

Mohave Crossing Bullhead City, Arizona

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KAPLAN
REAL ESTATE CO. INC.

Location	I
Aerial	
Preliminary Site Plans	
Demographics	II

The enclosed information was obtained from sources considered reliable, however, broker does not guarantee its accuracy nor warrant or represent its accuracy.

BULLHEAD CITY, Mohave County, AZ

(50 ACRE RETAIL DEVELOPMENT)

Anchor, Jr. Anchor, in - line and out lot opportunities

Kaplan Real Estate Co., Inc. is in the process of developing a 50 acre, 400,000 +/- square foot retail development in Bullhead City, AZ. Bullhead City is one of the fastest growing areas in the state of Arizona with a tremendous amount of people moving to the area from Southern California and elsewhere because of the affordability of housing and attractive lifestyle. Bullhead City is located on the Colorado River (which serves as a tremendous recreation source for the area), just below Lake Meade. Across the Colorado River from Bullhead City is Laughlin, NV which is home to numerous casinos such as Harrah's, the Flamingo, Riverside and many others. Laughlin is a "mini" Las Vegas.

Bullhead City is:

- *3 hours from Phoenix*
- *3 hours from major markets in So. California such as the L. A. area*
- *1.5 hours from Las Vegas*

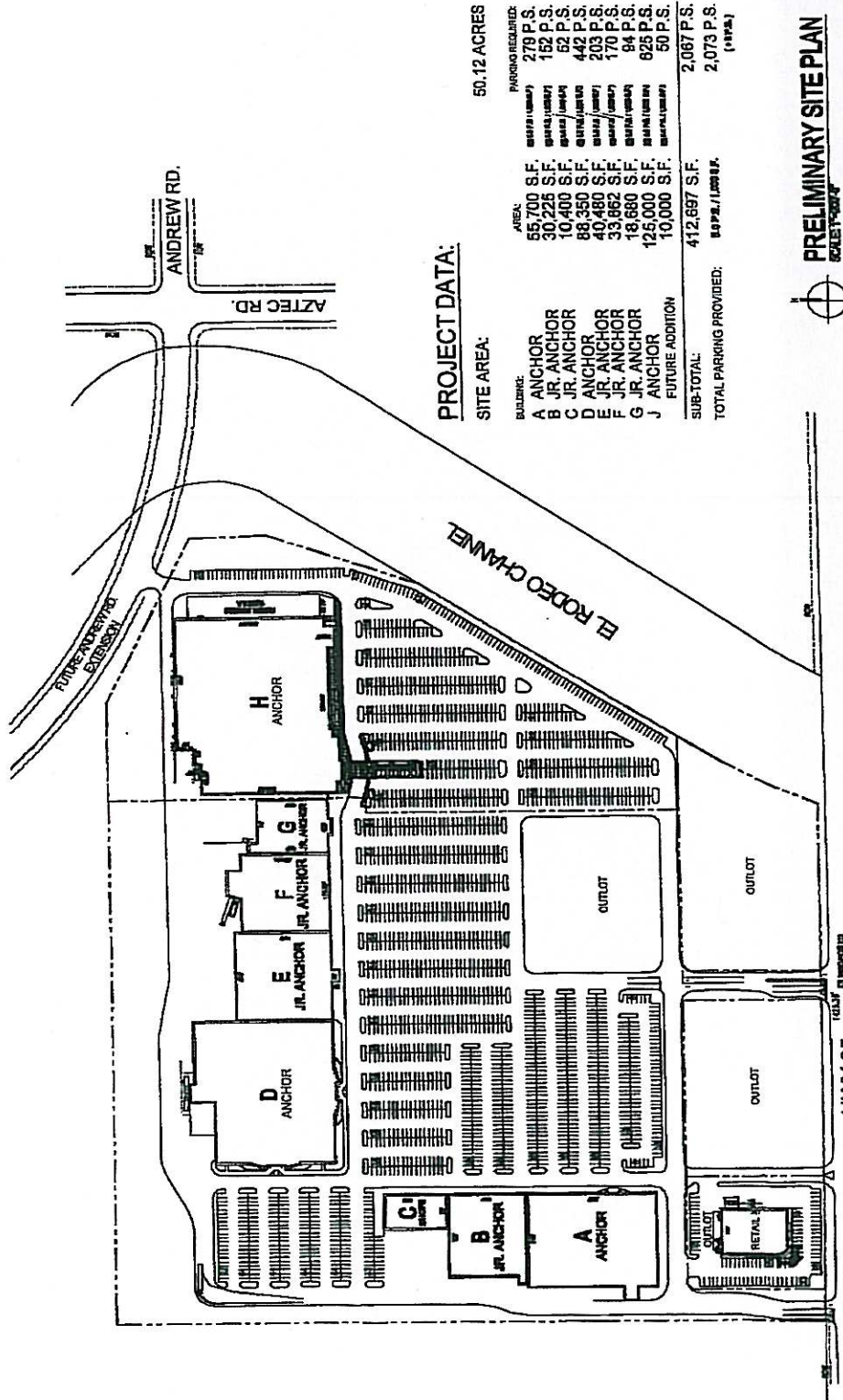
Bullhead City (Mohave County) is in the heart of and serves the communities of (amongst others):

