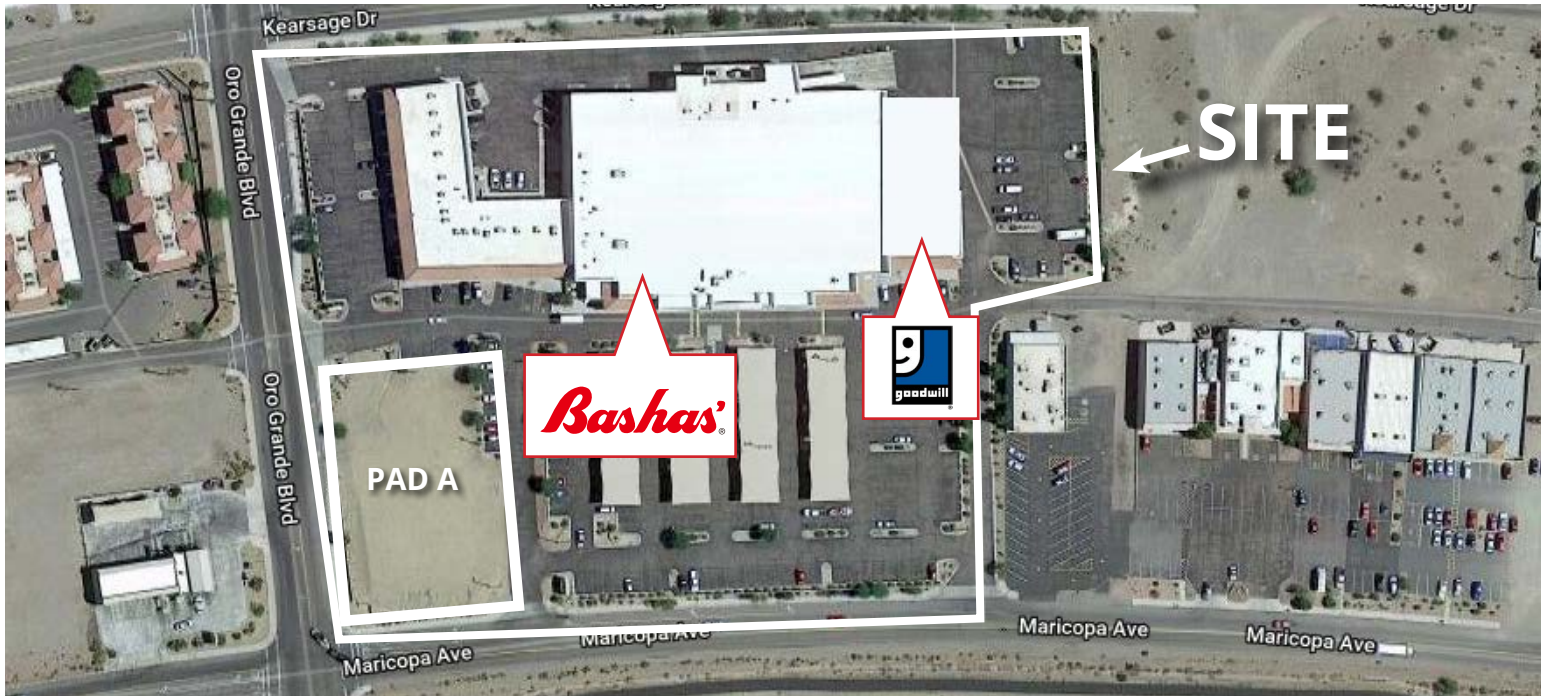


LAKE HAVASU

State Highway 95 & Oro Grande Blvd.

NEC of State Highway 95 and Oro Grande Blvd.
Lake Havasu, Arizona 86406




PROPERTY DETAILS:

- This center is anchored by a 54,398 SF Bashas' grocery store and a brand new 14,000 SF Goodwill Department Store and is strategically located on a major highway on the south side of Lake Havasu City

AVAILABLE SUITES FROM 1,200 SF - 2,100 SF
PAD A - 40,000 SF DRIVE-THRU AVAILABLE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2018)	10,000	30,000	80,000
Average Household Income	\$53,942	\$60,461	\$58,293
Workplace Employees	1,065	4,702	17,953



W.M. GRACE COMPANIES
SINCE 1966

6925 E Indian School Rd. | Scottsdale, AZ 85251 | www.wmgraceco.com
(602) 956-8254 | info@wmgraceco.com

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.

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SHOPS A:

100 - 1,200 SF AVAILABLE

102/104 - 2,100 SF AVAILABLE

106 - PAMPERED PAWS
GROOMING

108 - OHANA POKE BOWL

109 - WATER & ICE

110 - EL PADRINO

111 - 1,812 SF AVAILABLE

112 - SUBWAY

114 - GREAT CLIPS

116 - NUMBER ONE NAILS

118 - GOWIRELESS

120 - BASHAS'

MAJOR B:

122 - GOODWILL

PAD A:

**40,000 SF DRIVE-THRU
AVAILABLE**



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BASIC SUMMARY REPORT 1 mile 3 miles 5 miles

3.14 SQ/MI 28.27 SQ/MI 78.53 SQ/MI

POPULATION

Population (2018)	10,000	30,000	80,000
% Growth (2017- 2022)	2.0%	2.0%	2.0%

HOUSEHOLDS

Households Avg	2,723	13,058	22,964
Household Size	2.2	2.2	2.2

EMPLOYMENT

Total Employers (2017)	180	695	2,614
Workplace Employees (2017)	1,065	4,702	17,953

RACE

% White	89.1%	89.8%	88.4%
% Hispanic	12.7%	12.3%	13.8%
% Black	1.0%	0.9%	1.0%
% Asian	1.4%	1.2%	1.2%
% Other	4.8%	4.2%	5.4%
White	5,402	25,658	43,898
Hispanic	769	3,499	6,865
Black	58	260	485
Asian	83	353	610
Other	292	1,196	2,669

HOUSING

% Renter Occupied Housing Units	38.3%	28.2%	31.4%
% Owner Occupied Housing Units	61.7%	71.8%	68.6%
Median Home Value	\$207,207	\$215,901	\$203,608

INCOME

Average Household Income (2017)	\$53,942	\$60,461	\$58,293
Projected Average Household Income (2022)	\$63,189	\$71,622	\$69,187
Per Capita Income (2022)	\$28,861	\$33,228	\$32,445

COLLEGE EDUCATION (Age 25+)

% < 9th Grade	2.3%	2.4%	2.6%
% Some High School	9.1%	8.0%	8.8%
% High School	36.8%	36.6%	36.6%
% