, the Census count in the area was 41,711. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 43,001 representing a change of 0.39% annually from 2012 to 2017. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 50.3, compared to U.S. median age of 37.3.

### Race and Ethnicity

2012 White Alone	85.6%	80.2%	80.9%
2012 Black Alone	1.4%	1.8%	1.8%
2012 American Indian/Alaska Native Alone	1.2%	1.2%	1.2%
2012 Asian Alone	1.0%	1.4%	1.6%
2012 Pacific Islander Alone	0.0%	0.2%	0.2%
2012 Other Race	7.8%	11.9%	11.1%
2012 Two or More Races	3.0%	3.2%	3.2%
2012 Hispanic Origin (Any Race)	20.0%	25.3%	23.8%

Persons of Hispanic origin represent 23.8% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.2 in the identified area, compared to 61.4 for the U.S. as a whole.

### Households

2000 Households	1,714	12,369	15,576
2010 Households	1,718	13,342	18,099
2012 Total Households	1,725	13,456	18,246
2017 Total Households	1,762	13,817	18,742
2000-2010 Annual Rate	0.02%	0.76%	1.51%
2010-2012 Annual Rate	0.18%	0.38%	0.36%
2012-2017 Annual Rate	0.42%	0.53%	0.54%
2012 Average Household Size	2.30	2.32	2.30

The household count in this area has changed from 18,099 in 2010 to 18,246 in the current year, a change of 0.36% annually. The five-year projection of households is 18,742, a change of 0.54% annually from the current year total. Average household size is currently 2.30, compared to 2.30 in the year 2010. The number of families in the current year is 11,042 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

April 03, 2013





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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2012 Median Household Income	\$36,402	\$35,371	\$36,530
2017 Median Household Income	\$39,433	\$39,388	\$41,975
2012-2017 Annual Rate	1.61%	2.17%	2.82%
<b>Average Household Income</b>			
2012 Average Household Income	\$47,398	\$46,064	\$49,150
2017 Average Household Income	\$54,592	\$53,362	\$57,260
2012-2017 Annual Rate	2.87%	2.99%	3.10%
<b>Per Capita Income</b>			
2012 Per Capita Income	\$21,094	\$20,077	\$21,419
2017 Per Capita Income	\$24,415	\$23,398	\$25,116
2012-2017 Annual Rate	2.97%	3.11%	3.24%
<b>Households by Income</b>			

Current median household income is \$36,530 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$41,975 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$49,150 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$57,260 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$21,419 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$25,116 in five years, compared to \$29,882 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,454	16,492	20,720
2000 Owner Occupied Housing Units	1,149	6,738	8,613
2000 Owner Occupied Housing Units	566	5,631	6,963
2000 Vacant Housing Units	739	4,123	5,144
2010 Total Housing Units	2,540	18,511	25,389
2010 Owner Occupied Housing Units	1,146	7,210	10,379
2010 Renter Occupied Housing Units	572	6,132	7,720
2010 Vacant Housing Units	822	5,169	7,290
2012 Total Housing Units	2,555	18,698	25,635
2012 Owner Occupied Housing Units	1,117	6,921	10,010
2012 Renter Occupied Housing Units	608	6,534	8,237
2012 Vacant Housing Units	830	5,242	7,389
2017 Total Housing Units	2,622	19,298	26,486
2017 Owner Occupied Housing Units	1,151	7,166	10,362
2017 Renter Occupied Housing Units	611	6,651	8,380
2017 Vacant Housing Units	860	5,481	7,744

Currently, 39.0% of the 25,635 housing units in the area are owner occupied; 32.1%, renter occupied; and 28.8% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 25,389 housing units in the area - 40.9% owner occupied, 30.4% renter occupied, and 28.7% vacant. The annual rate of change in housing units since 2010 is 0.43%. Median home value in the area is \$97,210, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 4.86% annually to \$123,261.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

