



Property Highlights

- Space available from 1,820 SF to 12,602 SF
- Several Outparcels Available
- Includes approximately 182,168 SF of GLA
- Located on State Highway 95, the main north-south arterial within Bullhead City



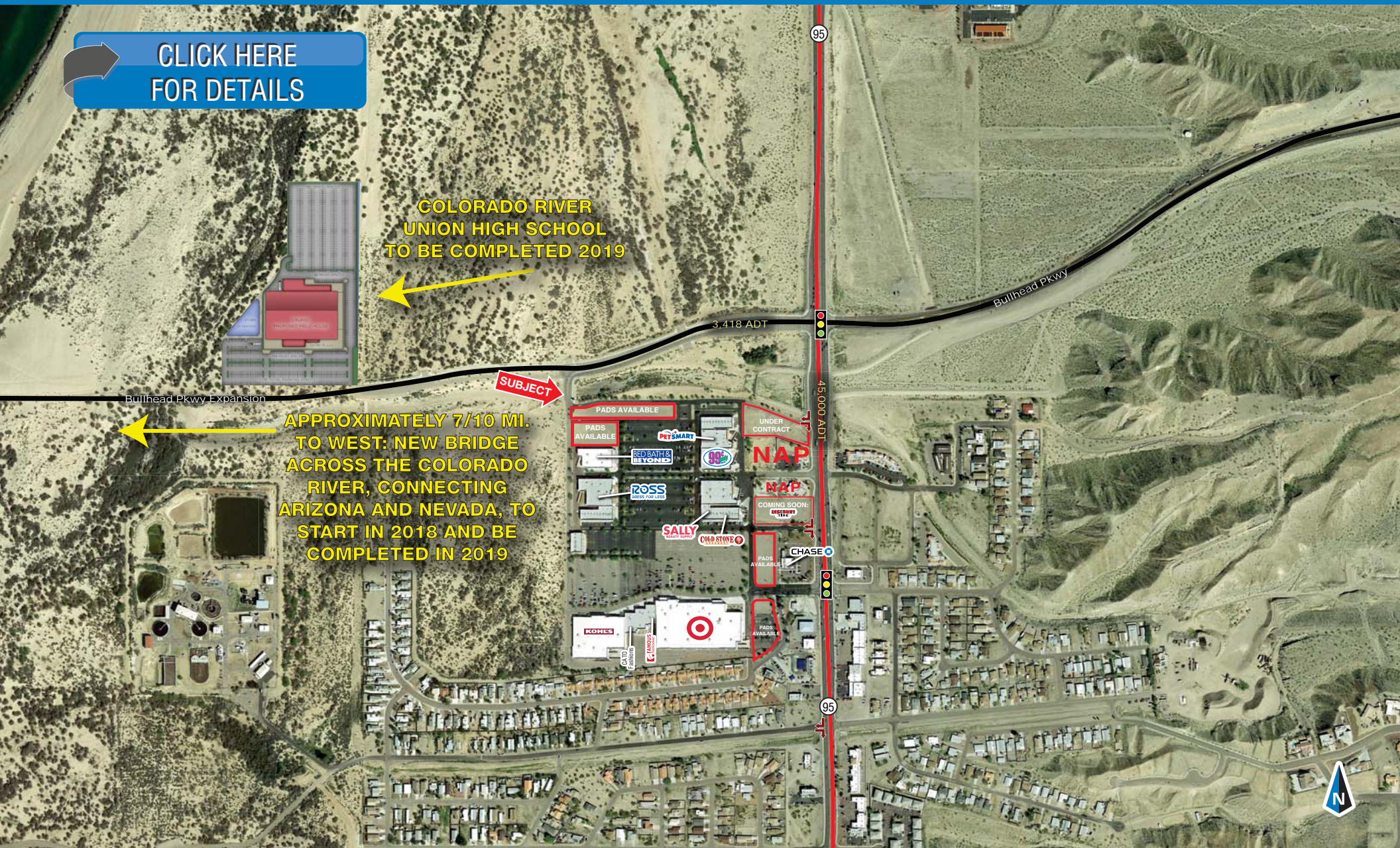
Area Co-Tenants



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COLORADO RIVER UNION HIGH SCHOOL TO BE COMPLETED 2019

APPROXIMATELY 7/10 MI. TO WEST: NEW BRIDGE ACROSS THE COLORADO RIVER, CONNECTING ARIZONA AND NEVADA, TO START IN 2018 AND BE COMPLETED IN 2019

SUBJECT

SHOP	TENANT	SF
A0A	AVAILABLE (50' X 70')	3,500
A0C	AVAILABLE (26' x 70')	1,820
A0U	AVAILABLE (SHOPS A)	2,660
B0A	AVAILABLE WITH NOTICE	26,000
B0C	APPLE HAIR CUTTERS	920
B0D	ANYTIME FITNESS	5,250
B0H	SALLY BEAUTY SUPPLY	1,400
B0J	MYBULLFROG.COM	1,470
B0K	AWESOME NAILS	1,225
B0L	GNC	1,225
B0M	COLDSTONE CREAMERY	1,225
B0N	GREAT CLIPS	1,225
B0U	AVAILABLE	2,450
C0A	99 CENTS ONLY	20,388
C0B	PETSMART	17,708
C0U	AVAILABLE (DIVISIBLE)	12,602
D0A	ROSS DRESS FOR LESS	27,690
D0D	AVAILABLE (35' x 60')	2,100
D0H	AVAILABLE (60' x 97'5")	5,845
D0L	AVAILABLE (47' x 48')	2,256
D0M	STYLES FOR LESS	2,739
E0A	BED BATH & BEYOND	20,700
F0A	FAMOUS FOOTWEAR	7,020
F0D	AVAILABLE (60'3" x 117')	7,054
F0H	CATO FASHIONS	6,000
P1	AVAILABLE (95 FRONTAGE)	27,082
