

2071 HIGHWAY 95, BULLHEAD CITY, AZ 86442

HIGHWAY 95 OFFICE/RETAIL



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PROPERTY INFORMATION



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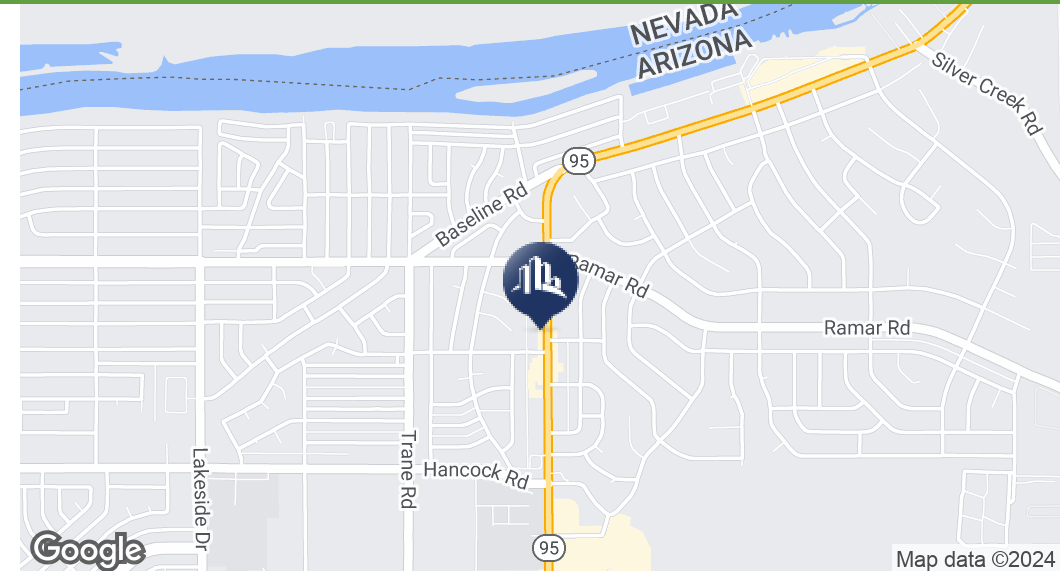
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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$549,000
Building Size:	3,270 SF
Available SF:	
Lot Size:	0.34 Acres
Number of Units:	2
Price / SF:	\$167.89
Year Built:	1969
Renovated:	2018
Zoning:	C-2
Market:	Bullhead City, Arizona
Submarket:	Laughlin, Nevada

PROPERTY OVERVIEW

The south unit is locked into a long term lease @ .85 per square foot. (including utilities) This allows an owner-user to step in and complete the northern unit into either one large space for their use or two separate spaces should they prefer. It was in the process off being transformed when the owner made new plans. An investor could also acquire this Highway frontage building and turn the large space into two lease opportunities. With a small front parking lot and a expanded rear lot, the building will allow for many uses. Although the building is listed as an office building, the building has operated in the past as a combination or office and retail business so the purposes are interchangeable. The building has been updated a few years ago along with a new roof and paint.

PROPERTY HIGHLIGHTS

- HIGH TRAFFIC COUNTS
- RECENTLY RENOVATED
- GREAT LOCATION
- PLENTY OF PARKING

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EXECUTIVE SUMMARY // 5



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PROPERTY INFORMATION

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

The south unit is locked into a long term lease @ .85 per square foot. (including utilities) This allows an owner-user to step in and complete the northern unit into either one large space for their use or two separate spaces should they prefer. It was in the process off being transformed when the owner made new plans. An investor could also acquire this Highway frontage building and turn the large space into two lease opportunities. With a small front parking lot and a expanded rear lot, the building will allow for many uses. Although the building is listed as an office building, the building has operated in the past as a combination or office and retail business so the purposes are interchangeable. The building has been updated a few years ago along with a new roof and paint.

