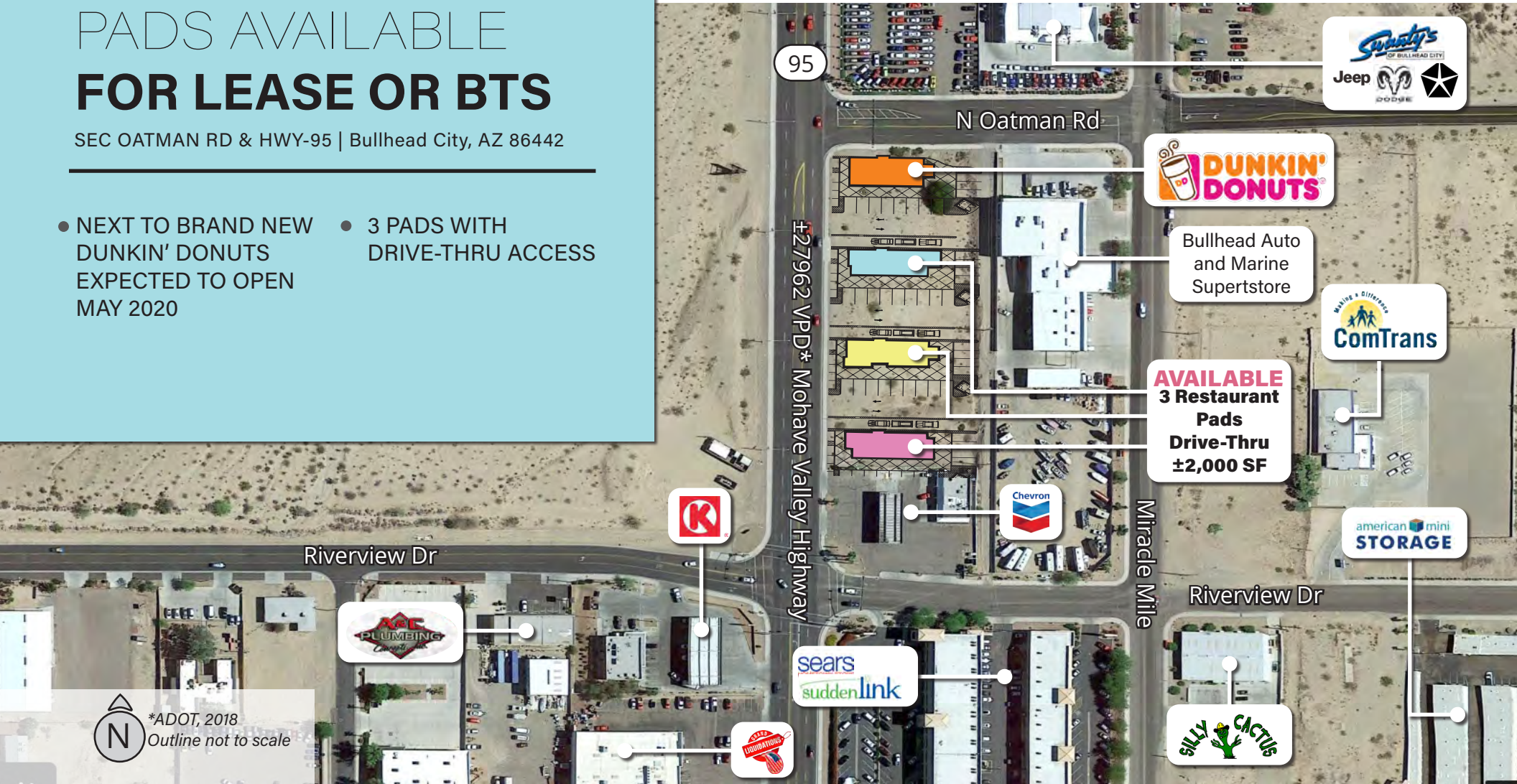



# PADS AVAILABLE FOR LEASE OR BTS

SEC OATMAN RD & HWY-95 | Bullhead City, AZ 86442

- NEXT TO BRAND NEW DUNKIN' DONUTS EXPECTED TO OPEN MAY 2020
- 3 PADS WITH DRIVE-THRU ACCESS



 \*ADOT, 2018  
Outline not to scale

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**CBRE**

# SEC OATMAN RD & HWY-95

## PROPERTY HIGHLIGHTS

SEC OATMAN RD & HWY-95 | Bullhead City, AZ 86442

- 3 drive-thru, build-to-suit pads available next to the future site of Dunkin Donuts expected to open May 2020
- Located off the highly traveled Hwy-95 (Mohave Valley Highway) with a traffic count of  $\pm 27,962$  vehicles per day (Source: ADOT, 2018)
- $\pm 2$  miles away from the Arizona - Nevada state border
- All 3 pads have drive-thru capability

