

AIRPORT CENTER: Located at Laughlin/Bullhead International Airport, in Bullhead City Arizona



GROUND LEASES AND BUILD TO SUIT OPPORTUNITIES

PARCELS AVAILABLE:

- 1** +/- 12.2 Acres
- 2** +/- 3.88 Acres
- 3** +/- 1.33 Acres
- 4** +/- 1.8 Acres *
- 5** +/- 13.91 Acres **

10 Mile Radius

	2010	2021	2026
Population:	51,744	57,444	60,361
Avg. Household Inc.:		\$57,340	\$65,195

20 Mile Radius

	2010	2021	2026
Population:	72,466	81,005	86,092
Avg. Household Inc.:		\$58,955	\$67,514

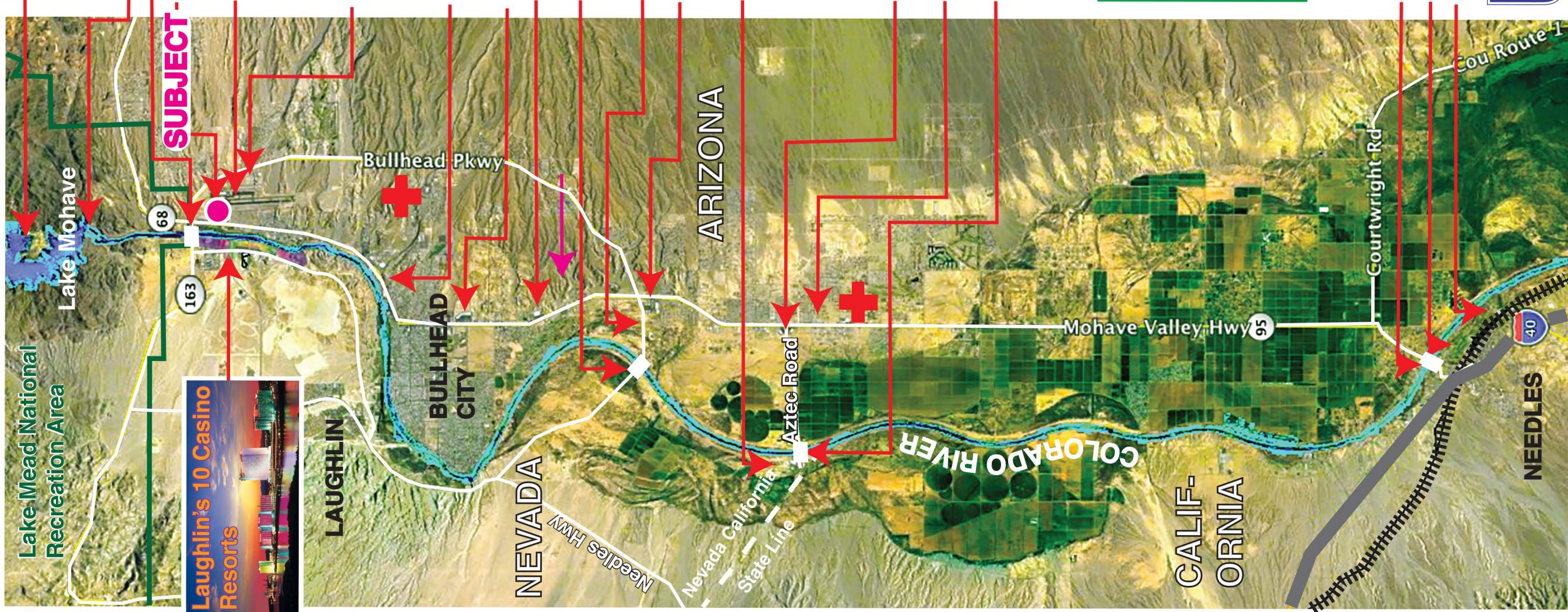
Traffic Count Approx. 40,000 trips per day

LOCATED in an ENTERTAINMENT and RECREATION MECCA that hosts VACATIONERS YEAR AROUND:

- (9) CASINO HOTELS with over 10,000 HOTEL ROOMS
- Casino sponsored HEADLINE ENTERTAINMENT VENUES
- COLORADO RIVER and LAKE MOHAVE offer over 80 MILES OF WATER SPORTS OPPORTUNITIES.
- (5) 18 HOLE GOLF COURSES
- Foothill and Mountain ATV and BIKE TRAILS
- HIKING TRAILS and KAYAKING and FISHING in both Arizona and Nevada

* CHURCH'S CHICKEN COMING SOON ON THIS PARCEL

** INCLUDES 11 +/- ACRES FOR RV/BOAT/MINI-STORAGE)



Katherine's Landing Marina

Davis Dam

Laughlin Bridge

Airport Commercial Center
(Anchor: Sam's, Home Depot)

Laughlin/Bullhead
International Airport



DOT Foods Redistribution Facility

Marina Plaza & Lowe's Commercial
Center (Anchor: Safeway, Lowe's)

Miracle Mile Commercial

Center (Anchor: Ace Hardware)

Walmart Super Center

New Bridge Under Construction,
Completion In 2023

Fieldhouse/Event Center

Target Center (Anchor: Target
and Kohl's)

Avi Casino and Resort



Aztec Commercial Center
(Anchor: Safway and Smiths)

NEW Super WalMart: Finished 2017

Aztec Bridge

Distance/Scale:

It is a total of 16 miles by
car from the **Laughlin**
Bridge to the **Needles**
Bridge, or approximately
22 minutes drive time.

Needles Bridge

Needles Marina

Rail Yard



Trailing 12 Months		
Indicator	Location	Date
> Visitor Volume	Laughlin (NV)	Mar-2022
> Hotel Room Inventory	Laughlin (NV)	Mar-2022
> Total Occupancy	Laughlin (NV)	Mar-2022
> Average Daily Room Rate	Laughlin (NV)	Mar-2022
> RevPAR	Laughlin (NV)	Mar-2022
> Total Room Nights Occupied	Laughlin (NV)	Mar-2022
> Gross Casino Gaming Revenue	Laughlin (NV)	Mar-2022
> Laughlin/Bullhead City Airport Passengers	Laughlin (NV)	Mar-2022
> Daily Auto Traffic - Highway 163	Laughlin (NV)	Mar-2022
Show current period ☒ Show trailing 12 months ☐ Show calendar year-to-date (YTD)		
Latest Period		
One Year Ago		
Change vs Year Ago		
Visitor Volume	1,223,500	957,800 27.7% ▲
Hotel Room Inventory	8,635	8,911 -3.1% ▼
Total Occupancy	48.6%	38.1% 10.5% ▲
Average Daily Room Rate	\$66.64	\$47.44 40.5% ▲
RevPAR	\$32.91	\$21.88 50.4% ▲
Total Room Nights Occupied	1,530,700	1,196,900 27.9% ▲
Gross Casino Gaming Revenue	\$507,017,769	\$356,409,112 42.3% ▲
Laughlin/Bullhead City Airport Passengers	119,106	79,634 49.6% ▲
Daily Auto Traffic - Highway 163	4,733	4,422 7.0% ▲



For Leasing Information
Contact Ann Pettit: ann@ussw.net
(928)234-5555