LOCATION DESCRIPTION

Located on Highway 95 north of Hancock road, in the heart of Bullhead City, Arizona



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PROPERTY DESCRIPTION // 6



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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- HIGH TRAFFIC COUNTS
- RECENTLY RENOVATED
- GREAT LOCATION
- PLENTY OF PARKING

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COMPLETE HIGHLIGHTS // 7



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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 8



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LOCATION INFORMATION



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LOCATION INFORMATION // 9

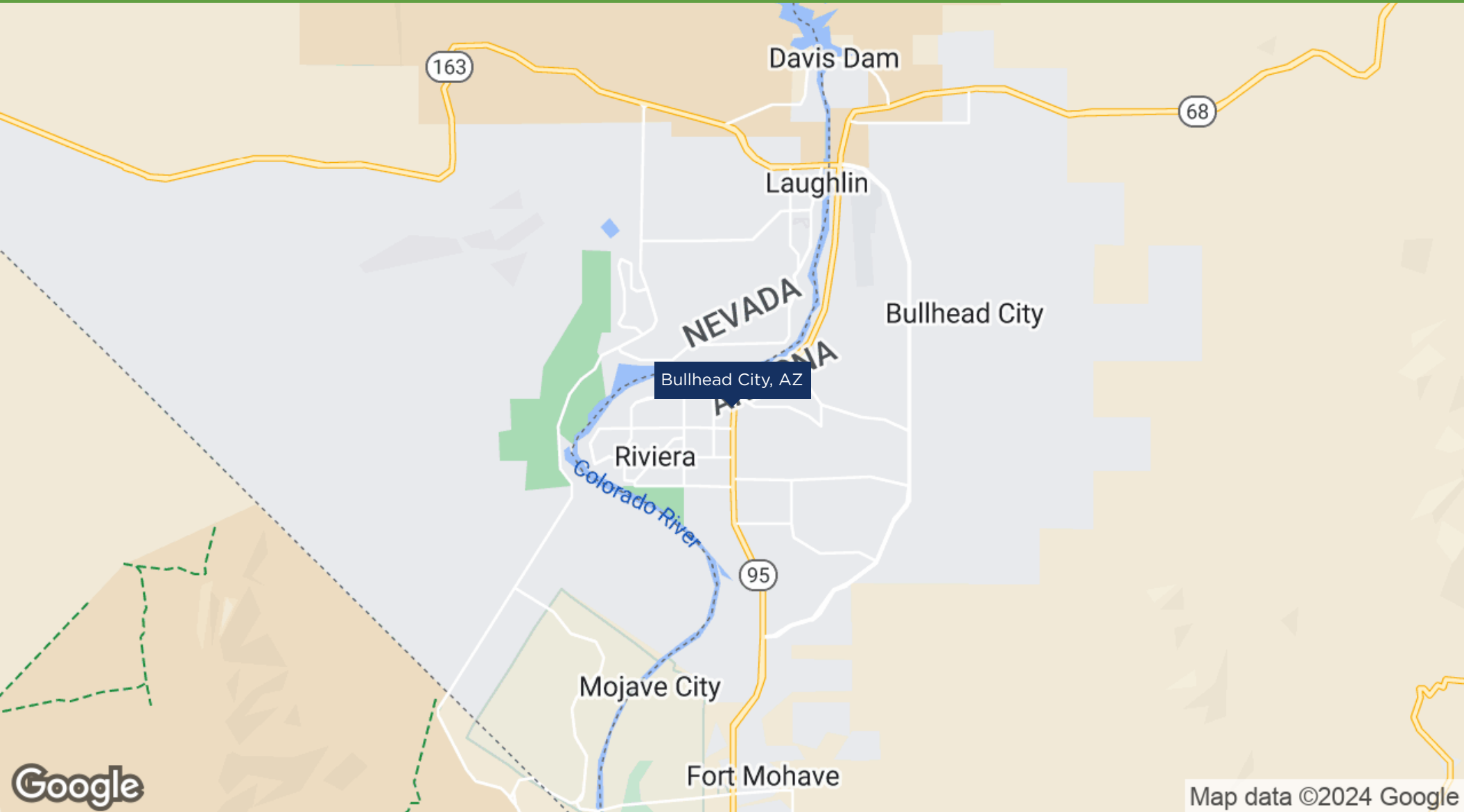
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LOCATION INFORMATION