- *Lake Havesu, AZ*
- *Kingman, AZ*
- *Laughlin, NV*
- *Needles, CA*

Currently, numerous large residential developments exist and are under way, most notably Laughlin Ranch, a 10,000 acre planned development being developed by renowned Phoenix developer, David Lords. Laughlin Ranch is expected to increase the area population by 40,000 people alone within the next 8 years.

Limited opportunity exists for large scale retail development to serve the existing and rapidly growing area. Please contact us to learn why our site is the best for your company!

Our site is just south of and adjoining the Safeway grocery anchored development and the Smith's Grocery Store (the dominant grocery shopping destination for the trade area) at Hwy 95 and Aztec Rd. Our site has access to the light at Highway 95 and El Rodeo Rd. and will likely be able to get an additional signal which will serve the development as the spacing between El Rodeo and Aztec is sufficient to allow for another signal according to Arizona Department of Transportation requirements provided our development meets the "warrant" requirements for a signal. There is no other site the size of our 50 acre parcel that is readily available (or perhaps at all) to accommodate a development of the size and scale we are planning and as such, we have a very unique opportunity to create a development which will be the dominant retail destination for years to come serving the region!



PROJECT DATA:

SITE AREA:		50.12 ACRES	
BUILDING:	AREA:	PARCING REQUIRED:	
A ANCHOR	55,700 S.F.	270 P.S.	
B JR. ANCHOR	30,226 S.F.	152 P.S.	
C JR. ANCHOR	10,400 S.F.	52 P.S.	
D ANCHOR	88,350 S.F.	442 P.S.	
E JR. ANCHOR	40,480 S.F.	203 P.S.	
F JR. ANCHOR	33,662 S.F.	170 P.S.	
G JR. ANCHOR	18,680 S.F.	94 P.S.	
J ANCHOR	125,000 S.F.	625 P.S.	
FUTURE ADDITION	10,000 S.F.	50 P.S.	
SUB-TOTAL:	412,697 S.F.	2,067 P.S.	
TOTAL PARKING PROVIDED:	84 P.S. / 1,000 S.F.	2,073 P.S.	(+66 P.S.)

