

COLORADO PLACE

SUITES
126 & 127

2585 MIRACLE MILE, SUITES 126 & 127,
BULLHEAD CITY, ARIZONA 86442

*Medical Condo for Sale or Lease
Available at the Center of the
Central Business District of
Bullhead City*

PURCHASE PRICE	\$381,106
LEASE PRICE	\$19.20/SF + Electric/Janitorial
SIZE	±2,038 SF
YEAR BUILT	2005
INTERSECTION	NEC Highway 95 and Havasupai Dr
APNS	220-61-039 & 220-61-040
ZONING	C-2, City of Bullhead

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BUILDING HIGHLIGHTS

Fully built out medical office condo with prominent signage

Multiple Exam rooms with sinks

Ideally situated in the middle of The Golden Mile of Highway 95

Strategically located near prime retail activity

Ample parking

Highly visible office location along Mohave Valley Highway

Well-maintained property with beautiful mountain views

Densely populated trade-area with a population in excess of 50k withing a 5 mile radius



126 & 127 FLOORPLANS

±2,038 SF

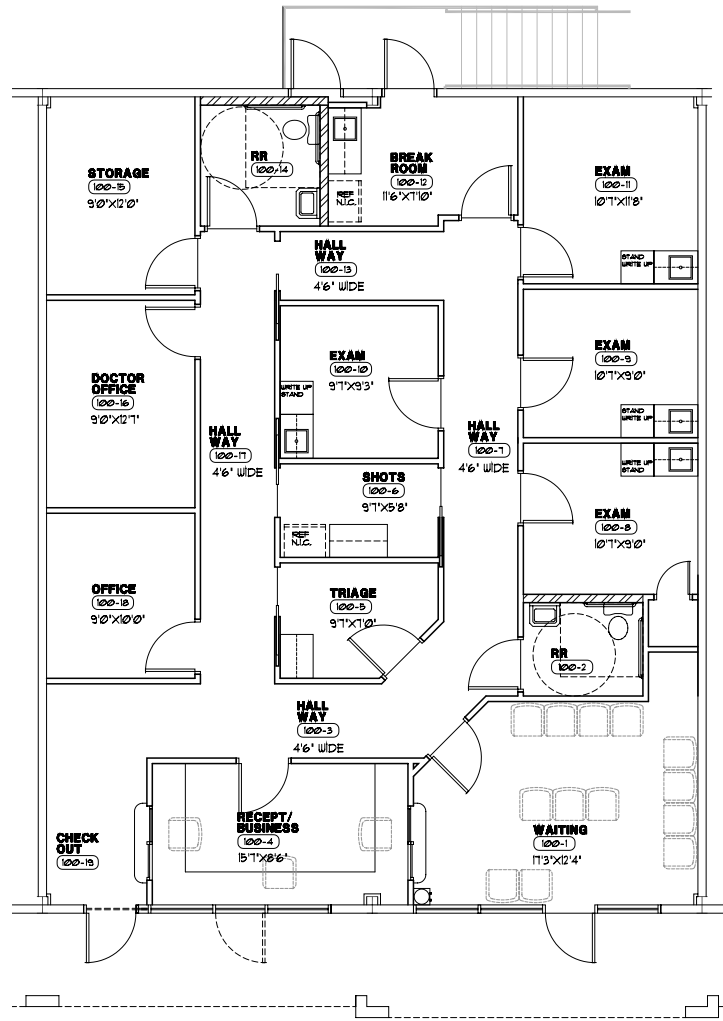
AVAILABLE

SUITES

FOR SALE OR LEASE

NOW

AVAILABLE



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 ESTIMATE	2,934	32,242	52,321
2028 PROJECTION	3,209	35,437	58,024
2010 CENSUS	1.9%	2.0%	2.2%