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	3,377	30,980	48,652
2024 Population	3,491	31,971	50,676
Est. 5 Year Growth Rate	0.67%	0.63%	0.82%
2019 Employees	4,096	19,990	32,704
2019 Average Home Value	\$140,484	\$156,957	\$193,359
2019 Average HH Income	\$48,288	\$49,182	\$55,499

Source: ESRI



\*ADOT, 2018  
Outline not to scale

# SEC OATMAN RD & HWY-95 SITE PLAN

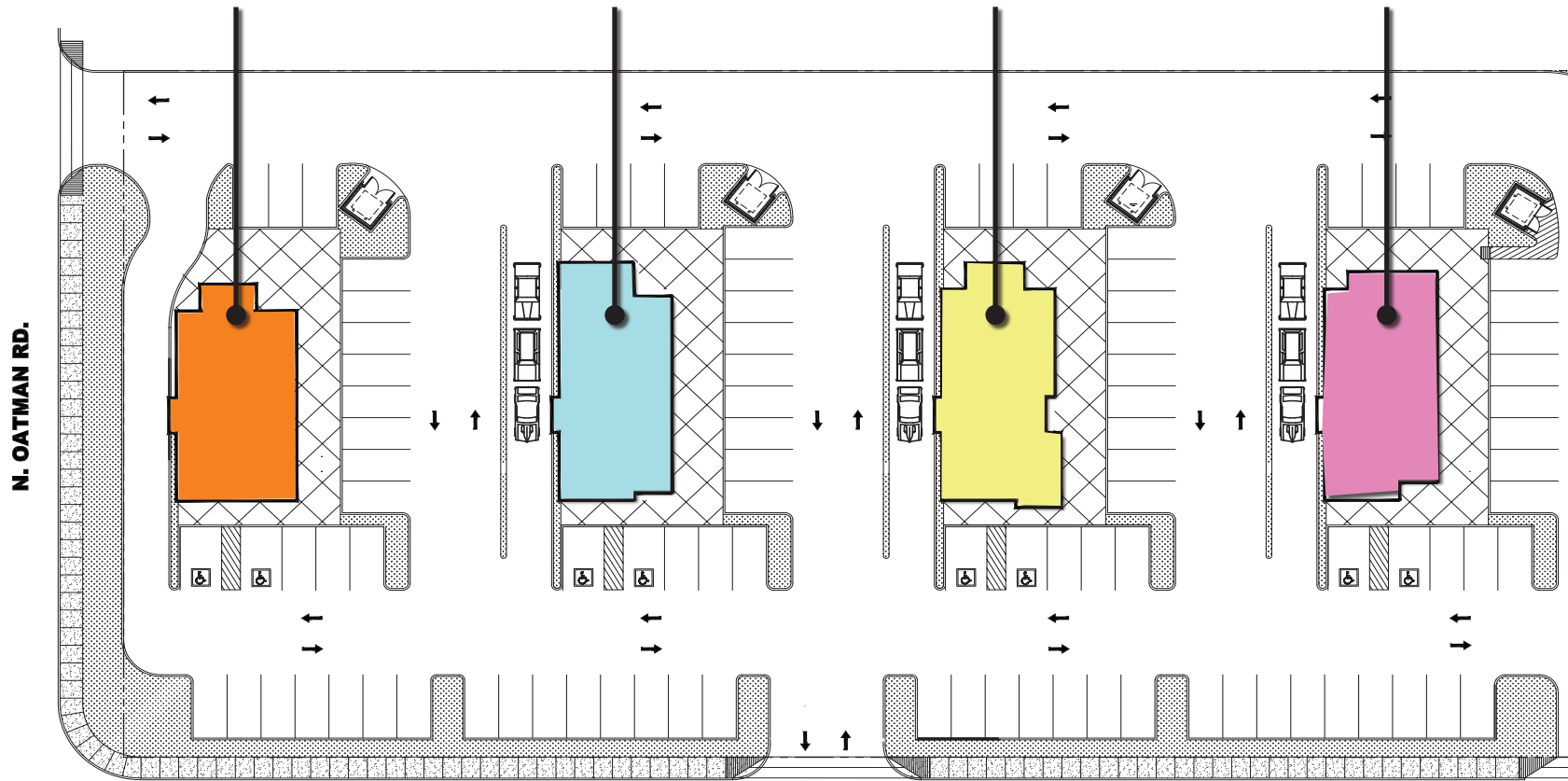
SEC OATMAN RD & HWY-95 | Bullhead City, AZ 86442




