

FOR SALE

Multi-Tenant Retail Shopping Center



\$11,000,000



DESERT LAND GROUP

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Offered by:

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135 Park Ave. Lake Havasu City, Arizona 86403



Prime Investment Opportunity

Multi-Tenant Retail Shopping Center

Offered at:
\$11,000,000

Projected Income of Close to 660K in 2026

Unlock the Power of Passive Income with a High-Quality, Tenant-Occupied Retail Asset!

We are excited to present an outstanding investment opportunity: a **fully leased** commercial retail center in a **high-traffic, prime location**. This well-maintained property offers investors a **stable and predictable income stream** with long-term, creditworthy tenants already in place, and significant growth in both income and value for a five (5) or ten (10) year holding period.



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The Property

Property Highlights

- » Situated **along McCulloch Blvd, the main street of Lake Havasu**, this property enjoys **maximum exposure, high foot traffic, and strong consumer demand**. Surrounded by popular businesses, dining, and entertainment, this location is a **key commercial hub** within one of Arizona's most sought-after destinations.
- » Well established downtown shopping center with historical occupancy well above 90%. Location is ideal and this investment opportunity has the rare combination of steady cash flows, and significant upside over a 5 or 10 year investment horizon.
- » The mix of tenants includes **national and regional retailers**, catering to both locals and the city's significant tourist population.



Year Built

1989



Parking Spaces
(Approx)

315



Parcel
107-62-001

6.0
Acres



Parcel
107-62-004

1.45
Acres

Located in the heart of Lake Havasu City, next to the Community Health District, this sector boosts 646 businesses, over 3,000 jobs, and has over \$583MM in Annual Sales.

Tenant Details

Strong Tenant Mix with Anchor Pad Tenant

This retail center boasts **10 established tenants**, ensuring **diversified income streams and reduced vacancy risk**. The property features an **anchor pad tenant occupying a 100,204-square-foot store**, further solidifying the investment's stability. The mix of tenants includes **national and regional retailers**, catering to both locals and the city's significant tourist population.

Key Tenant Benefits:

- ▶ **Anchor Tenant Stability:** A large, established business that continues to grow
- ▶ **Diverse Tenant Mix:** Complementary businesses enhance cross-shopping opportunities
- ▶ **Long-Term Leases:** Secure rental income from creditworthy tenants with a proven track record
- ▶ **Minimal Vacancy Risk:** High-demand location with steady tenant interest. Even when the anchor tenant went out of business several years ago, the inline space remained well occupied.
- ▶ **Increased Cash Flows:** Many of the tenants are long term tenants and are on shorter term contracts below current market rents. The anchor tenant is not a traditional retailer and does not attract significant activity to the center, but there is significant upside to this investment for those same reasons. The downtown market area has experienced exceptional occupancy and rent growth over the past five years. As traditional turnover occurs, it is possible to substantially increase current rental rates.

Additional Opportunity


Undeveloped Pad on McCulloch Blvd

In addition to the fully leased retail center, this property includes a .43 acre pad that has been previously approved for a drive thru or sit down restaurant (current zoning, C2, allows for this use). This pad sits adjacent to the larger shopping center, and existing paved common area parking. (**APN 107-62-003**). This **high-visibility** pad presents an outstanding opportunity for additional revenue generation, and a tenant that would boost demand for the overall center.


With **infrastructure in place and direct access from McCulloch Blvd**, this pad is a **turnkey development opportunity** for an investor looking to add value and increase cash flow.

Parcel
107-62-003
0.43
Acres

Surrounding Development



FOR SALE



Additional Opportunity





Population

5 min drive time =	8,004
10 min drive time =	37,525
15 min drive time =	60,403



Annual Household Income

5 min drive time =	\$65,645
10 min drive time =	\$70,076
15 min drive time =	\$73,337

This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024)

Lake Havasu City - A Premier Vacation Destination



Lake Havasu is a **thriving tourist hotspot**, attracting over **1,600,000 visitors annually**. Known for its **booming recreational scene**, the city is a prime location for **boating, fishing, off-roading, and year-round events**. The iconic **London Bridge**, a major attraction, draws visitors from all over the country, creating a dynamic and **active retail environment**.

Key tourism highlights:

- » Over **300 days of sunshine per year**, making it a year-round destination
- » **Top-rated boating and water recreation** on Lake Havasu
- » Major events, including **Desert Storm Poker Run, Havasu Balloon Festival, and Spring Break**
- » A strong **snowbird and retiree community** that boosts seasonal spending
- » Growing local population fueled by tourism-related economic growth

This consistent flow of visitors and seasonal residents enhances **consumer spending and retail demand**, making this property a **high-performing commercial asset** in a prime market.

Local Market - Key Demographics

15 Minute Drive Time



Population

60,403



Average
Household Income

\$73,337



Median Age

57.5



Total
Housing Units

37,074



Retail Trade, Food
Service & Drinking Places
Sales (2024)

\$780MM

These strong demographics underscore the area's **economic stability** and **consumer spending power**, making this property an ideal long-term investment.

Premium Investment Opportunity

Why Invest?

- **Turnkey Passive Income:** No need to source tenants - this property is already producing steady cash flow.
- **Stable Returns:** A 5.6% cap rate offers solid, predictable earnings in today's competitive market.
- **Market Growth Potential:** The location is poised for continued appreciation, adding long-term value.
- **Additional Value-Add Opportunity:** Undeveloped pad allows for further development and increased revenue potential.
- **Tax Advantages:** Potential for depreciation benefits and other tax incentives.

Next Steps

Opportunities like this don't last! Whether you're looking to **expand your portfolio** or secure a **long-term income-producing asset**, this retail property is an excellent choice.

Contact us today to receive financials, lease details, and schedule a private tour. Don't miss out on this **high-yield commercial investment!**

Contact us Today!

Financials, historicals, rent roll, and cash flow forecasts will be provided to qualified buyers/brokers, with a signed NDA.



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