

FOR SALE

COLORADO PLACE

2580 AZ HIGHWAY 95 SUITE 204
BULLHEAD CITY, AZ 86442



BRET ISBELL
Senior Vice President
602.300.4112
bret.isbell@kidder.com

ADDRESS	2580 AZ Highway 95, Suite 204 Bullhead City, Arizona 86442
PURCHASE PRICE	\$149,000
PRICE PER SF	\$122/SF
SIZE	±1,219 SF
PARKING	Ample
YEAR BUILT	2005
INTERSECTION	NEC Highway 95 and Havasupai Dr
ANNUAL PROPERTY TAXES	\$1,925 (2024)
ASSOCIATION DUES	\$173/mo
APN	220-61-047
ZONING	C-2, City of Bullhead

\$149K
LIST PRICE

\$122/SF
PRICE PER FOOT

±1,219 SF
AVAILABLE

PARKING
AMPLE

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR SALE



BUILDING HIGHLIGHTS

Owner association professionally managed

Across the street from Fresenius Medical Care

Centrally located between both hospitals

Onsite pharmacy

Ideally located in the middle of The Golden Mile of Highway 95

Highly visible with frontage on Mohave Valley Highway

Beautiful mountain views from the office

Densely populated trade-area with a population in excess of 50k within a 5 mile radius

Prominent frontage



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR SALE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 ESTIMATE	2,934	32,242	52,321
2028 PROJECTION	3,209	35,437	58,024
2010 CENSUS	1.9%	2.0%	2.2%

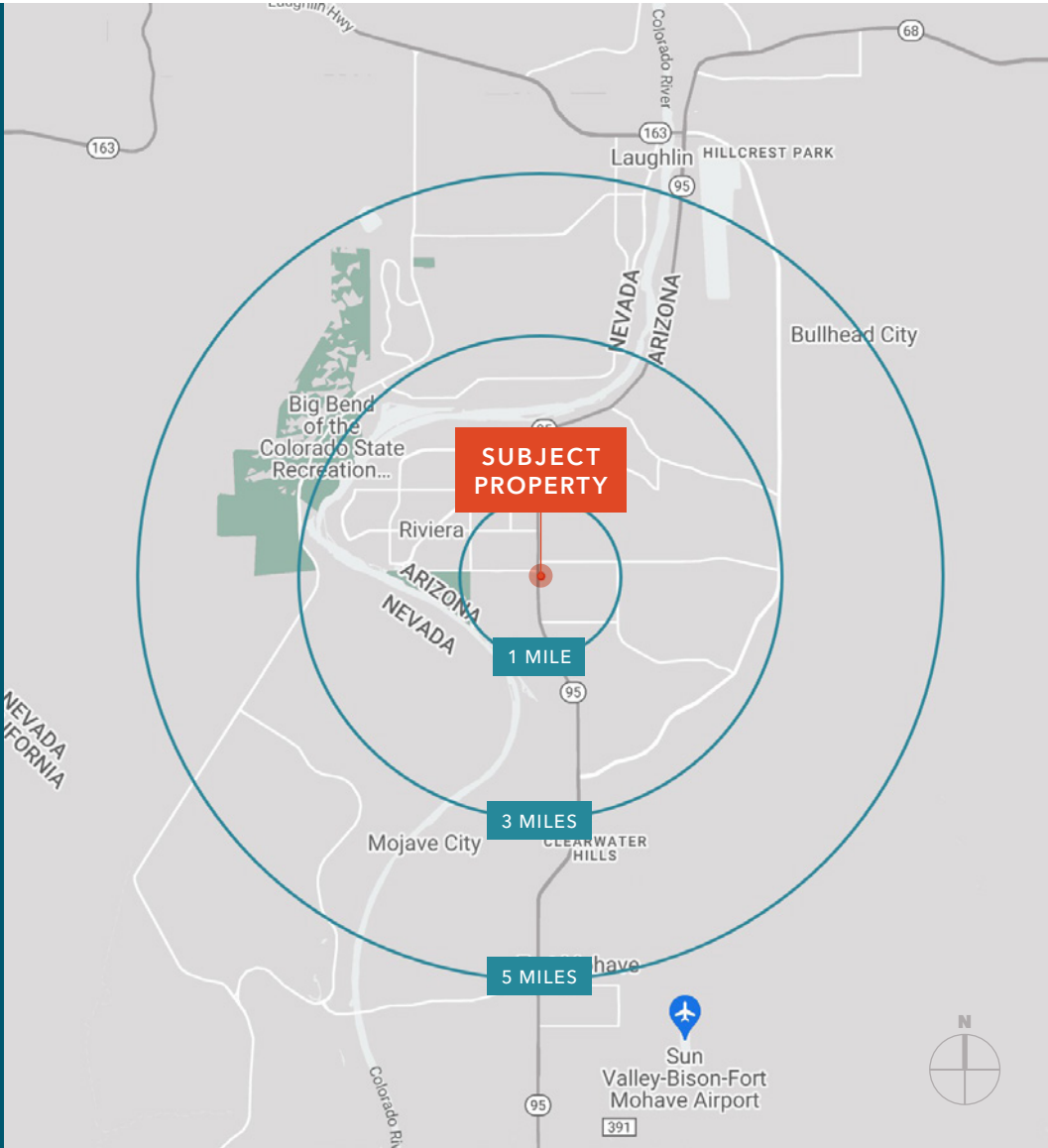
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 ESTIMATE	1,283	13,487	22,383
2028 PROJECTION	1,409	14,877	24,903
MEDIAN HOME VALUE	\$152,522	\$137,629	\$162,752

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$55,824	\$52,565	\$54,394
MEDIAN HH INCOME	\$49,279	\$43,072	\$43,448
TOTAL BUSINESSES	391	1,524	2,080
TOTAL EMPLOYEES	4,623	11,267	23,969

Data Source: ©2023, Sites USA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.