**AVAILABLE  
Restaurant  
Drive-Thru  
±2,000 SF**

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Restaurant  
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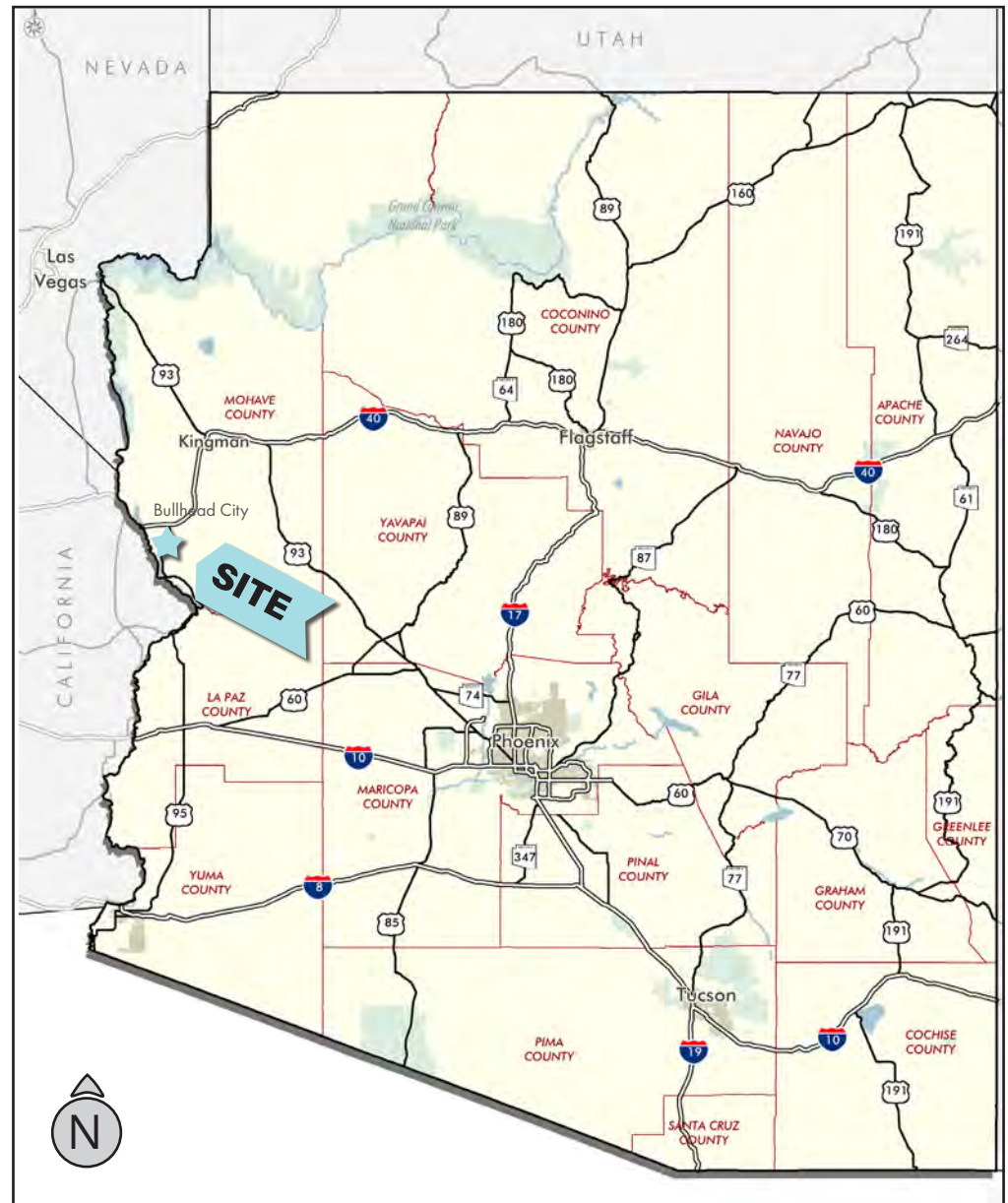
 \*ADOT, 2018  
Outline not to scale

**MOHAVE VALLEY HWY**

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