April 03, 2013

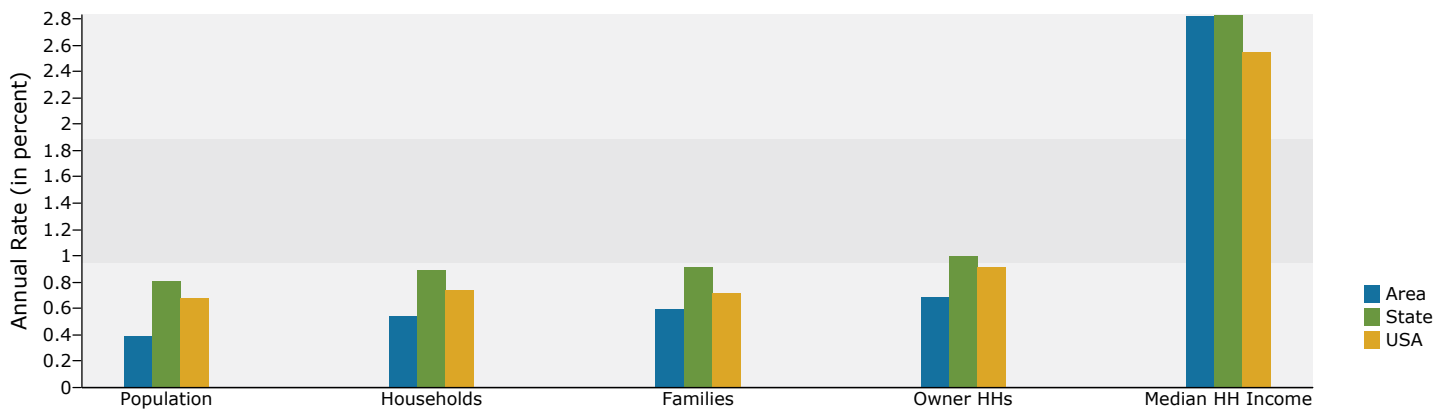


# Demographic and Income Profile

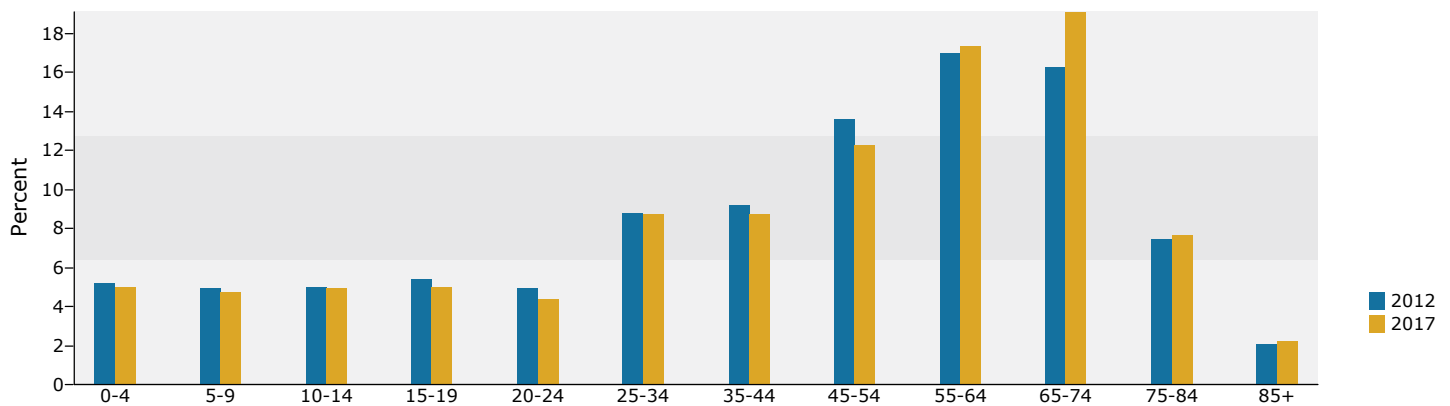
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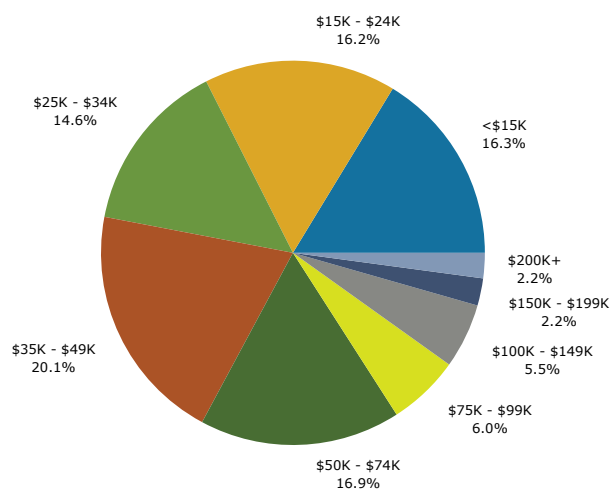
Trends 2012-2017