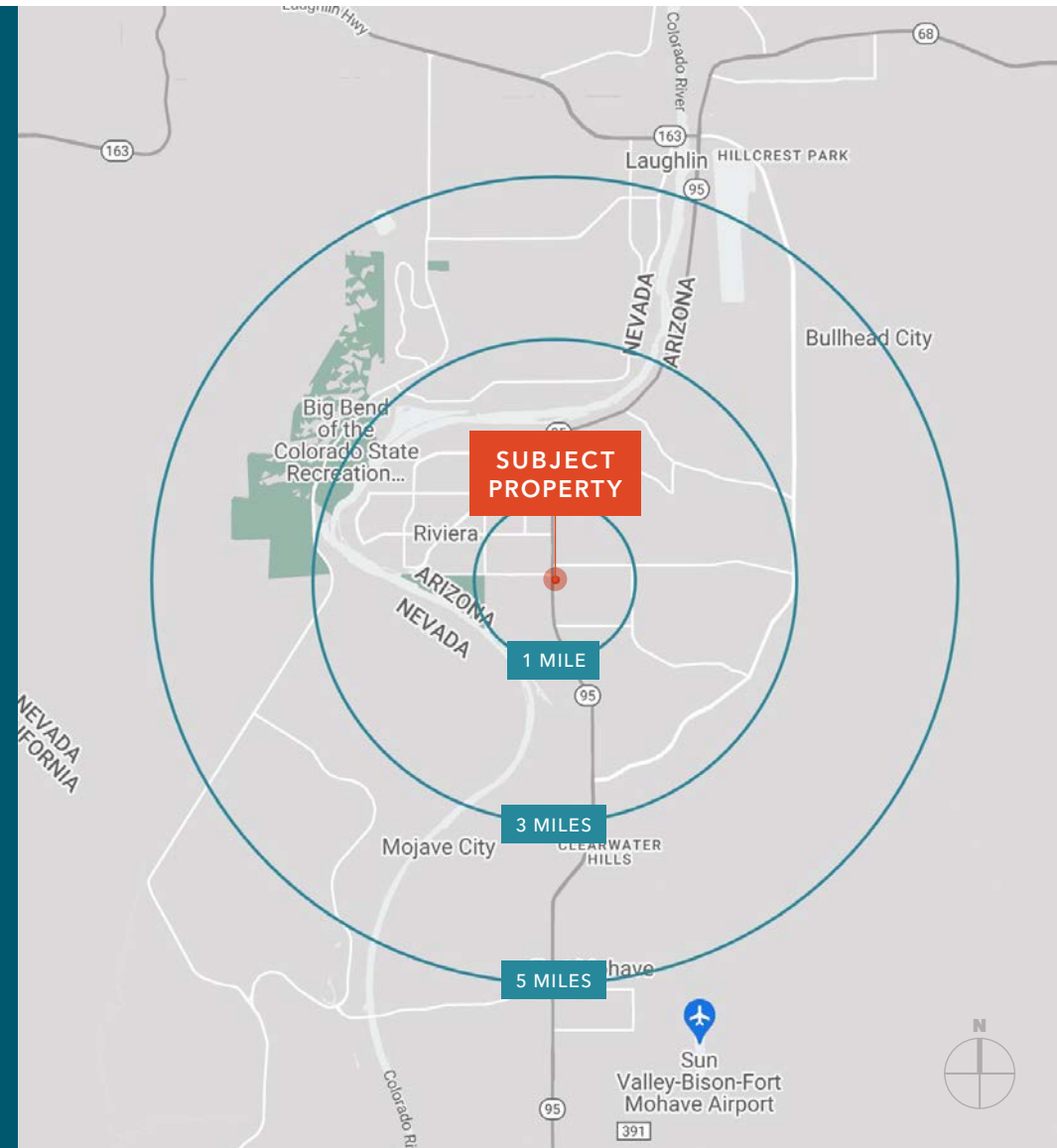
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 ESTIMATE	1,283	13,487	22,383
2028 PROJECTION	1,409	14,877	24,903
MEDIAN HOME VALUE	\$152,522	\$137,629	\$162,752

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$55,824	\$52,565	\$54,394
MEDIAN HH INCOME	\$49,279	\$43,072	\$43,448
TOTAL BUSINESSES	391	1,524	2,080
TOTAL EMPLOYEES	4,623	11,267	23,969

Data Source: ©2023, Sites USA



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