REGIONAL MAP



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REGIONAL MAP // 10

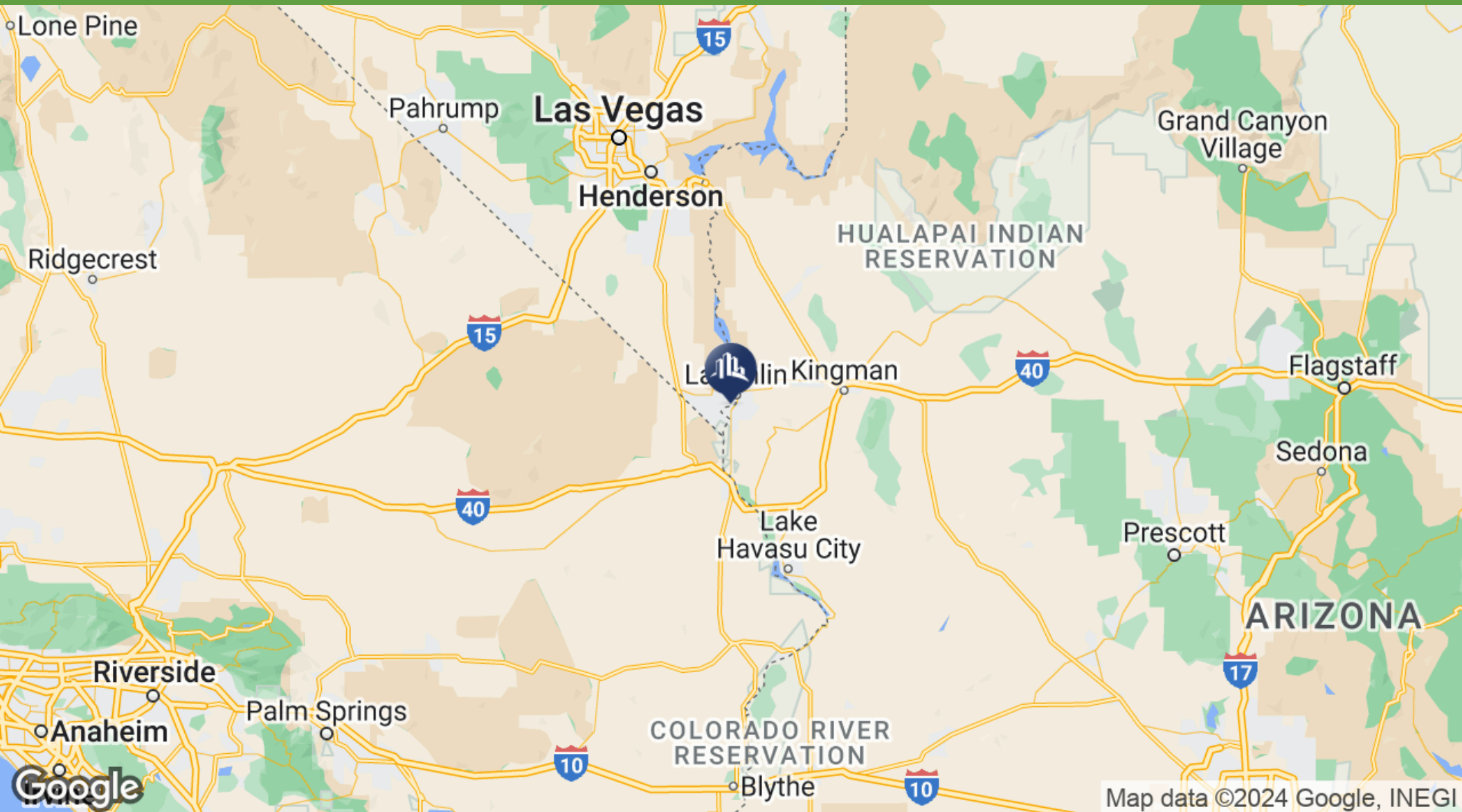


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LOCATION INFORMATION

LOCATION MAP



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LOCATION MAP // 11

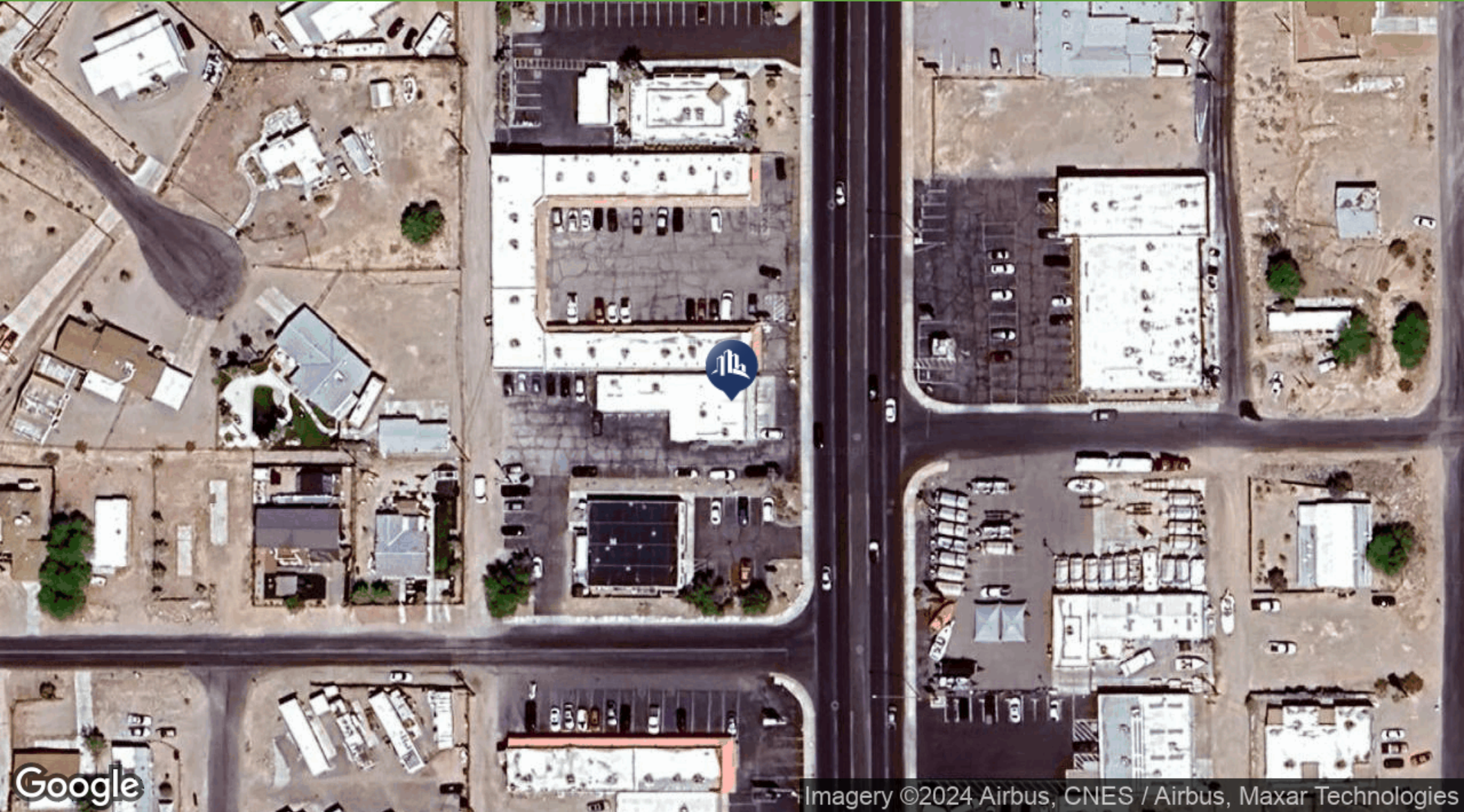
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LOCATION INFORMATION

AERIAL MAP



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AERIAL MAP // 12



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LOCATION INFORMATION

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE	MARKET RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
FARM BUREAU		1290	3 YR	.85	\$13,158	40	.85
