



# HIGH PROFILE PADS IN THE HEART OF KINGMAN

NWC OF STOCKTON HILL RD & RIATA VALLEY RD  
KINGMAN, ARIZONA 86409

**NOW LEASING PHASE 2: LOT C (± 0.74 AC) & LOT D (± 0.69 AC) AVAILABLE**



## PROJECT HIGHLIGHTS:

- Join established retailers - Filiberto's and Dutch Bros Coffee, Coming Soon
- Strategically Positioned at the Epicenter of Kingman's Retail, Medical and Schools
- Opportunity for Premier Frontage along Stockton Hill Rd - Kingman's Dominant Commercial Artery
- Drive-Thru and Full Access Available
- No Use Restrictions

Developed by:



COLE VALLEY PARTNERS  
Real Estate



## FOR INFORMATION CONTACT:

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[www.gpsaz.com](http://www.gpsaz.com)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population	5,631	35,303	47,756
Daytime Population	9,599	38,654	48,396
Average HH Income	\$62,822	\$57,575	\$58,594

## TRAFFIC COUNTS:

Stockton Hill Rd: 23,672 VPD | Interstate 40: 42,818 VPD (ADOT 2018)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. GPS Retail LLC



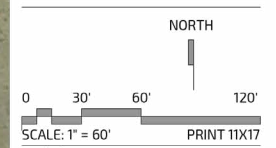
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### SITE DATA

LOT	LOT AREA	BUILDING	PARKING
LOT A	± 0.72 AC	COFFEE SHOP - 856 SF	16 SPACES
LOT B	± 0.60 AC	QSR - 2,400 SF	27 SPACES
LOT C	± 0.74 AC	TBD	TBD
LOT D	± 0.69 AC	TBD	TBD



project  
**KINGMAN, ARIZONA**  
3701 N STOCKTON HILL ROAD  
drawing title  
**PROPOSED SITE PLAN**

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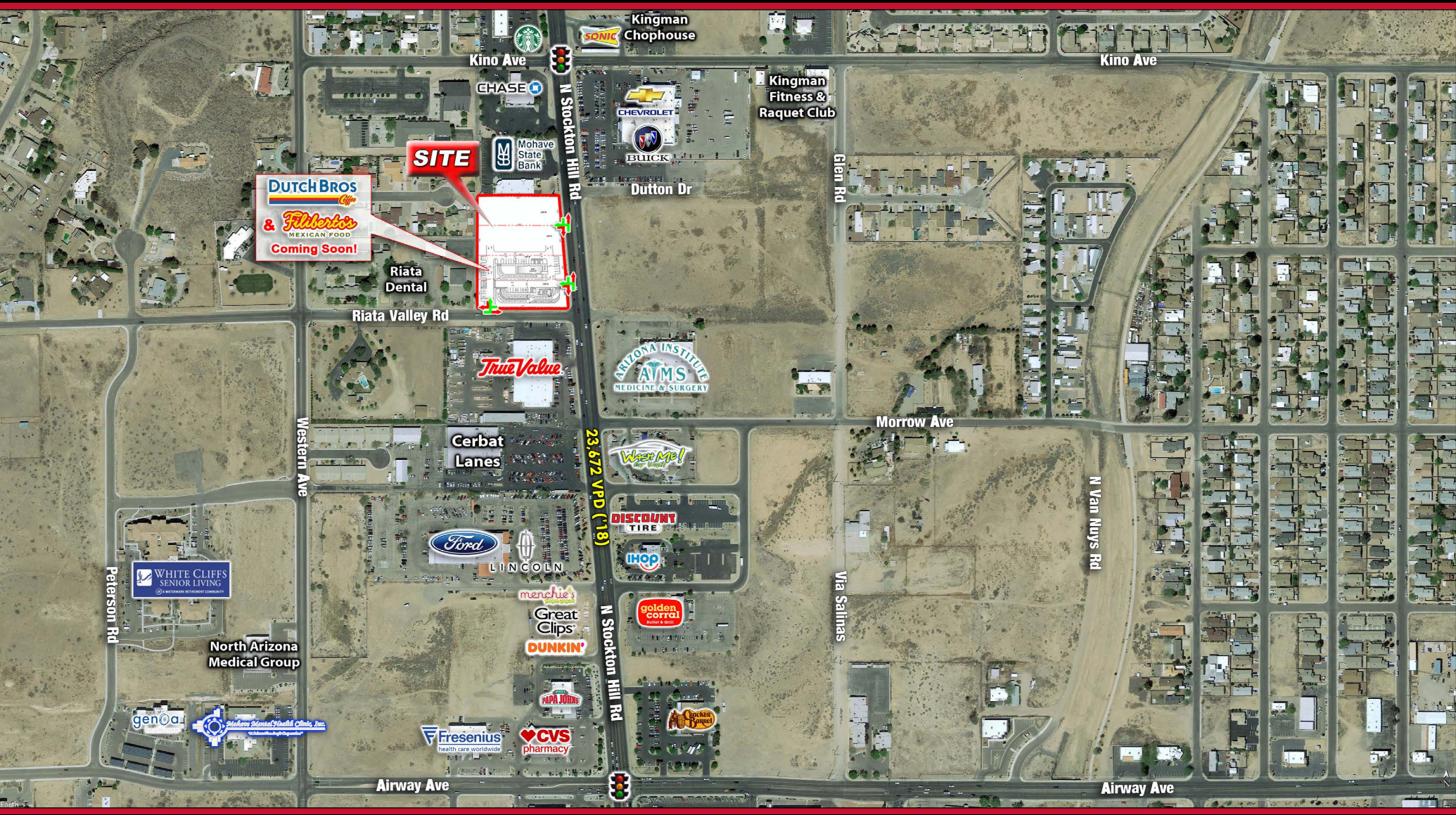


