

AIRPORT CENTER ON HIGHWAY 95

BULLHEAD CITY, ARIZONA

GREAT
OPPORTUNITY
FOR MAJOR
TENANTS,
PAD TENANTS
AND SHOPS.

Developed by:



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Retail 24/7.



PROPERTY FEATURES

- Approximately 3,000 Casino employees directly across the bridge linking Bullhead City with Laughlin, Nevada casinos.
- Approximately 53,028 people residing within a ten mile radius from the site.
- Join Sam's Club, Home Depot, McDonald's, IHOP, Chili's, Taco Bell, Panda Express and Carl's Jr.
- Convenient access off Airport Drive and Highway 95 at lighted intersection.
- Great opportunity for major tenants, pad tenants and shops. Opportunities remain for two tenants $\pm 40,000$ square feet in size, one $\pm 20,000$ square foot tenant, and $\pm 12,000$ square feet of tenant shops. Three (3) outparcels remaining. Ground leases and build-to-suit leases only.
- ± 11 acre parcel available for RV/Mini-Storage/Boat Storage site; ground lease only.

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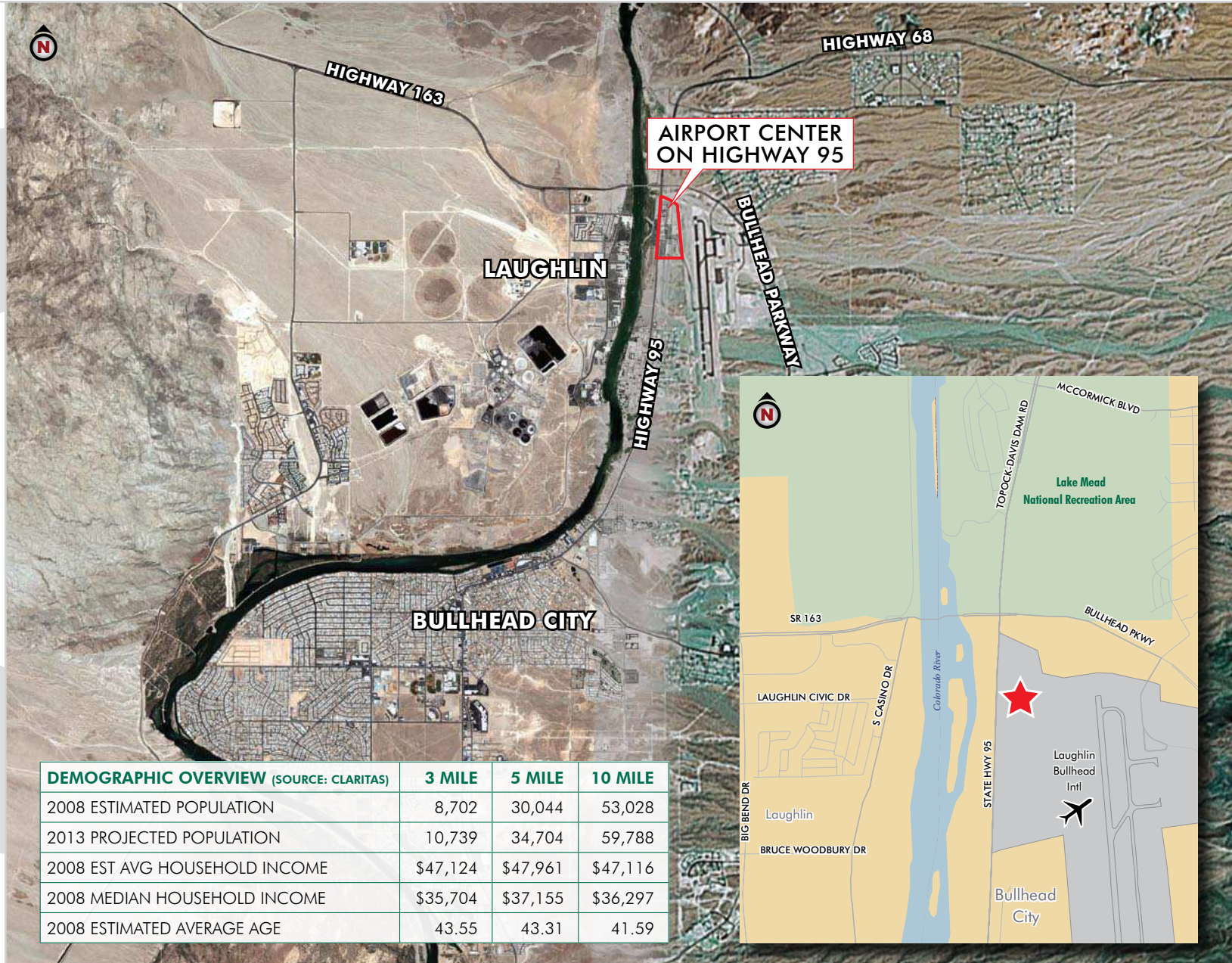
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DEMOGRAPHIC OVERVIEW (SOURCE: CLARITAS)	3 MILE	5 MILE	10 MILE
2008 ESTIMATED POPULATION	8,702	30,044	53,028
2013 PROJECTED POPULATION	10,739	34,704	59,788
2008 EST AVG HOUSEHOLD INCOME	\$47,124	\$47,961	\$47,116
2008 MEDIAN HOUSEHOLD INCOME	\$35,704	\$37,155	\$36,297
2008 ESTIMATED AVERAGE AGE	43.55	43.31	41.59

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