MOHAVE CROSSING
HWY 95 & EL RODEO ROAD
 BULLHEAD CITY, ARIZONA
 04-133
 11-30-05

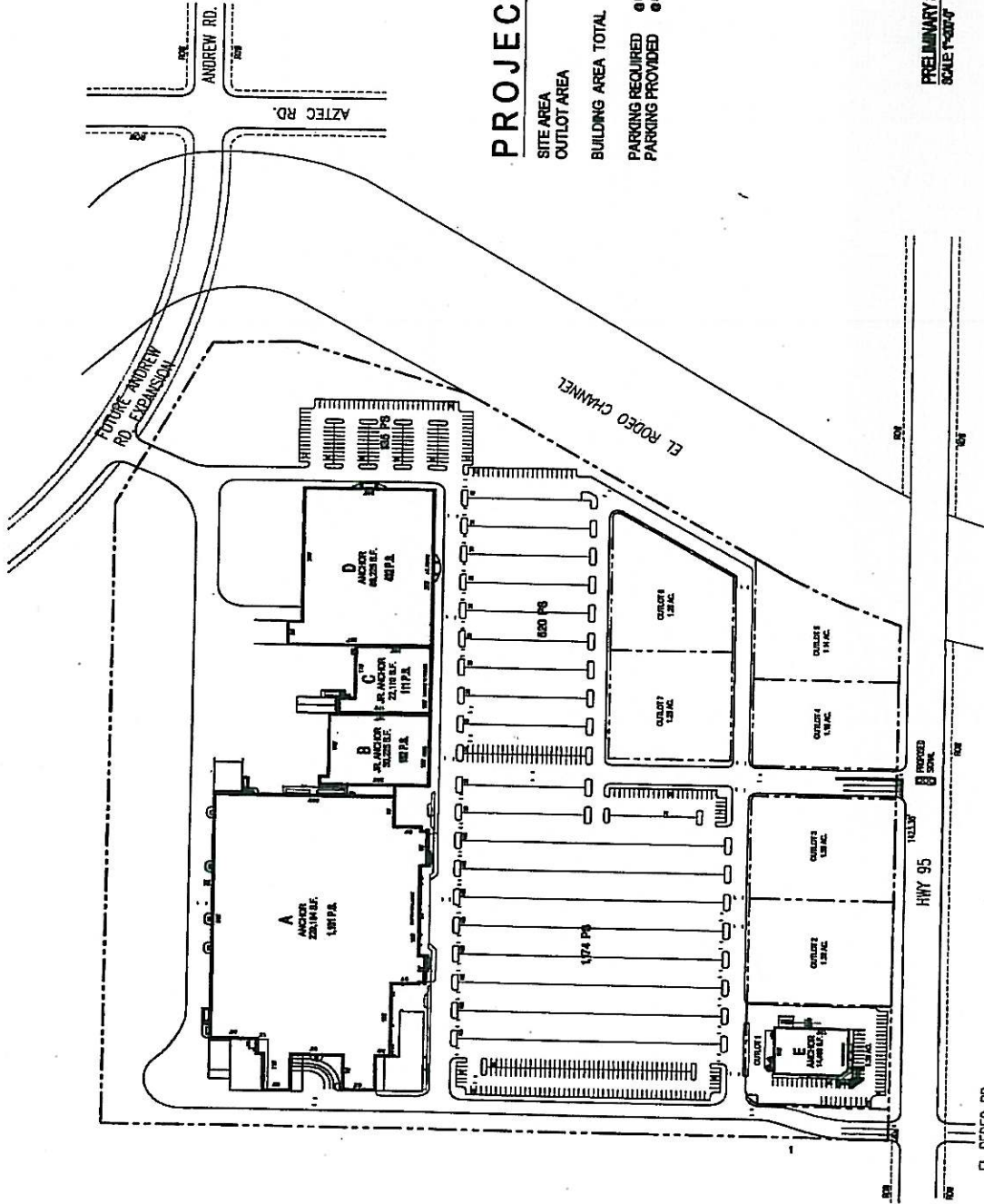
PSP-11.0



Architects & Planners

PRELIMINARY SITE PLAN
 SCALE: 1"=40'

DATE: 11-30-05
 DRAWN BY: [Name]
 CHECKED BY: [Name]



PROJECT DATA

SITE AREA	49.78 ACRES
OUTLOT AREA	7.58 ACRES
BUILDING AREA TOTAL	358,744 S.F.
PARKING REQUIRED	1,796 P.S.
PARKING PROVIDED	1,829 P.S. (+33 P.S.)

PRELIMINARY SITE PLAN
SCALE 1"=300'-0"

