

STORAGE UNITS FOR SALE

COLORADO RIVER AND LAKE MOHAVE'S PREMIER INDIVIDUAL ENCLOSED BOAT AND RV STORAGE



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2601 Laughlin View Dr. • 2725 Desert Trail
Bullhead City, AZ 86429





163 to Las Vegas
NEVADA

Lake Mohave

Airport Shopping Center

2601 Laughlin View Dr.

Laughlin Casinos

Colorado River

95

Laughlin/Bullhead International Airport



Bullhead Parkway



Desert Foothills Communities

2725 Desert Trail

Laughlin Ranch

Laughlin, Nevada

Bullhead City, Arizona

INTERSTATE 40 to Needles



Lake Mohave

Colorado River

*Properties are only minutes away from popular boating destinations.

LOCATION

2601 LAUGHLIN VIEW DR. • 2725 DESERT TRAIL.

BULLHEAD CITY, ARIZONA 86429

- Units: 144
- Total Rentable: 143
- NOI: \$458,061
- Potential Gross Income: \$677,000
- Total Area: 87,091 SF
- Rentable Area: 86,271 SF
- Total Acres: 8.21 Acres

Discover the perfect opportunity to invest in Bullhead City's growing community. Nestled amidst high density residential communities on the Bullhead Parkway corridor, these units offer prime real estate for savvy investors and businesses alike. Whether you're looking to capitalize on the city's rapid growth and current Owner's smart vision, these units are newly constructed and in prime locations to maximize revenue. Why build new when all the work is done!

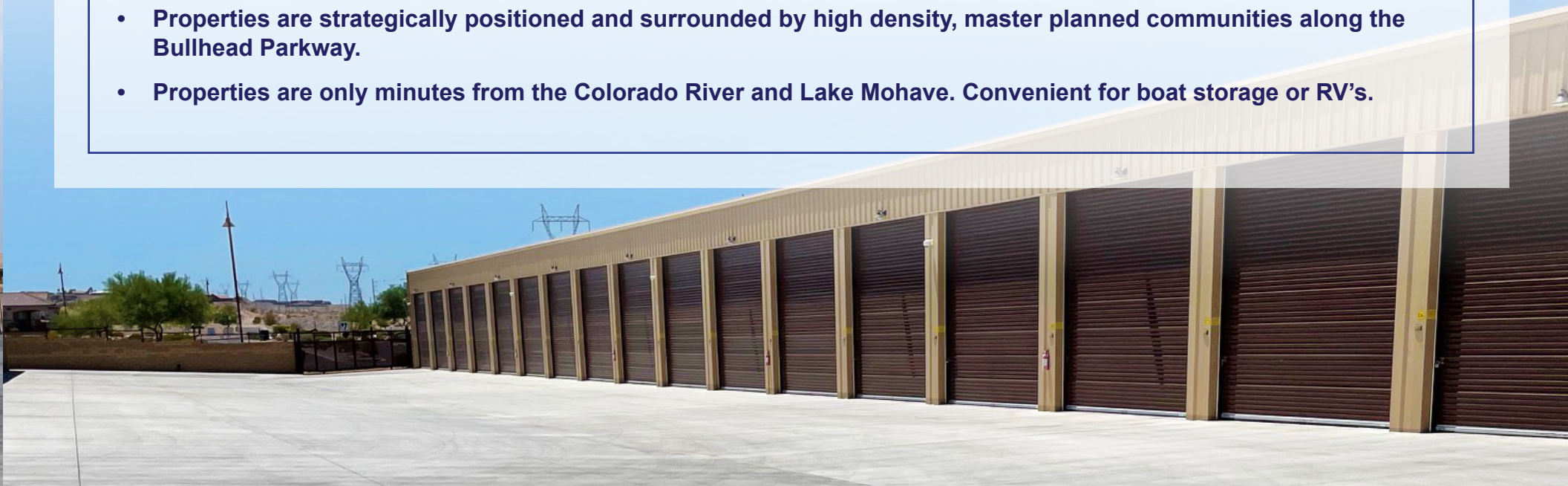
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PROPERTY HIGHLIGHTS

The two facilities are owned and operated by a husband and wife team. The 2601 Laughlin View Drive facility has a nice office and equipment room and is set up with camera surveillance of the facilities. An online self storage management system is in place which allows tenants to pay online and execute a rental agreement on line. Tenants can download an application which allows them to access the gate or they can operate the gate with a personal access code. Management of the facilities is very streamlined and can be run remotely - off site.

- The clientele renting the units typically are utilizing for boat and RV storage. A small percentage of the units are rented for household items or other vehicles.
- Rental agreements have provisions for security deposits on all units.
- A total of 2 facilities with prime locations are being offered.
- Facilities are newly constructed. 2601 Laughlin View Drive was built in 2019 and 2725 Desert Trail was built in 2020.
- Units were built for customer ease to enter and exit their units with ample distance for turning between buildings. All drives are concrete (not pavement) since big wheels will be turning. Outsides of buildings are stucco for ease of maintenance. Concrete block walls and wrought iron electronic entry gates enclose the facilities. Minimal landscaping to maintain, no bathrooms on site to maintain and service.
- Properties are strategically positioned and surrounded by high density, master planned communities along the Bullhead Parkway.
- Properties are only minutes from the Colorado River and Lake Mohave. Convenient for boat storage or RV's.



