

# PAD AVAILABLE FOR PURCHASE

BULLHEAD CITY, AZ MSA



SWC SR-95 & AZTEC RD | FORT MOHAVE, AZ



ZACHARY PACE  
602.734.7212  
zpace@pcaemail.com

GREG LAING  
602.734.7207  
glaing@pcaemail.com

ALI HILL  
602.734.7205  
ahill@pcaemail.com





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### PROPERTY DETAILS

**AVAILABLE** ± 1.75 acres  
**MOHAVE COUNTY PARCEL** 228-02-045

### PROPERTY HIGHLIGHTS

- Adjacent to a highly-trafficked Safeway grocery store.
- Good access to State Route 95 (the main arterial for the entire MSA).
- Valley View Medical Center (102,000-SF hospital with 60 beds) is located in Fort Mohave, AZ with 325 employees.
- Fort Mohave, AZ is home to The Mojave Crossing Event Center, the largest stadium (seats 3,000 stadium-style or 5,000 arena-style) within 90 miles that serves all of Mohave County.
- Fort Mohave, AZ is the prime location for future industrial growth in the county, with over 130 shovel-ready acres of industrial land primed for development.

### TRAFFIC COUNTS

<b>N</b> ±32,012 VPD (NB & SB)	<b>E</b> ±2,744 VPD (EB & WB)
<b>S</b> ±18,451 VPD (NB & SB)	<b>W</b> ±6,425 VPD (EB & WB)

ADOT 2019/2020



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### DEMOGRAPHICS



2020 Total Population  
2025 Total Population

Trade Area  
79,600  
84,315



2020 Households  
2025 Households

Trade Area  
33,902  
36,104



2020 INCOMES

Average HH Income  
Median HH Income  
Per Capita Income

Trade Area  
\$57,006  
\$42,397  
\$24,307



HOUSING UNITS

2020 Housing Units  
Owner Occupied  
Renter Occupied  
Vacant

Trade Area  
46,976  
43.7%  
28.5%  
27.8%

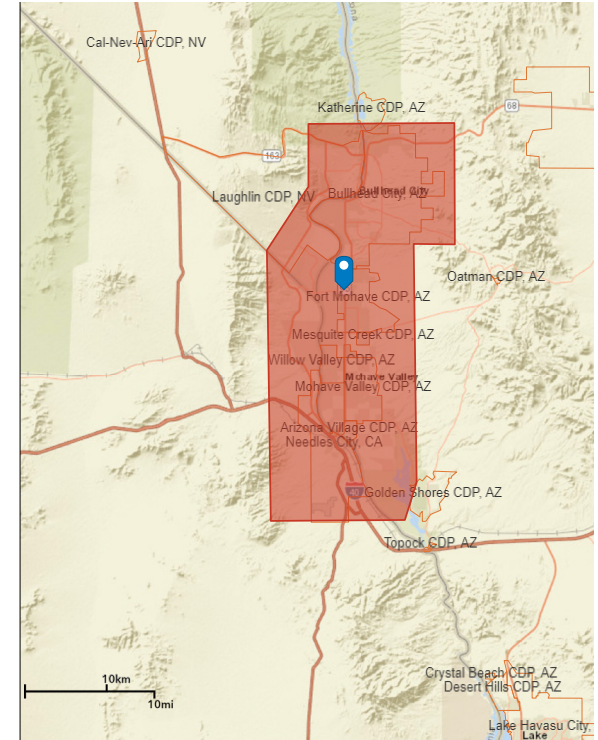


DAYTIME  
POPULATION

2020 Total Daytime Pop  
Workers  
Residents

Trade Area  
88,397  
33,824  
54,573

2020 ESRI ESTIMATES



2020 POPULATION  
**79,600**  
WITHIN TRADE AREA

## SWC SR-95 & AZTEC RD | FORT MOHAVE, AZ

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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