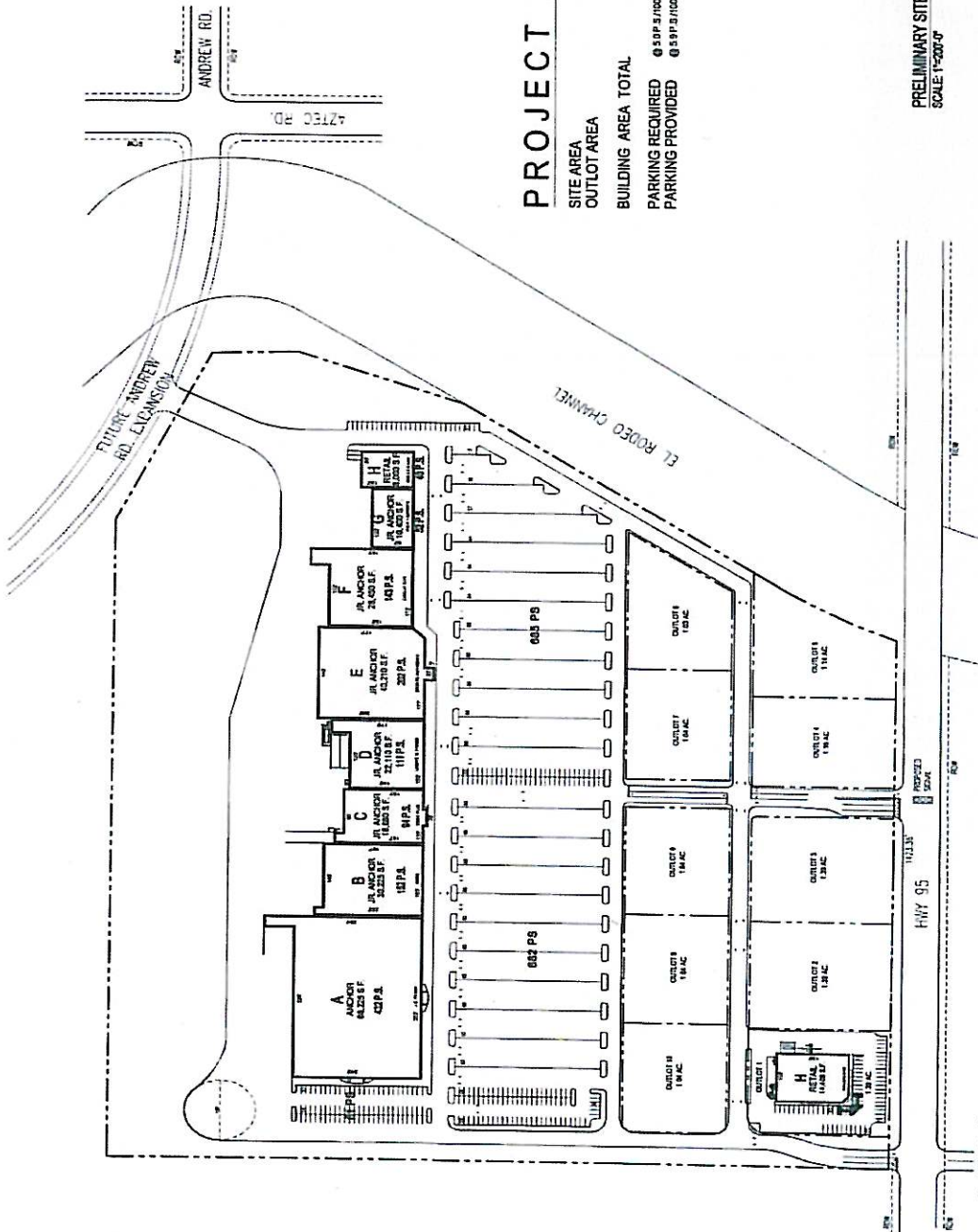
PSP 5.0

10/1/2004
6 sheets

HWY 95 & EL RODEO CHANNEL
ARIZONA
01-27-05

BULLHEAD CITY,
04-133





PROJECT DATA

SITE AREA	49.78 ACRES
OUTLOT AREA	11.66 ACRES
BUILDING AREA TOTAL	244,300 S.F.
PARKING REQUIRED	659 P.S./1000 S.F.
PARKING PROVIDED	663 P.S. (1,226 P.S. TOTAL)