INVESTMENT HIGHLIGHTS

- Management is streamlined.
- In a high growth area, Bullhead City, on the Colorado River. BHC is a driving destination from southern California and experiencing tremendous growth from people leaving CA. BHC is also a “snowbird” destination and experiencing an influx of people leaving colder winter areas to spend time in the warmer desert climate during the winter months.
- All of the hard work has been done. Units are new and rented. Why buy land and build? The process would take two years or longer to have income from units. You can purchase these 2 properties and have immediate income with future growth potential.
- Two facilities in strategic locations with new and developing subdivisions surrounding them. Location...location...location.





2601 Laughlin View Dr.

Bullhead City, AZ 86429

▪ 76 Leasable Units

- 12 x 30 - 11 units
- 14 x 40 - 43 units
- 16 x 50 - 21 units
- 1850 SF Owner Storage Unit

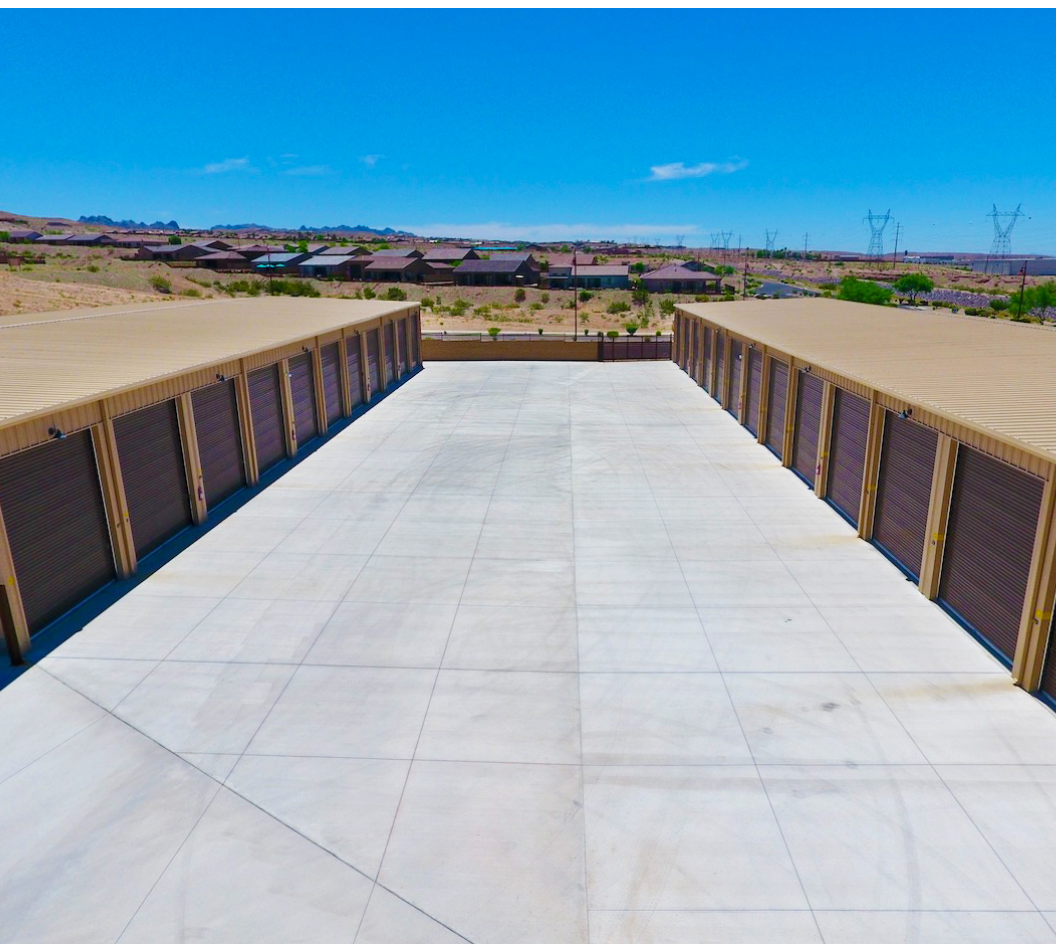
▪ 720 SF Office/Equipment Room

▪ Total Area: 48,812 SF

▪ Total Rentable Area: 48,092 SF

▪ Total Acres: 3.97 Acres

▪ 2023 NOI: \$231,562



2725 Desert Trail.

Bullhead City, AZ 86429

▪ 67 Leasable Units

- 12 x 30 - 24 units
- 14 x 40 - 29 units
- 14 x 50 - 1 unit
- 16 x 50 - 12 units

▪ 5 X 20 Equipment Room

▪ Total Area: 38,279 SF

▪ Total Rentable Area: 38,179 SF

▪ Total Acres: 4.24 Acres

- 2725 Desert Trail has 1 vacant acre for expansion

▪ 2023 NOI: \$226,499





BULLHEAD CITY DEMOGRAPHICS

POPULATION

	5 mi.	10 mi.	15 mi.
2024 Estimated Population	18,409	56,820	65,748
2029 Projected Population	18,387	57,733	67,185
2020 Census Population	17,962	54,378	62,789
2010 Census Population	16,809	51,106	58,550
Proj. Ann. Growth 2024-2029	-22	913	1,437
Hist. Ann. Growth 2020-2024	447	2,441	2,959

INCOME

Average Household Income	\$87,381	\$77,052	\$80,053
Median Household Income	\$52,593	\$50,785	\$54,022
Per Capita Income	\$42,633	\$35,596	\$36,713

HOUSING

Estimated Households Units	11,320	32,328	37,174
Labor Pool 16+ 2024	15,933	48,670	56,336
Unemployment Rate	1.9%	3.0%	2.8%
Blue Collar Workers	44.5%	48.2%	47.0%

BUSINESS

Total Businesses	797	1,816	2,010
Total Employees	17,059	23,337	25,119
Work Travel Time	<16 Min	<17 Min	>17 Min

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