



## Overview

**AVAILABLE**

Parcel 1: +/- 1.01 Acres  
Parcel 2: +/- 1.01 Acres

**PRICE**

Call for Pricing

## Demographics

	3 MILE	5 MILE	7 MILE
Population	16,619	21,265	36,753
Households	6,667	8,637	15,135
Average HH Income	\$50,897	\$50,780	\$43,550
Daytime Population	13,404	19,409	34,884

Year: 2018 | Source: Esri

## Traffic Counts

Highway 95 23,719 VPD

Year: 2017 | Source: MPSI

## Contact

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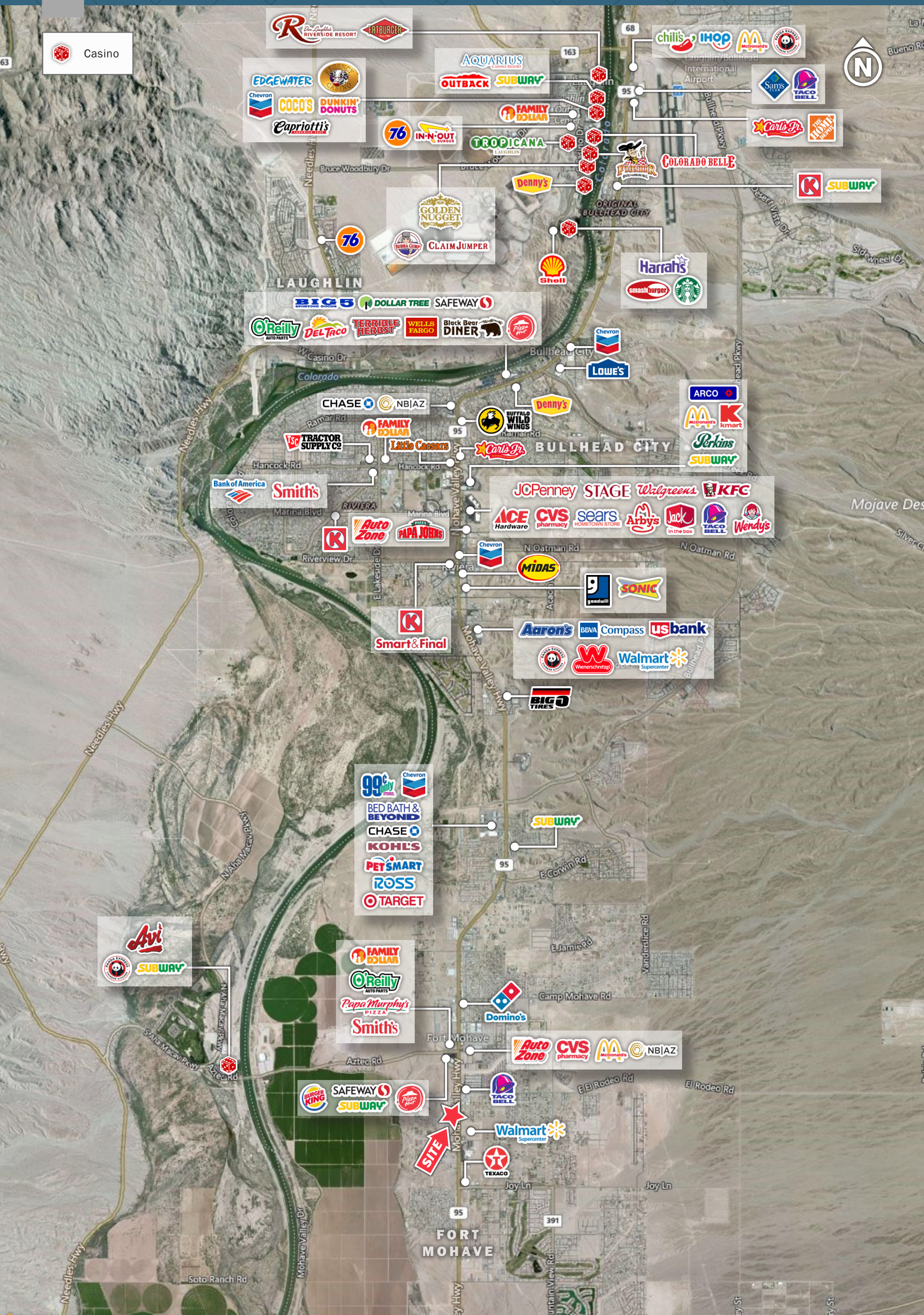
## Description

- Walmart Supercenter and Jack in the Box (coming soon) across the street
- Close proximity to Valley View Medical Center : 350+ employees & doctors on staff
- High daytime population with over 34,800 employees within a 7 mile radius
- Located on US-95 Highway
- Gateway to Colorado River activities
- Serving Bullhead City and Laughlin, NV casinos





Casino



	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	9,992	12,810	26,072
2010 Population	15,743	20,142	34,947
2018 Population	16,619	21,265	36,753
2023 Population	17,139	22,837	39,054
2000-2010 Annual Rate	4.65%	4.63%	2.97%
2010-2018 Annual Rate	0.66%	0.66%	0.61%
2018-2023 Annual Rate	0.62%	1.44%	1.22%
2018 Male Population	49.3%	49.2%	49.5%
2018 Female Population	50.7%	50.8%	50.5%
2018 Median Age	49.6	50.6	50.3
<b>Households</b>			
2000 Households	3,785	4,877	10,344
2010 Households	6,293	8,154	14,346
2018 Total Households	6,667	8,637	15,135
2023 Total Households	6,886	9,296	16,120
2000-2010 Annual Rate	5.22%	5.27%	3.32%
2010-2018 Annual Rate	0.70%	0.70%	0.65%
2018-2023 Annual Rate	0.65%	1.48%	1.27%
2018 Average Household Size	2.49	2.46	2.42
<b>Housing Units</b>			
2018 Total Housing Units	8,297	11,034	20,782
2018 Owner Occupied Housing Units	4,819	6,212	10,107
2018 Renter Occupied Housing Units	1,848	2,425	5,028
2018 Vacant Housing Units	1,630	2,397	5,647
<b>Race and Ethnicity</b>			
2018 White Alone	86.3%	85.3%	81.4%
2018 Black Alone	1.2%	1.2%	1.2%
2018 American Indian/Alaska Native Alone	1.2%	1.5%	1.7%
2018 Asian Alone	1.7%	1.8%	1.5%
2018 Pacific Islander Alone	0.2%	0.2%	0.2%
2018 Hispanic Origin (Any Race)	18.0%	18.0%	23.2%
<b>Income</b>			
2018 Median Household Income	\$50,897	\$50,780	\$43,550
2018 Average Household Income	\$63,269	\$63,352	\$55,882
Per Capita Income	\$25,365	\$25,675	\$22,941
<b>2018 Population 25+ by Educational Attainment</b>			
Total	12,480	16,091	27,589
High School Graduate	34.4%	32.8%	32.3%
GED/Alternative Credential	5.0%	4.8%	6.8%
Some College, No Degree	24.7%	25.4%	25.1%
Associate Degree	9.3%	9.2%	7.3%
Bachelor's Degree	8.6%	9.3%	7.7%
Graduate/Professional Degree	5.1%	5.6%	4.5%
<b>Daytime Population</b>			
2018 Total Daytime Population	13,404	19,409	34,884
Workers	3,681	6,878	12,868
Residents	9,723	12,531	22,016

Source: Esri, U.S. Census