Totals/Averages		3270		\$0	\$29,650		

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RENT ROLL // 13



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SALE COMPARABLES



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SALE COMPARABLES // 14

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SALE COMPARABLES

SALE COMPS



HIGHWAY 95 OFFICE/RETAIL

2071 Highway 95, Bullhead City, AZ 86442

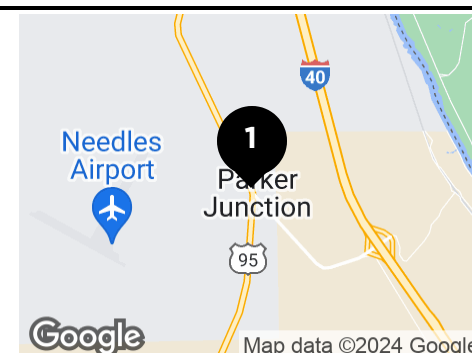
Price:	\$549,000	Bldg Size:	3,270 SF
Lot Size:	0.34 Acres	No. Units:	2
Year Built:	1969		



HIGHWAY 95 LAW OFFICE

2055 Highway 95, Bullhead City, AZ 86442

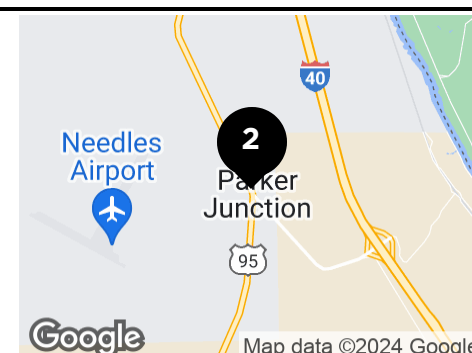
Price:	\$615,000	Bldg Size:	3,341 SF
Lot Size:	0.53 Acres	No. Units:	1
Year Built:	1986		



