



# 1751 SR-95

Bullhead City, AZ 86442

COLORADO RIVER

1751 SR-95



(50,000 VPD)

4,100 SF OF AVAILABLE COMMERCIAL SPACE



# Executive Summary



## INVESTMENT HIGHLIGHTS

- Suite 49 is 2,400 Square Feet
- Suite 55 is 1,700 Square Feet
- Spaces can be leased individually OR as 1 large suite (Total Square Footage is 4,100 SF)
- The suites comprise 1 free-standing building in a larger shopping Center that is anchored by a Safeway Supermarket
- 300+ parking spaces
- Incredible location, great visibility, directly off Highway 95 (main thoroughfare with 50,000 VPD)
- Landlord would build out the suite for the Tenant at Landlord sole cost and expense
- Co-tenancy includes Safeway, Wells Fargo, and Dollar Tree
- Located in the Tri-State area of Bullhead City, Lake Havasu, and Kingman
- Laughlin NV (located directly across the Colorado River at the location) hosts 12 million + visitors annually and is the 3rd largest gaming region in the USA

## PROPERTY INFORMATION

Address	1751 SR-95 Bullhead City, AZ 86442
Building	Approx 5,000 SF
Land Area	Approx 51,000 SF
Municipality	Bullhead City, AZ
APN	214-51-005
Property Type	Retail



**LOCATED IN THE TRI-STATE AREA  
OF BULLHEAD CITY, LAKE HAVASU,  
AND KINGMAN**



**GREAT STREET VISIBILITY  
DIRECTLY OFF HIGHWAY 95  
(50,000 VPD)**





# Nearby Amenities

163

LAUGHLIN



LAUGHLIN/BULLHEAD  
INTERNATIONAL  
AIRPORT



ARIZONA  
95



1751 SR-95



MOHAVE HIGH  
SCHOOL





# Bullhead City



Bullhead City, located in the western part of Arizona along the Colorado River, has emerged as an attractive destination for real estate investors. Known for its scenic riverfront views and year-round sunshine, Bullhead City offers proximity to major recreational areas such as Lake Mohave and the Laughlin, Nevada entertainment district, driving consistent demand for residential and vacation properties.

The city has experienced significant growth in property values in recent years, driven by strategic development projects and infrastructural enhancements. One of the key drivers has been the revitalization of the Bullhead City Parkway, a major thoroughfare that improves access to commercial and residential areas, spurring economic activity in the region. Additionally, the expansion of local amenities, such as the Bullhead City Community Park and new retail centers, has enhanced the appeal of the community for both residents and businesses.

- **Proximity to the Colorado River:** Offers extensive recreational opportunities such as boating, fishing, and water sports.
- **Near Laughlin, Nevada:** Just across the river, providing easy access to casinos, entertainment, and dining options.
- **Bullhead City Parkway:** Recently revitalized to improve traffic flow and access to key commercial and residential areas.
- **Affordable Living:** Known for its relatively low cost of living compared to other parts of Arizona and neighboring states.
- **Growing Real Estate Market:** Increasing property values driven by strategic development and infrastructural improvements.
- **Rapid Migration:** Bullhead City is growing rapidly with migration coming from California and elsewhere, National retailers are moving quickly to Bullhead City.
- **Recreation:** Bullhead City is home to 8 golf courses, best recreation activities in the Tri-State region (Jet skiing, river rafting, etc.) Bullhead City is directly on the Colorado River.
- **Local Amenities:** Enhanced by the expansion of community parks, retail centers, and other recreational facilities.
- **Year-Round Sunshine:** Boasts a sunny climate, making it an attractive destination for retirees and vacation home buyers.