P2	AVAILABLE (95 FRONTAGE)	24,613
P3	DISCOUNT TIRE COMING SOON	55,515
P4	AVAILABLE OUTPARCEL	43,247
P5	AVAILABLE OUTPARCEL	48,513
P6	AVAILABLE OUTPARCEL	41,968
P7	AVAILABLE OUTPARCEL	36,186
P8	AVAILABLE LAND	35,590



OWNED BY OTHERS	SF
KOHL'S	68,639
TARGET	128,721
CHASE BANK	4,264

	15 Minutes	30 Minutes	45 Minutes
POPULATION SUMMARY			
2016 Total Population	44,182	16,171	92,576
2021 Total Population	45,374	71,701	95,646
2016-2021 Annual Growth Rate	0.53%	0.77%	0.65%
2016 Median Age	51.3	51.5	50
INCOME SUMMARY			
Median Household Income	\$48,910	\$40,645	\$37,479
Average Household Income	\$46,986	\$49,520	\$49,230
BUSINESS DATA			
Total Businesses:	1,890	2,808	4,480
Total Employees:	25,710	39,189	54,079
Daytime Population:	54,403	84,119	114,764
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	6.4%	7.5%	7.4%
Bachelor's Degree	8.6%	8.5%	7.8%
Graduate/Professional Degree	4.5%	4.5%	4.2%
Percent of Population with Degrees	19.5%	20.5%	19.4%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	15,489	24,066	31,893
White Collar	46.0%	50.0%	49.8%
Services	38.2%	32.8%	31.3%
Blue Collar	15.7%	17.2%	18.9%
HOUSEHOLD SUMMARY			
2016 Households	19,125	29,531	39,328
2016 Average Household Size	2.30	2.33	2.32
2016 Average Family Size	2.81	2.79	2.79
2016 Median Home Value	\$123,658	\$136,556	\$127,486