



COLORADO PLACE

*±2,000 SF Fully Built Out Fully Leased
Salon and Spa at the Center of the
Central Business District of Bullhead City*

2585 MIRACLE MILE, SUITE 120 BULLHEAD CITY, AZ

FULLY LEASED



Colorado Place, a $\pm 100,000$ SF professionally managed mixed-use property, the largest office property in Northern Arizona

Fully built out fully leased salon and spa

Features reception, waiting, and check in, multiple salon rooms with sinks, two restrooms, and employee breakroom

TENANT	Desert Glow Salon and Med Spa
LEASE TERM	6-years, commencing January 1, 2026
SALE PRICE	\$375,000
RENTAL INCOME	\$2,000/month gross with escalations
ASSOCIATION DUES	\$337/mo
PROPERTY TAXES	\$2,392 (2025)
PARCEL	220-61-033B

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FULLY LEASED



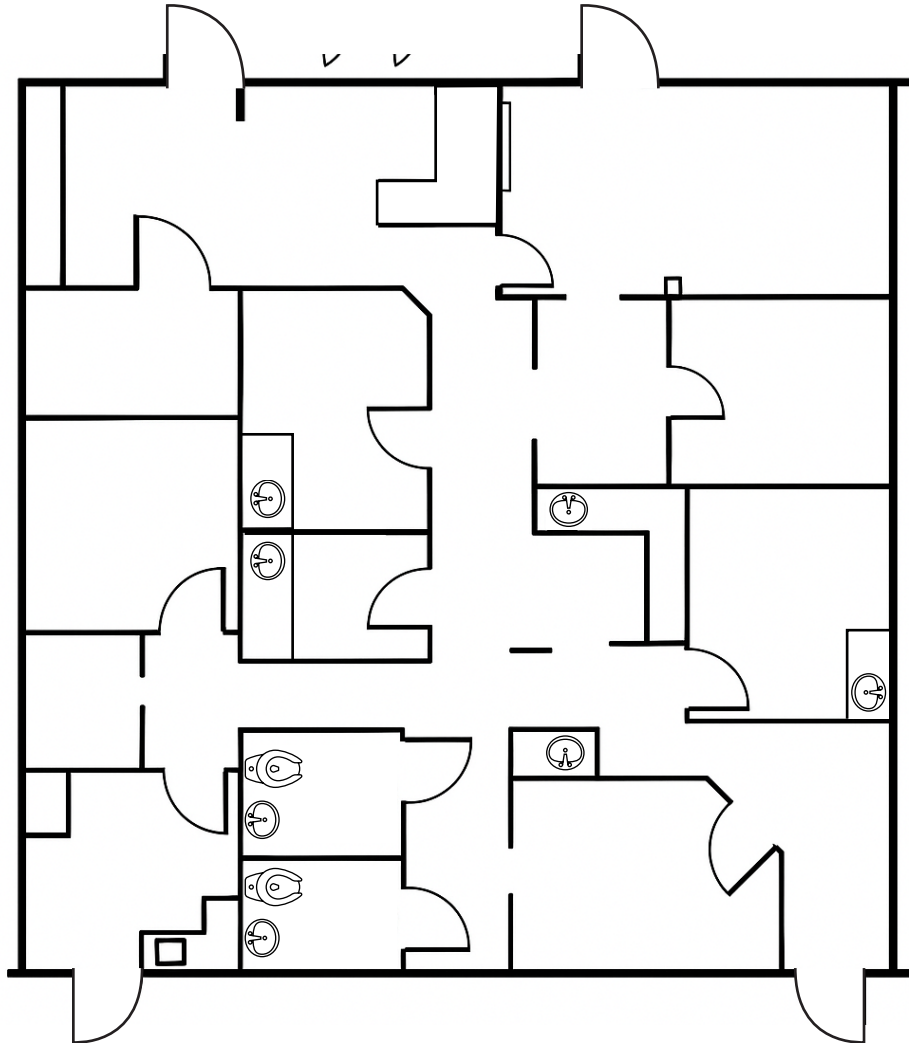
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FULLY LEASED

2585 MIRACLE MILE



±2,000 SF

AVAILABLE

LEASED BY

DESERT GLOW SALON AND SPA

\$375,000

SALE PRICE (\$187/SF)

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FULLY LEASED

Densely populated trade-area with a population in excess of over $\pm 50,000$ within a 5 mile radius

Centered between the triangle of Las Vegas, Phoenix and Los Angeles

Market of 5 million year-round tourists seeking river recreation in the summer, warmer weather in the winter and gaming

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

Highly visible with frontage on Mohave Valley Highway

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	2,943	32,345	51,358
HOUSEHOLDS	1,284	14,510	23,546
AVG HH INCOME	\$80,364	\$69,222	\$71,334
MED. HOME VALUE	\$268,783	\$227,234	\$262,747
EMPLOYEES	2,024	8,892	21,389



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*For more information on
this property, please contact*

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