



Contact: Ann L. Pettit
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Shop Space
Available



AVI Casino Resort
Golf Course & Boat Launch



WELLS
FARGO



AZTEC SQUARE SHOPPING CENTER FORT MOHAVE, AZ 86426

25,905 Shop Space anchored by a 55,250 SF Safeway Grocery Store. Highest Traffic Intersection of Hwy 95 and Aztec with 37,000 VPD (2015). Center is the gateway to Colorado River activities. Aztec Rd. leads to bridge across river to AVI Resort & Casino, 12,000 VPD. Tenant mix of national credit tenants and some local tenants. The Center serves residents from Fort Mohave, Mohave Valley, Bullhead City and Laughlin, Nevada residents.

AVAILABLE SHOP SPACE:

Rent is \$13.20 annual sq. ft. plus NNN (EST \$6.60 annual)

4825 Hwy 95, Unit 3: 1153 SF; (20' x 57.4')..... by Wells Fargo and Gas Pumps

4821 Hwy 95, Units 3,4,5: 3,444 SF (60' x 57.4'); divisible into 1148 SF (20' x 57.4') and 2296 SF (40' x 57.4') units....by Subway & Post Office

Utilities:

Trash - Lessee

Sewer - Lessee

Electric - Lessee

Gas - Lessee

Water - Lessor



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Available Units

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Colorado River & Resorts 2 Miles



Available
Commercial
Suites





WELLS
FARGO

ATM

WELLS FARGO

POSTAL CONNECTIONS

Pizza
Hut

Available
Unit

4825 Hwy 95, Unit 3: 1153 SF; (20' x 57.4')



Smith's
FOOD & DRUG STORES



CVS
pharmacy



37,000 VPD



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Gateway to

AVI Casino Resort, Colorado River,
Golf Course & Boat Launch



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