

# MIXED USE PROJECT FOR LEASE

AZ-95 & MERRILL AVE.  
BULLHEAD CITY, AZ

## FEATURES:

- SEC approximately 2.1 Acres
- NWC & SWC approximately 1.5 Acres
- Excellent visibility, located off Highway 95
- Trade area exceeds a population of 225,731 residents
- Located north of Mohave Crossroads, the regional shopping center for the Bullhead City in Lake Havasu
- Kingman and Laughlin trade areas – anchored by the only Target and Kohl's stores within a 70-mile radius

## DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2022 Population	2,291	21,923	46,726
Daytime Population	16,950	39,899	60,085
Average HH Income	\$70,095	\$60,28	\$62,568
Source Demographics:	ESRI 2022		

## CONTACTS:



**ELIO KHALIFE**

FIRST AMERICAN INVESTMENT, LLC SCOTTSDALE, AZ  
MANAGING MEMBER/OWNER CELL: 928.201.5888  
E-MAIL: ELIOKHALIFE@MSN.COM



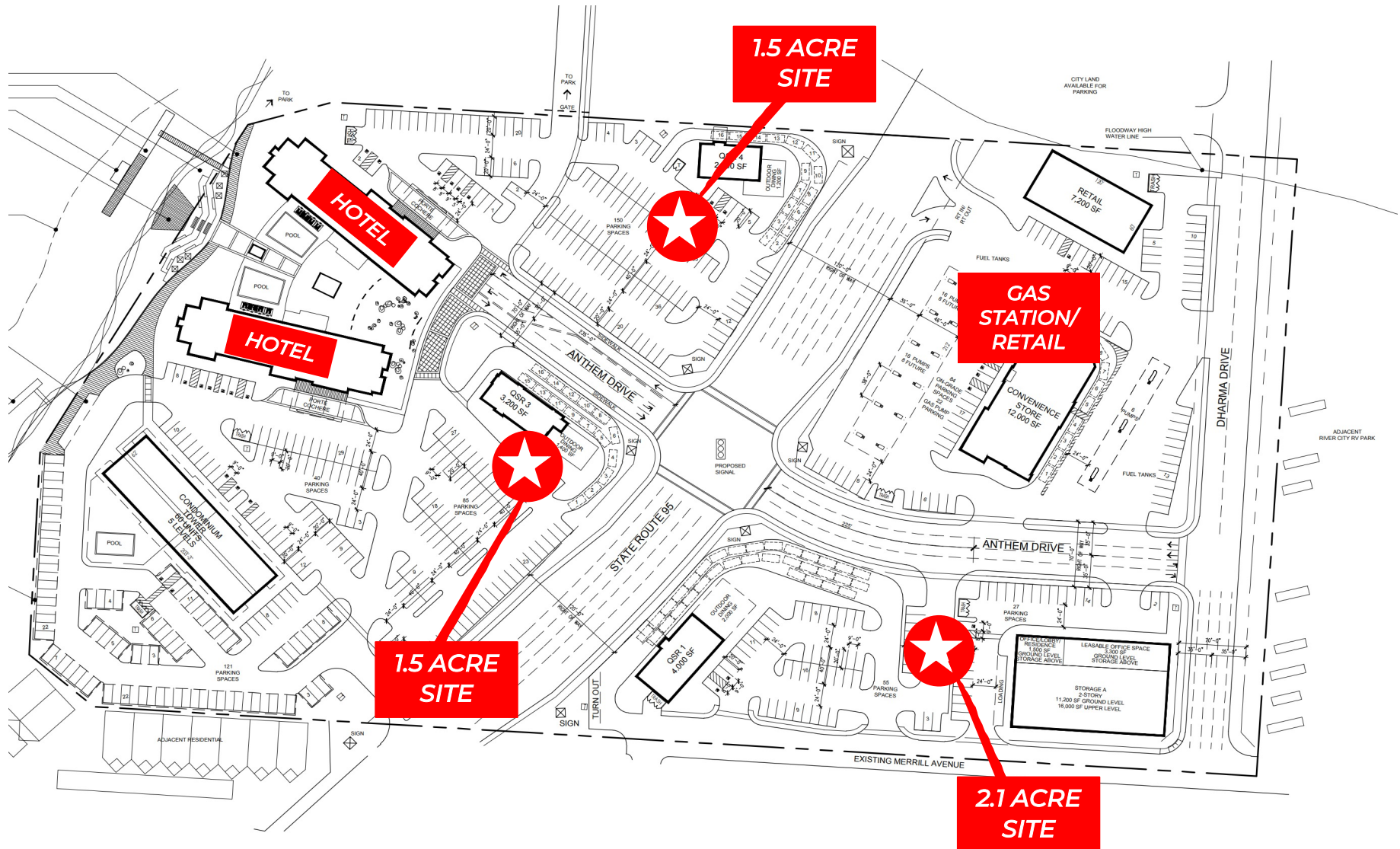
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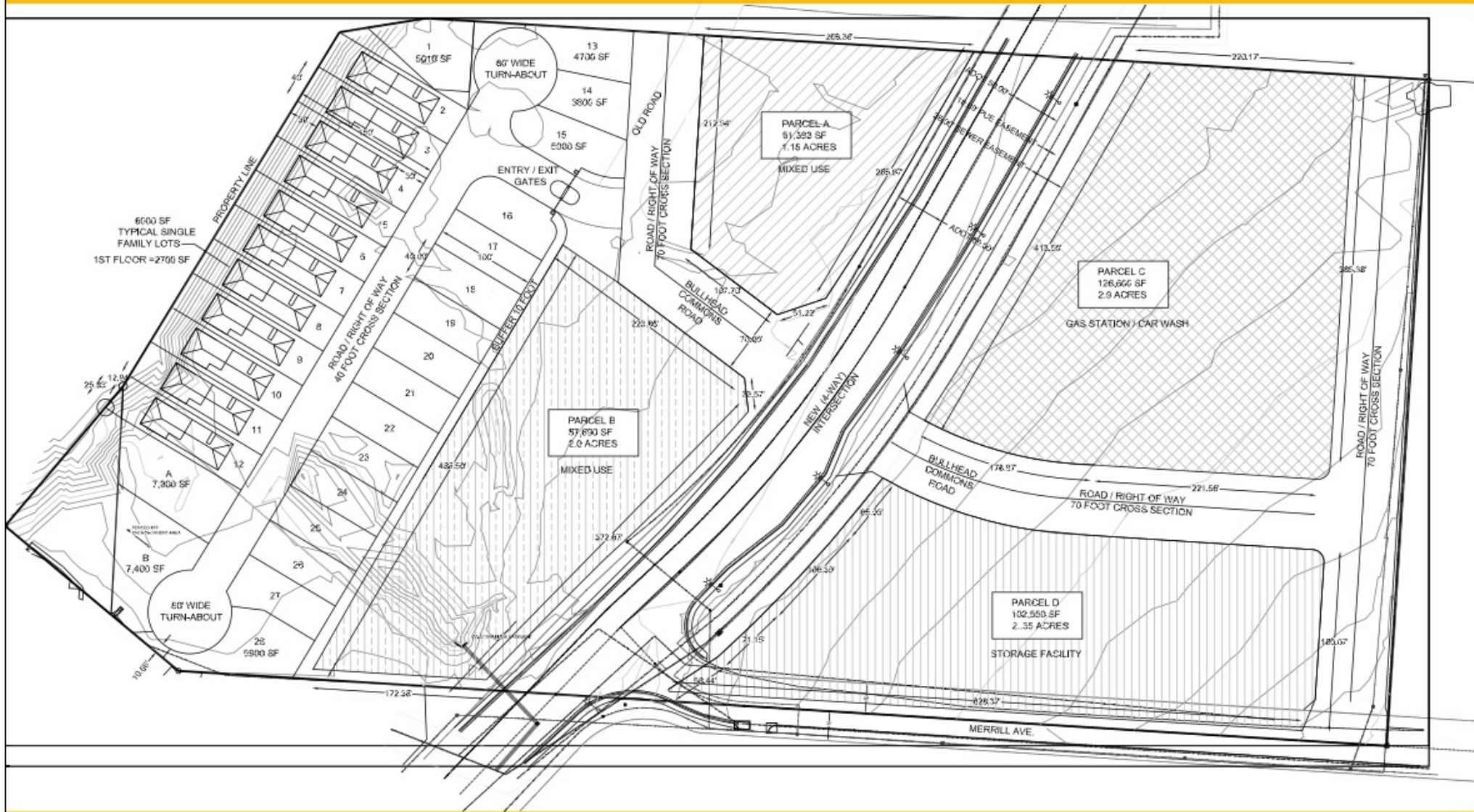
**FA** FIRST AMERICAN INVESTMENT