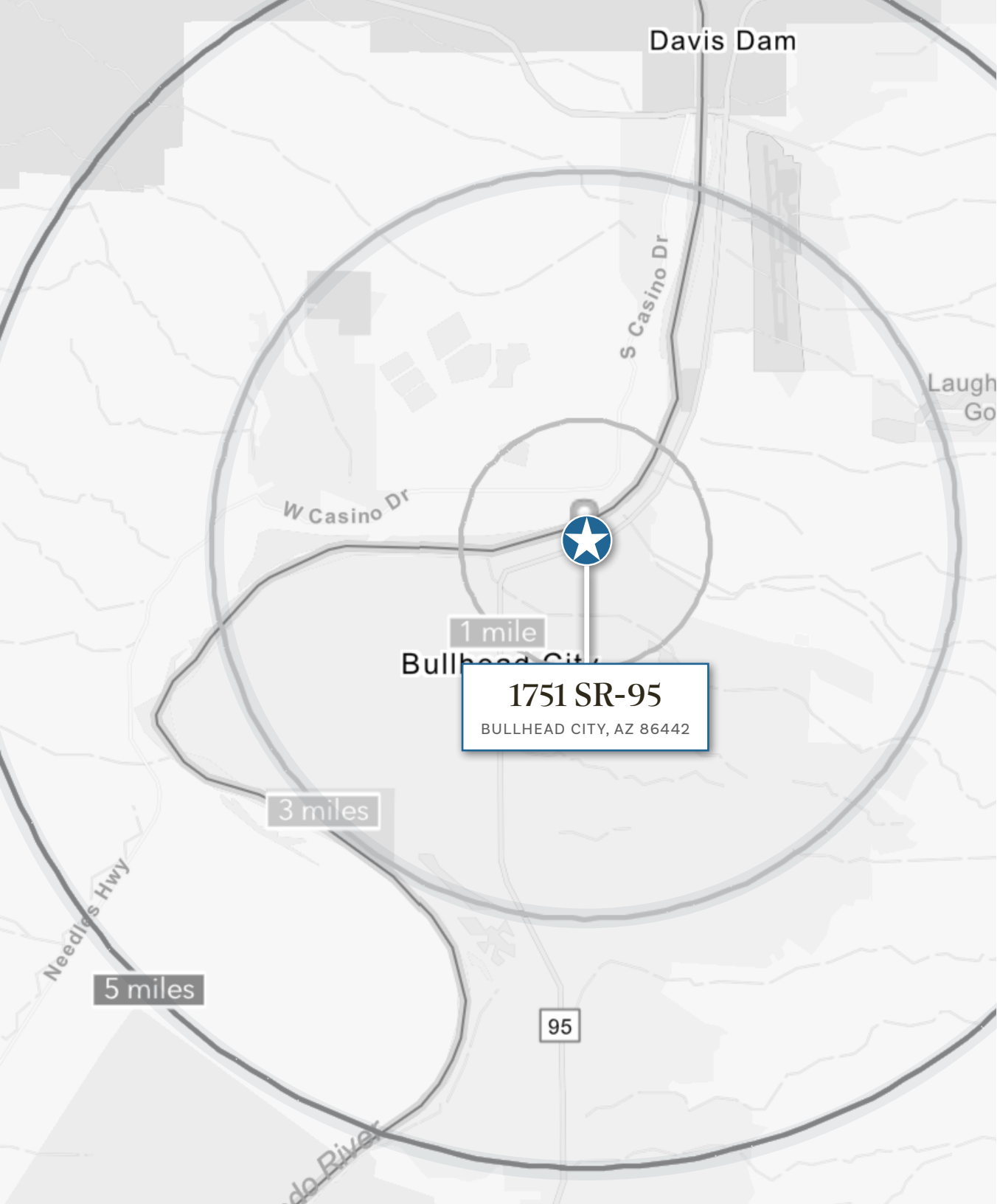
# Laughlin



Laughlin, Nevada, is a charming town along the Colorado River, renowned for its vibrant entertainment scene and natural beauty. With numerous casinos, resorts, and the scenic Laughlin Riverwalk, it's a popular destination for tourists and locals. The town's proximity to Lake Mohave and surrounding desert landscapes offers ample opportunities for outdoor adventures like boating, fishing, and hiking.

Laughlin's real estate market has grown steadily, driven by affordability and strategic development. Improved infrastructure, such as the Laughlin/Bullhead International Airport, has enhanced accessibility and spurred economic activity. With a range of amenities, including the Laughlin Ranch Golf Club and various parks, Laughlin offers a high quality of life for residents and remains a desirable location for both visitors and investors.

- **Proximity to the Colorado River:** Offers extensive recreational opportunities such as boating, fishing, and water sports.
- **Casino and Hotel Hub:** Home to popular casinos such as Tropicana Laughlin, Aquarius Casino Resort, and Laughlin River Lodge, offering a variety of entertainment and dining options.
- **Entertainment District:** Features a vibrant entertainment scene with live shows, concerts, and events at venues like the Laughlin Event Center.
- **Natural Attractions:** Close to Lake Mohave for additional recreational activities like swimming, hiking, and camping.
- **Golfing:** Offers premier golfing experiences at Laughlin Ranch Golf Club, known for its stunning views and well-maintained courses.
- **Improved Accessibility:** Enhanced transportation infrastructure, including the Laughlin/Bullhead International Airport, facilitates easy travel to and from the area.
- **Outdoor Activities:** Ideal for outdoor enthusiasts with opportunities for off-roading, hunting, and exploring the surrounding desert landscapes.
- **Community Facilities:** Well-developed community amenities including parks, recreational centers, and sports facilities for residents and visitors.



# Demographics



## Population 2024

1 MILE	3 MILE	5 MILE
4,202	32,852	47,318



## Median Household Income

1 MILE	3 MILE	5 MILE
\$48,996	\$51,960	\$55,491



## Average Household Income

1 MILE	3 MILE	5 MILE
\$79,557	\$79,242	\$86,397



## Number of Households

1 MILE	3 MILE	5 MILE
2,027	15,283	22,277



## Median Age

1 MILE	3 MILE	5 MILE
59.4	53.8	56.6





**FOR LEASE: RETAIL**

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**DAVID LURIA**

323-770-1537

davidluria@fredleedsproperties.com

Lic# 02236626

**CASEY EHRLICH**

310-505-2177

caseyehrllich@fredleedsproperties.com

Lic# 02237186