

AVAILABLE ANCHORS SHOPS PADS

FOR LEASE

Mohave Crossroads

SWC Bullhead Pkwy & Hwy 95 | Bullhead City, AZ



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FOR LEASE | ANCHORS, SHOPS & PADS

JOIN



TARGET.



ABOUT THE PROPERTY

- Mohave Crossroads is the regional shopping hub for the Bullhead City, Lake Havasu, Kingman and Laughlin trade area with a population exceeding 200,000 and is home to the only Target, Kohls, Bath & Body Works, Five Below, and Ulta stores within a 70-mile radius
- Nearby casinos & resorts attract 5.5 million visitors per year
- Located at the intersection of Highway 95, the main north/south arterial through western Arizona's river cities, and Bullhead Parkway, the alternate route through Bullhead City
- The new Bullhead Parkway bridge across the Colorado River opened in June 2024, creating an alternative route to reach Laughlin and points West
- Anderson Field House indoor sports and entertainment venue is located just northwest of the center.
- Anderson Field House generated over 270,000 visitors in 2022

DEMOGRAPHICS

	5 Mile	20 Miles	50 Miles
2025 Population	49,926	86,235	229,124
2030 Population	52,249	89,938	238,498
Average HH Income	\$70,298	\$73,660	\$78,635
Daytime Population	49,834	96,849	230,240
Year: 2025 Source: Esri			

TRAFFIC COUNTS

SR-95 (S of Bullhead Pkwy)	38,202 VPD
Bullhead Pkwy (E of SR-95)	3,789 VPD
Year: 2024 Source: ADOT	

CONTACT

ALAN HOUSTON

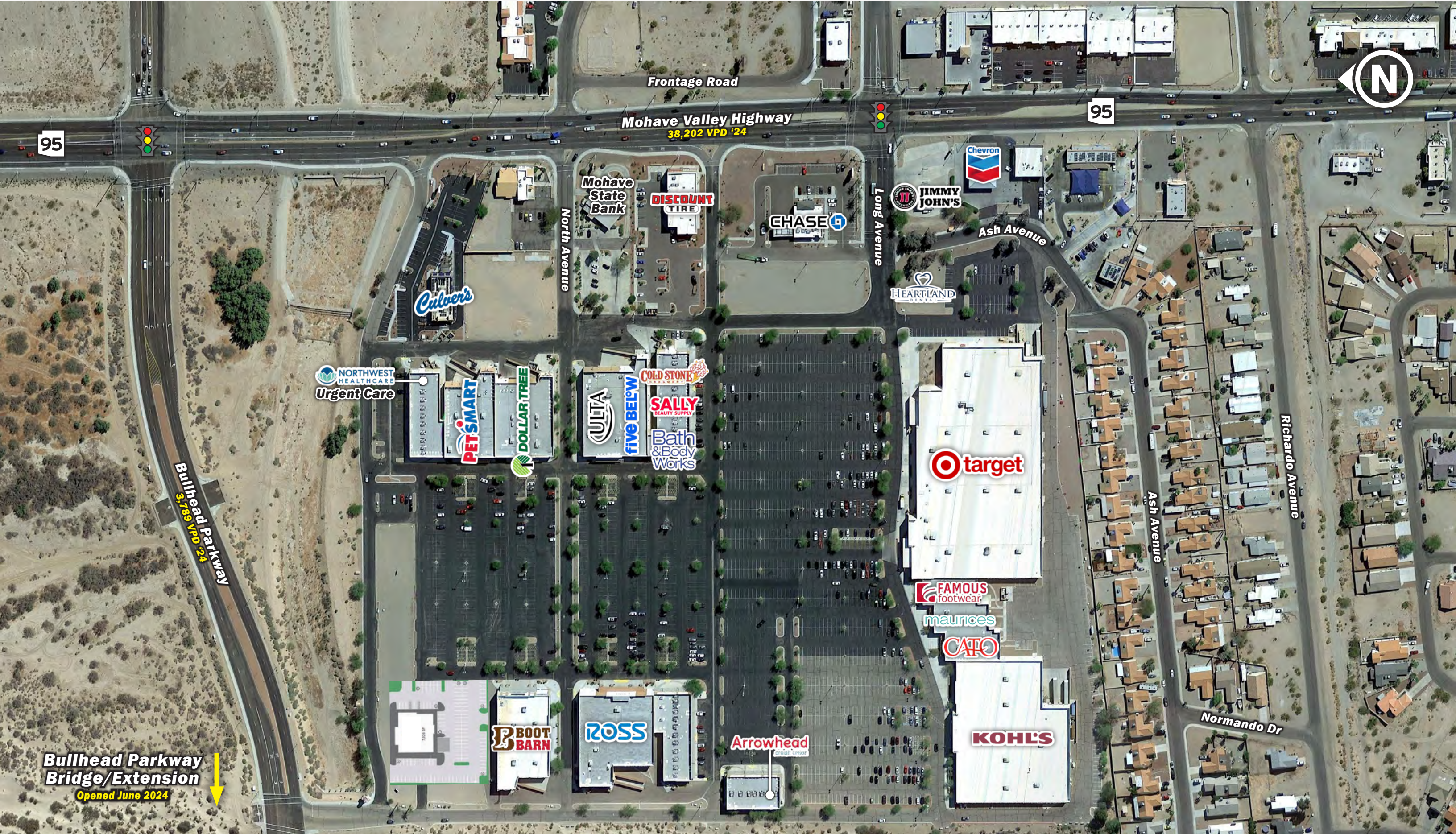
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Mohave Crossroads

SWC Bullhead Parkway & State Route 95 | Bullhead City, Arizona 86442



**Bullhead Parkway
Bridge/Extension**
Opened June 2024

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