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## DEMOGRAPHIC REPORT

Stockton Hill Rd & Riata Valley Rd, Kingman, Arizona, 86409 2  
 Stockton Hill Rd & Riata Valley Rd, Kingman, Arizona, 86409  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.22961  
 Longitude: -114.03677

	1 mile	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2000 Total Population	3,981	27,905	35,363
2010 Total Population	5,226	33,443	44,448
2019 Total Population	5,631	35,303	47,756
2024 Total Population	5,846	37,216	50,616
2019-2024 Annual Rate	0.75%	1.06%	1.17%
2019 Total Daytime Population	9,599	38,654	48,396
Workers	6,145	16,722	18,558
Residents	3,454	21,932	29,838
<b>HOUSEHOLD SUMMARY</b>			
2000 Households	1,681	10,959	13,953
2010 Households	2,303	13,598	17,868
2019 Households	2,495	14,436	19,286
2024 Households	2,588	15,238	20,456
<b>2019 HOUSING UNIT SUMMARY</b>			
Owner Occupied Housing Units	55.0%	55.0%	56.9%
Renter Occupied Housing Units	34.3%	32.5%	29.6%
<b>2019 HOUSEHOLD INCOME &amp; HOME VALUE</b>			
Average Household Income	\$62,822	\$57,575	\$58,594
Average Home Value	\$196,482	\$152,959	\$166,441
<b>2019 POPULATION BY RACE/ETHNICITY</b>			
Total	5,631	35,303	47,755
White Alone	87.4%	86.4%	86.7%
Black Alone	1.6%	1.2%	1.2%
American Indian Alone	2.1%	2.0%	1.9%
Asian Alone	2.3%	1.4%	1.4%
Pacific Islander Alone	0.1%	0.4%	0.3%
Some Other Race Alone	3.4%	4.9%	5.0%
Two or More Races	3.1%	3.6%	3.6%
Hispanic Origin	12.2%	14.1%	14.3%
Diversity Index	39.9	43.4	43.3
<b>2019 POPULATION BY AGE</b>			
Total	5,630	35,302	47,756
0 - 4	5.6%	5.7%	5.6%
5 - 9	5.3%	5.7%	5.7%
10 - 14	5.1%	5.8%	5.8%
15 - 24	9.9%	11.0%	10.9%
25 - 34	11.5%	11.5%	11.4%
35 - 44	9.2%	10.2%	10.3%
45 - 54	11.3%	11.6%	11.8%
55 - 64	14.9%	14.5%	14.7%
65 - 74	15.4%	13.8%	13.7%
75 - 84	8.6%	7.5%	7.5%
85 +	3.1%	2.8%	2.6%
18 +	81.0%	79.6%	79.6%
2019 Median Age	48.2	45.2	45.3
<b>2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b>			
Total	4,171	25,387	34,371
Some College, No Degree	32.0%	31.6%	30.9%
Associate Degree	7.4%	8.4%	8.4%
Bachelor's Degree	10.9%	8.2%	8.5%
Graduate/Professional Degree	10.2%	5.5%	5.5%