PIONEER TITLE BUILDING

2340 Highway 95, Bullhead City, AZ 86442

Price:	\$825,000	Bldg Size:	4,124 SF
Lot Size:	0.53 Acres	No. Units:	1
Year Built:	1999		



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SALE COMPS // 15



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SALE COMPARABLES

SALE COMPS

3

STATE FARM

1840 Highway 95, Bullhead City, AZ 86442

Price:	\$450,000	Bldg Size:	4,125 SF
Lot Size:	0.24 Acres	No. Units:	1
Year Built:	1987		



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SALE COMPS // 16







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SALE COMPARABLES

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	
	 Highway 95 Office/Retail 2071 Highway 95 Bullhead City, AZ 86442	\$549,000	3,270 SF	\$167.89	-	-	2	1969	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	CLOSE
1	 Highway 95 Law Office 2055 Highway 95 Bullhead City, AZ 86442	\$615,000	3,341 SF	\$184.08	-	-	1	1986	10/11/2023
2	 Pioneer Title Building 2340 Highway 95 Bullhead City, AZ 86442	\$825,000	4,124 SF	\$200.05	-	-	1	1999	08/15/2023
3	State Farm 1840 Highway 95 Bullhead City, AZ 86442	\$450,000	4,125 SF	\$109.09	-	-	1	1987	08/16/2023
	Totals/Averages	\$630,000	3,863 SF	\$163.09	-	\$0	1		

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SALE COMPS SUMMARY // 17



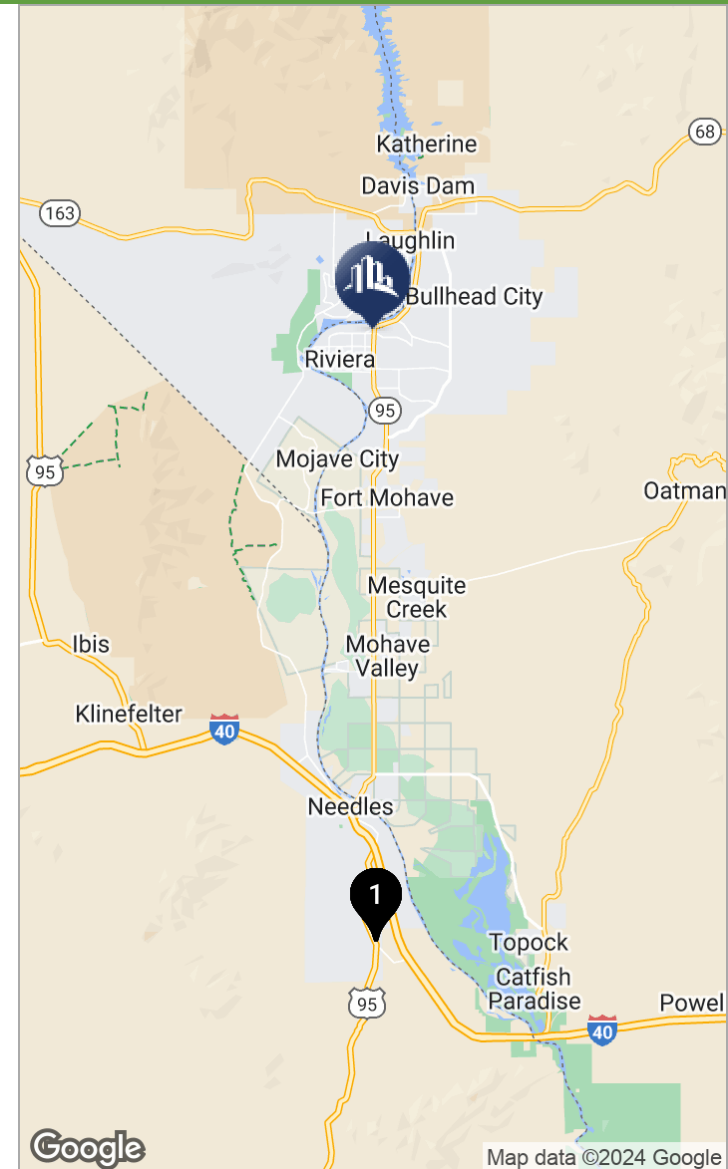
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SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	Highway 95 Office/Retail 2071 Highway 95 Bullhead City, AZ	\$549,000	3,270 SF	0.34 Acres	2
1	Highway 95 Law Office 2055 Highway 95 Bullhead City, AZ	\$615,000	3,341 SF	0.53 Acres	1
2	Pioneer Title Building 2340 Highway 95 Bullhead City, AZ	\$825,000	4,124 SF	0.53 Acres	1
3	State Farm 1840 Highway 95 Bullhead City, AZ	\$450,000	4,125 SF	0.24 Acres	1
AVERAGES		\$630,000	3,863 SF	0.43 ACRES	1