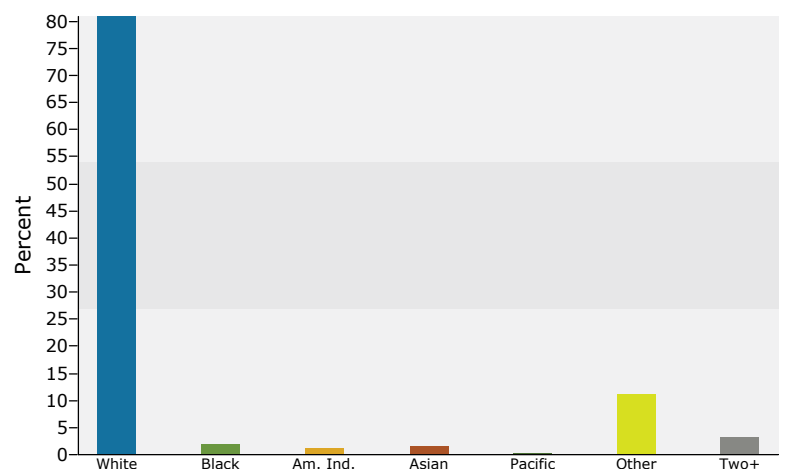
Population by Age



2012 Household Income



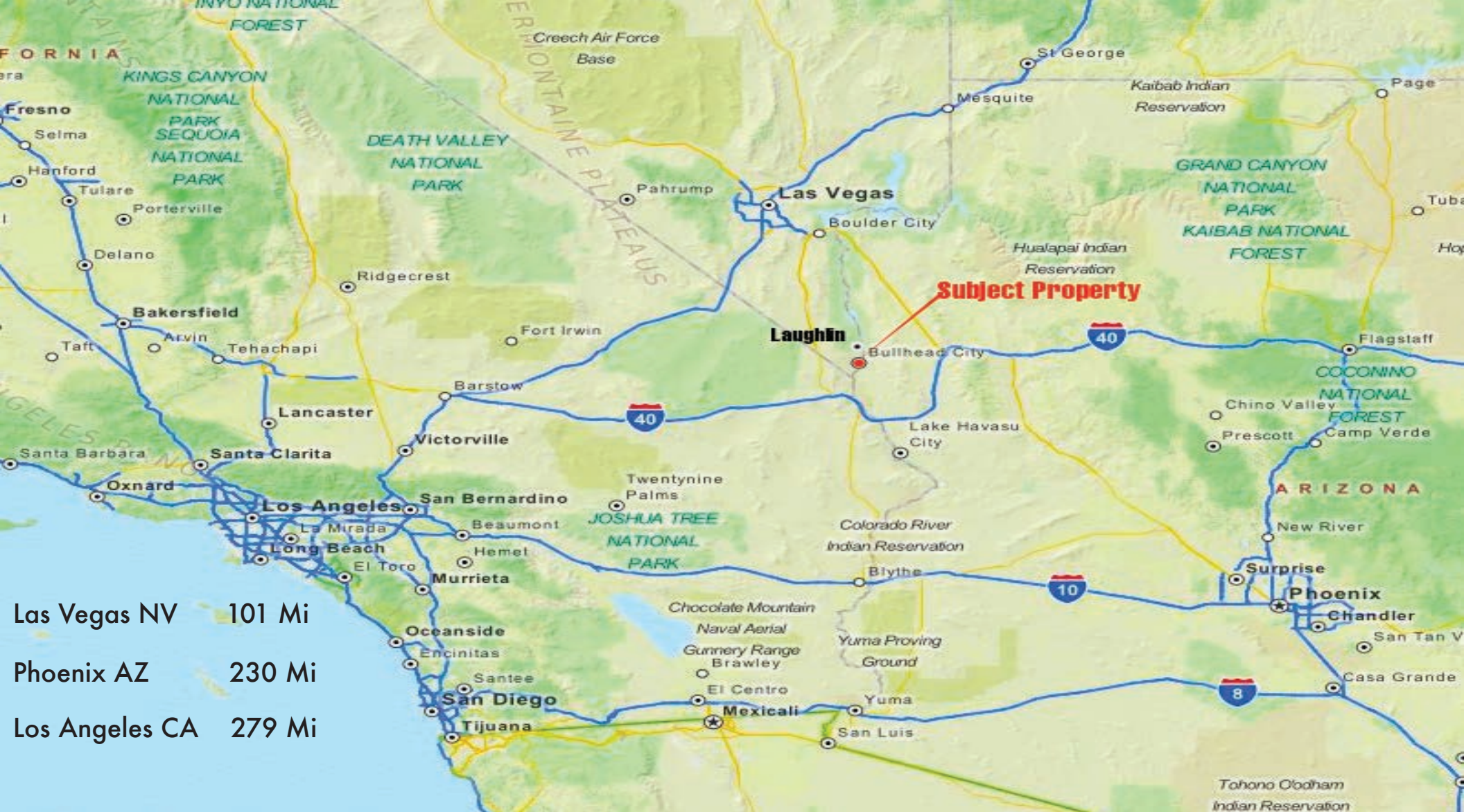
2012 Population by Race



2012 Percent Hispanic Origin: 23.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

April 03, 2013



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# National View Of Property





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**Ann Pettit**

Owner / Broker

[ann@ussw.net](mailto:ann@ussw.net)

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**234 - 5555**