**CCP** REAL ESTATE ADVISORS



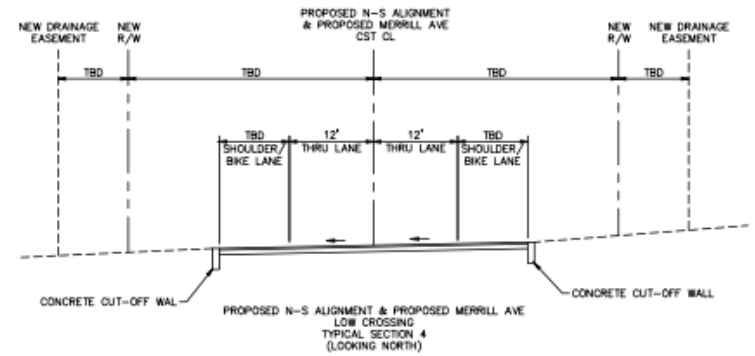
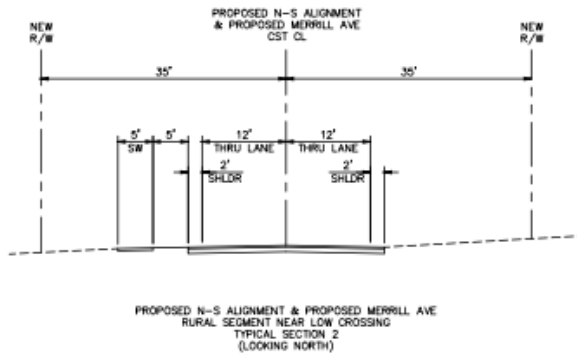
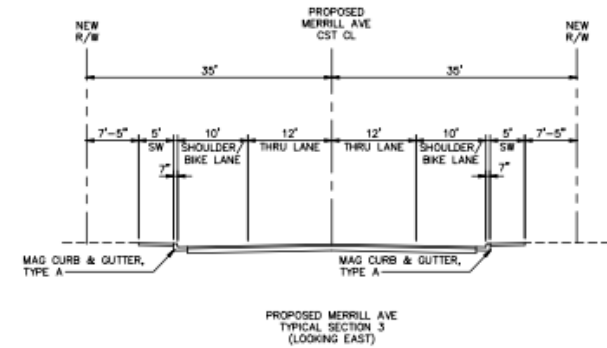
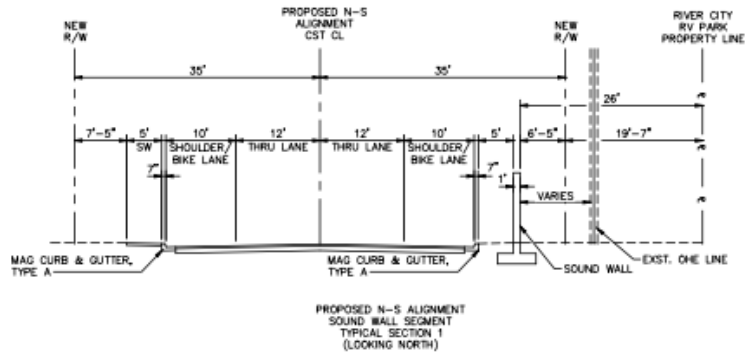
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# MIXED-USE OPPORTUNITY



## DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	1,895	20,780	43,145
2020 Total Population	2,217	21,717	46,228
2020 Group Quarters	61	170	213
2022 Total Population	2,291	21,923	46,726
2022 Group Quarters	61	170	213
2027 Total Population	2,306	22,208	47,575
2022-2027 Annual Rate	0.13%	0.26%	0.36%
2022 Total Daytime Population	16,950	39,899	60,085
Workers	15,754	26,002	29,886
Residents	1,196	13,897	30,199
<b>Household Summary</b>			
2010 Households	956	9,446	18,909
2010 Average Household Size	1.96	2.18	2.27
2020 Total Households	1,202	10,416	21,465
2020 Average Household Size	1.79	2.07	2.14
2022 Households	1,218	10,580	21,859
2022 Average Household Size	1.83	2.06	2.13
2027 Households	1,229	10,812	22,474
2027 Average Household Size	1.83	2.04	2.11
2022-2027 Annual Rate	0.18%	0.43%	0.56%
2010 Families	454	5,494	11,482
2010 Average Family Size	2.66	2.70	2.77
2022 Families	555	5,990	12,964
2022 Average Family Size	2.55	2.59	2.64
2027 Families	562	6,121	13,320
2027 Average Family Size	2.54	2.57	2.61
2022-2027 Annual Rate	0.25%	0.43%	0.54%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,693	11,827	21,394
Owner Occupied Housing Units	37.3%	39.5%	41.6%
Renter Occupied Housing Units	33.0%	36.7%	33.8%
Vacant Housing Units	29.8%	23.8%	24.6%
2010 Housing Units	1,306	13,167	26,519
Owner Occupied Housing Units	38.4%	37.0%	40.6%
Renter Occupied Housing Units	34.8%	34.8%	30.7%
Vacant Housing Units	26.8%	28.3%	28.7%
2020 Housing Units	1,506	13,472	28,040
Vacant Housing Units	20.2%	22.7%	23.4%
2022 Housing Units	1,512	13,558	28,311
Owner Occupied Housing Units	32.5%	40.0%	44.4%
Renter Occupied Housing Units	48.1%	38.0%	32.8%
Vacant Housing Units	19.4%	22.0%	22.8%
2027 Housing Units	1,529	13,777	28,905
Owner Occupied Housing Units	33.9%	41.7%	46.3%
Renter Occupied Housing Units	46.5%	36.8%	31.5%
Vacant Housing Units	19.6%	21.5%	22.2%
<b>Median Household Income</b>			
2022	\$41,534	\$44,372	\$46,245
2027	\$51,395	\$54,098	\$54,682
<b>Median Home Value</b>			
2022	\$190,857	\$183,828	\$204,902
2027	\$275,781	\$286,839	\$289,222
<b>Per Capita Income</b>			
2022	\$37,628	\$28,785	\$29,295
2027	\$44,409	\$35,027	\$36,185
<b>Median Age</b>			
2010	54.6	50.4	49.9
2022	60.5	55.5	55.1
2027	61.9	56.2	55.9

### DISCLAIMER:

This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.