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SALE COMPS MAP & SUMMARY // 1



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LEASE COMPARABLES



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LEASE COMPARABLES // 19

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LEASE COMPARABLES

LEASE COMPS



HIGHWAY 95 OFFICE/RETAIL

2071 Highway 95, Bullhead City, AZ 86442

Lease Rate	Negotiable	Lease Term:	Negotiable
No. Units:	2		



3860 FRONTAGE RD

3860 Frontage Rd, Bullhead City, AZ 86442

Lease Rate	\$13.20 /SF/yr	Lease Type:	Modified Gross
Space Size:	900 SF	Lease Term:	36 months
No. Units:	4		



OLD BHC HIGHWAY 95

1142 Highway 95, Bullhead City, AZ 86442

Lease Rate	\$16.08 /SF/yr	Lease Type:	NNN
Space Size:	1,484 SF	Lease Term:	36 months



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LEASE COMPARABLES

LEASE COMPS

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1000 HIGHWAY 95

1000 Highway 95, Bullhead City, AZ 86442

Lease Rate	\$13.20 /SF/yr	Lease Type:	Gross
Space Size:	500 SF	Lease Term:	36 months



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LEASE COMPS // 21







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LEASE COMPARABLES

RENT COMPS SUMMARY

	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	Highway 95 Office/Retail 2071 Highway 95 Bullhead City, AZ 86442	Negotiable	0 SF	3,270 SF	2	100.0%
	RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1	 3860 Frontage Rd 3860 Frontage Rd Bullhead City, AZ 86442	\$13.20	900 SF	900 SF	4	-
2	 Old BHC Highway 95 1142 Highway 95 Bullhead City, AZ 86442	\$16.08	1,484 SF	1,484 SF	-	-
3	 1000 Highway 95 1000 Highway 95 Bullhead City, AZ 86442	\$13.20	500 SF	500 SF	-	-
	Totals/Averages	\$14.16	961 SF	961 SF	4	0%

HIGHWAY 95 OFFICE/RETAIL

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RENT COMPS SUMMARY // 22



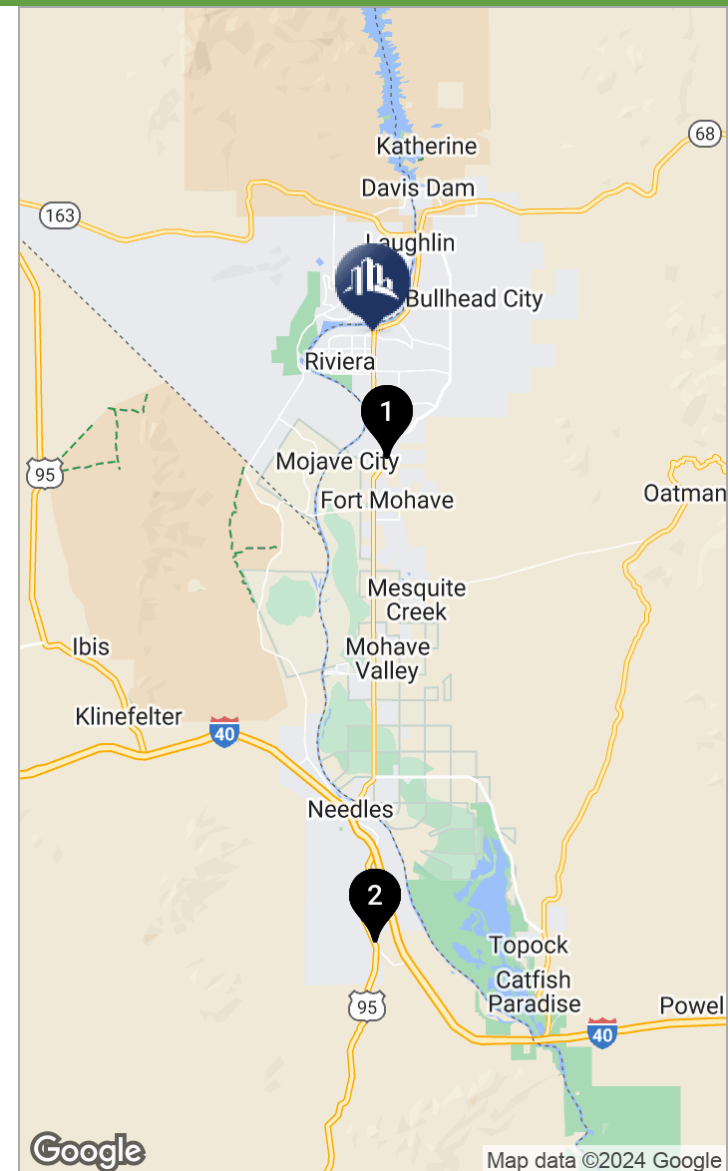
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEASE COMPARABLES

LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TERM	NO. UNITS	LEASE TYPE	SPACE SIZE
★	Highway 95 Office/Retail 2071 Highway 95 Bullhead City, AZ	Negotiable	Negotiable	2	-	-
1	3860 Frontage Rd 3860 Frontage Rd Bullhead City, AZ	\$13.20 /SF/yr	36 months	4	Modified Gross	900 SF
2	Old BHC Highway 95 1142 Highway 95 Bullhead City, AZ	\$16.08 /SF/yr	36 months	-	NNN	1,484 SF
3	1000 Highway 95 1000 Highway 95 Bullhead City, AZ	\$13.20 /SF/yr	36 months	-	Gross	500 SF
AVERAGES		\$14.16 /SF/YR	36 MONTHS	4		961 SF



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LEASE COMPS MAP & SUMMARY // 23



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DEMOGRAPHICS



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DEMOGRAPHICS // 24

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DEMOGRAPHICS

DEMOGRAPHICS REPORT



	1 MILE	3 MILES	5 MILES
Total population	7,367	34,652	47,104
Median age	46.4	44.2	45.1
Median age (Male)	47.5	44.1	45.2
Median age (Female)	45.0	44.9	45.6
Total households	3,011	14,291	19,777
Total persons per HH	2.4	2.4	2.4
Average HH income	\$46,791	\$45,486	\$47,492
Average house value	\$254,404	\$216,767	\$228,810

* Demographic data derived from 2020 ACS - US Census

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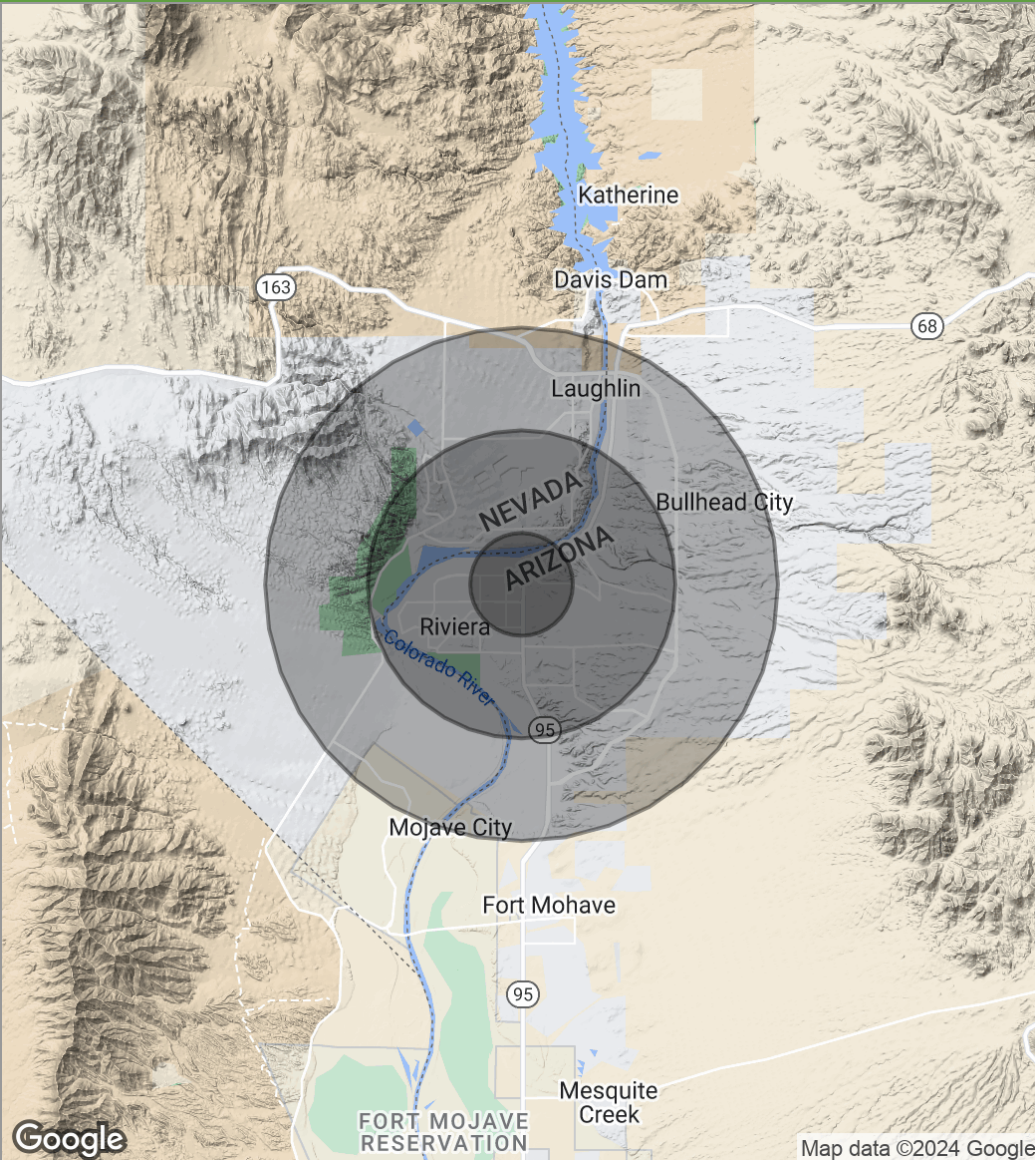
DEMOGRAPHICS REPORT // 25