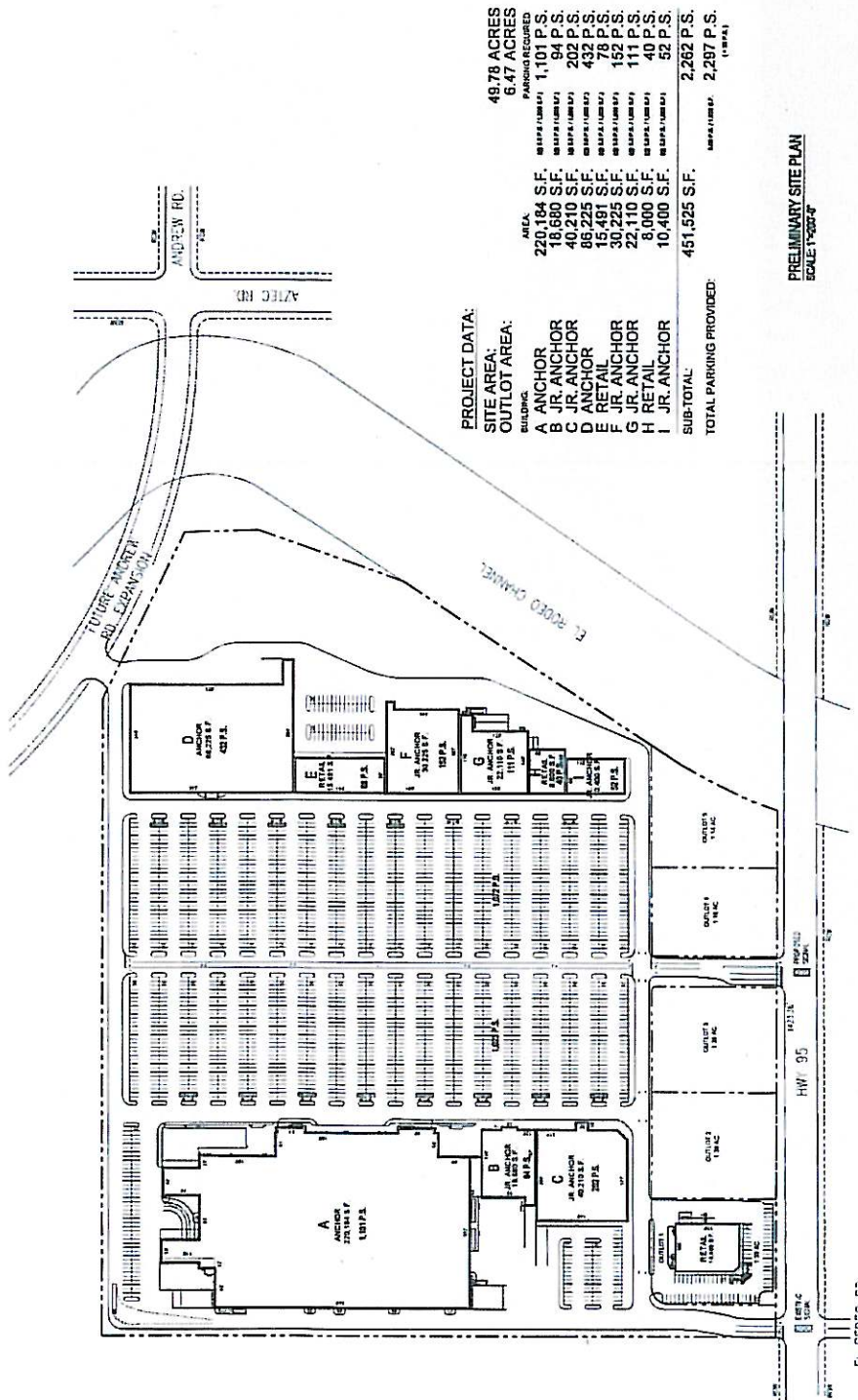
PRELIMINARY SITE PLAN
SCALE: 1"=200'-0"

TRI Architects of the Possible®

HWY 95 & EL RODEO CHANNEL
BULLHEAD CITY,
ARIZONA
04-133

PSP 6.0

02/11/2024
11/14/2023
07/25/2023



PROJECT DATA:

SITE AREA: 49.78 ACRES

OUTLOT AREA: 6.47 ACRES

PARKING REQUIRED: 1,101 P.S.

AREA: 220,184 S.F.

BUILDING:

Building	Area (S.F.)	Parking (P.S.)
A ANCHOR	18,680	94
B JR. ANCHOR	40,210	202
C JR. ANCHOR	86,225	432
D ANCHOR	15,491	78
E RETAIL	20,225	111
F JR. ANCHOR	22,110	40
G JR. ANCHOR	3,000	52
H RETAIL	10,400	52
I JR. ANCHOR	451,525	2,262

SUB-TOTAL: 2,262 P.S.

TOTAL PARKING PROVIDED: 2,287 P.S.

PRELIMINARY SITE PLAN
SCALE 1"=200'-0"

PSP 7.2

DATE: 04-11-05
BY: [Signature]
CHECKED: [Signature]

HWY 95 & EL RODEO CHANNEL
ARIZONA
04-11-05

BULLHEAD CITY,
04-133

