

NEEDLES TOWNE CENTER

Space For Lease

1004 East Broadway
Needles, CA 92363



The Largest Shopping Center in an Under-Served Area

AP **ATLAS PROPERTIES**
REAL ESTATE SERVICES

Center Highlights

The Best Place to Shop in Needles

Join Rite Aid, Auto Zone, Domino's Pizza, Flavors of India and many more at the largest and most convenient retail destination in the town of Needles.



- Needles is predicted to have over 500,000 SF of Marijuana cultivation space by 2023 leading to approx. 1,400 direct jobs and 2,546 jobs total



- Retail demand in Needles is expected to increase by 51% in the next five years



- Median household income rose \$7,500+ in one year in Needles



- One of the largest and only shopping centers in the town of Needles



- Anchored by Rite Aid



- Approximately 17,243 cars pass daily along the adjacent section of I-40 Freeway (5.2 million annually)



- Located directly off the I-40 and Highway 95 (5,400 CPD) freeway ramps



- Located at the convergence of major trucking routes between Los Angeles, Phoenix and Las Vegas

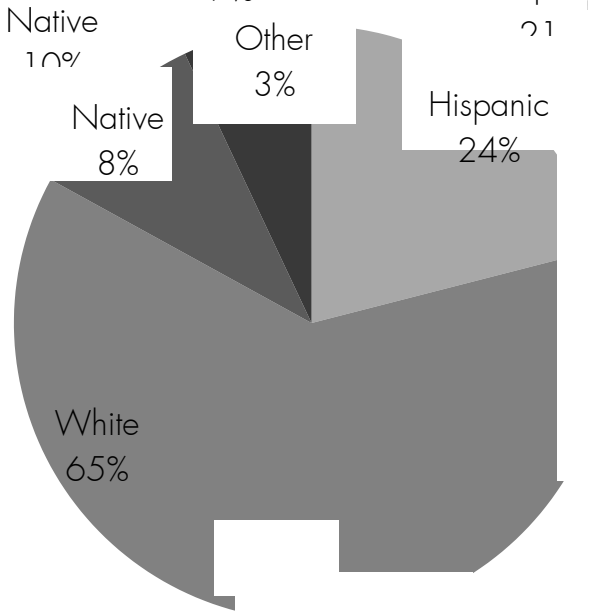


- Located on the Colorado River (5.5 million annual visitors)

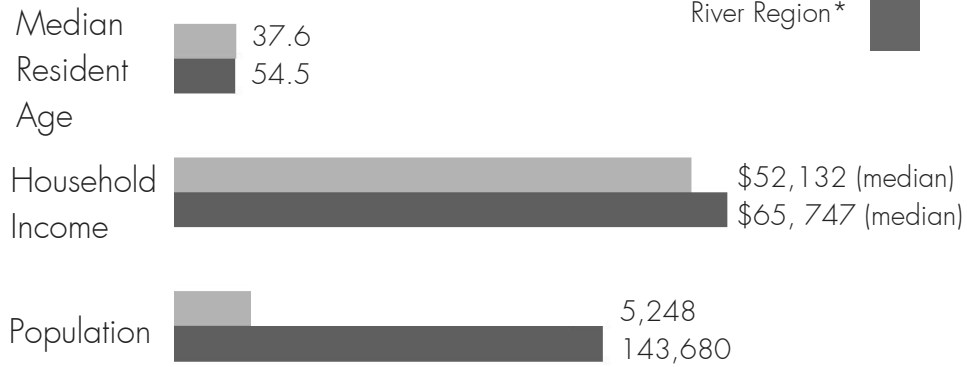
Needles Fast Facts:

- ⚡ The City of Needles has experienced an 8% year over year increase in Average Annual Daily Traffic
- ⚡ Needles is under-served by many industries and presents a low-competition environment
- ⚡ Needles is located along historic Route 66 which draws over 5.5 million many tourists/visitors

Ethnicity / Race (2021):



Demographics:



*River Region includes communities: Needles, Bullhead City, Fort Mohave, Laughlin and Lake Havasu

Surrounding Area

Downtown Needles

Colorado River (5.5 million annual visitors)



I-40 Freeway
(17,800 CPD)

Highway 95
(5,400 CPD)

Needles Towne Center

Leased
 Available



Tenant List

1004	Flavor Of India	2,300 SF
1008	AutoZone	6,000 SF
1010	Available	29,502 SF
1020	Rite Aid	15,019 SF
1030	Available	2,100 SF
1032	Available	1,190 SF
1034	Teamsters Local 1932	1,120 SF
1036	Domino's Pizza	1,050 SF
1038	State of California DMV	900 SF
1040	State of California DMV	1,500 SF
1042-46	State of California of Transportation	3,000 SF
1050-54	River Cities Chiropractic	2,400 SF
1058	Route 66 Broadband	1,200 SF
1060	Available	1,200 SF
1070	Tri State Athletic Club	4,800 SF
1080	Available (Divisible)	8,750 SF
1090-96	County of San Bernardino	9,000 SF

We're ready to help your business grow in Needles. Give us a call today for more information!

Contact Information

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