

MOHAVE CROSSROADS

Space For Lease

3699 Highway 95
Bullhead City, AZ 86442



A Regional Hub Packed With National Tenants

AP **ATLAS PROPERTIES**
REAL ESTATE SERVICES

Center Highlights



A One-of-a-Kind Shopping Center

Join a busy shopping plaza with stores like Target, Ross Dress For Less, Petsmart, Kohl's and 99 Cent Only as well as many other national tenants



- Anchored by Target, 99 Cent Only, Ross, Kohl's and Petsmart



- New proposed Splash Pad / Dining Area
- Adjacent to the new Anderson Fieldhouse where town and school sports are played and events are held including the class of 2019 graduation ceremony



- Culver's Restaurant now open!



- Located adjacent to Highway 95 with 37,000 average cars per day



- Located close to many casinos and resorts on the Colorado River (5.5 million annual visitors)



- Located less than one mile from Mohave Community College and Northern Arizona University - Bullhead City Campus



- Notable national tenants include Chase Bank, Cold Stone Creamery, GNC, Verizon Wireless, Famous Footwear and Great Clips

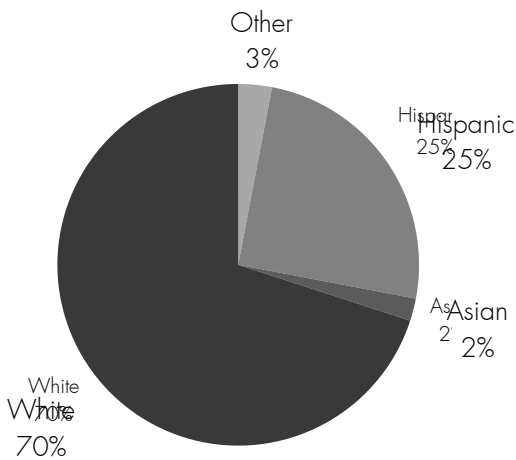


- Built in 2007 - all available spaces are gray shells and can be completely customized to fit most uses

Bullhead City Fast Facts:

- ⚡ Bullhead City has 14,372 daytime employees
- ⚡ Bullhead City benefits from being across the Colorado River from Nevada where there are many casinos, hotel and resorts. But locals choose to live in Bullhead City because of the resident friendly Arizona Taxes
- ⚡ The one mile radius around the property has a projected growth rate of 4.93% between 2020 & 2025

Ethnicity / Race (2023)



Demographics (2023)



Surrounding Area



Colorado River

- Mohave Community College
- Northern Arizona University

Highway 95 (37,000 CPD)

Bullhead Parkway
(Bridge to Laughlin
and entrance to
Anderson Fieldhouse)

Mohave Crossroads

Leased
 Available



Tenant List

A0A200	Available	3,500 SF
A0C240	Available	1,820 SF
A0U250	Available	2,660 SF
B0A600	Ulta Beauty	9,952 SF
BOA620	Five Below	9,452 SF
B0A640	Available	6,398 SF
B0U695	I Heart Tacos	2,450 SF
B0C650	Apple Hair Cutters	920 SF
B0D660	Bath & Body Works	3,325 SF
B0E660	SAS Shoes	1,925 SF
B0H665	Sally Beauty Supply	1,400 SF
B0J670	Go Wireless	1,470 SF
B0K675	Cute Nails & Spa	1,225 SF
B0L680	Available	1,225 SF
B0M685	Cold Stone Creamery	1,225 SF
B0N690	Great Clips	1,225 SF
COA570	99 Cent Only	20,388 SF
COB540	Petsmart	17,708 SF
COU500	Northwest Urgent Care	4,200 SF
COY516-532	Available	8,294 SF
D0A340	Ross Dress For Less	27,690 SF
D0H316	Affordable Care	3,400 SF
D0L330	Century Complete	2,256 SF
D0M336	Available	2,739 SF
D0U300	Available	2,100 SF
D0H316	Available	2,445 SF
E0A360	Boot Barn	20,700 SF
F0A120	Famous Footwear	7,020 SF
F0D140	Maurices	7,054 SF
E00	Available	(Outparcel)
R0C	Available	(Outparcel)
R0E	Available	(Outparcel)
R0H	Available	(Outparcel)
R0J	Available	(Outparcel)
F0H160	CATO Fashions	(Owned By Others) 7,373 SF
ROBLOT12	Discount Tire	(Owned By Others) 135, 576 SF
T0A100	Target	(Owned By Others) 2,200 SF
CULVERS	Culvers	(Owned By Others) 58,369 SF
K0A180	Kohl's	(Owned By Others) 5,954 SF
R0D900	Chase Bank	

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

Contact Information

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