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DEMOGRAPHICS

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,367	34,652	47,104
Median age	46.4	44.2	45.1
Median age (Male)	47.5	44.1	45.2
Median age (Female)	45.0	44.9	45.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,011	14,291	19,777
# of persons per HH	2.4	2.4	2.4
Average HH income	\$46,791	\$45,486	\$47,492
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DEMOGRAPHICS MAP // 26

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ADVISOR BIOS



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ADVISOR BIOS // 27

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ADVISOR BIOS

ADVISOR BIO & CONTACT 1

DAVID BAIRD

Sr Vice President



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C 702.349.4920
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CalDRE #556000

PROFESSIONAL BACKGROUND

David Baird serves as a Senior Vice President and National Director of Institutional Investments at Sperry Commercial Global Affiliates. David served for 16 years with Sperry Commercial as director of Multifamily Investments. David was a founding member and director of the Asset recovery team established to deal with distressed properties during the 2008 real estate meltdown. With over 40 years of industry experience, David closed transactions worth over two billion dollars. David was honored seven of ten years with the prestigious national "Top Ten" advisors with the company during his tenure and was named one of the top 20 Brokers nationally by Commercial Property News. David is a Broker in Nevada, California, and Arizona. David specializes in large multifamily investments.

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ADVISOR BIOS

ADVISOR BIO & CONTACT 2

DAVID PATTERSON

Associate



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T 928.754.2888

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PROFESSIONAL BACKGROUND

David P. Patterson is a senior associate with Sperry Commercial Global Affiliates with over 37 years of experience in the field of real estate. With many years of experience as a lender as well as a real estate professional in the industry he has been instrumental in assisting both buyers and sellers in the commercial Real Estate Business.

Patterson is licensed in both Arizona and Nevada and has worked on a number of commercial purchase transactions all while servicing property management accounts throughout Arizona. Since David's broker is the Senior Vice President for Sperry it puts him in a unique position to understand not only our local market but how it relates to investors throughout the country.

Patterson has marketed and closed Retail Office projects including but not limited to gas stations, R.V. parks and industrial buildings located throughout the tri-state area. David is a partner in the firms property management division, his duties include overseeing the leasing and maintenance of commercial properties.

During his related years as a lender in Real Estate his experience extended to training Loan Officers, Realtors and Builders throughout the turbulent eighties by presenting an ongoing series of seminars throughout the Los Angeles area. He also spent two years increasing the market share of PMI in the nineties by over 180% within that market.

David was responsible for writing the initial lending policies for the creation of Wilshire Savings in Los Angeles. This along with over twenty years of managing offices for a variety of National banks gives him an excellent understanding of the financing available in commercial real estate. A valuable knowledge needed in today's environment to increase opportunities on both the listing and sales side.

As Sperry Commercial's senior advisor in the Tri-State area David has the experience and expertise to handle all types of commercial real Estate sales, leasing and Property management.

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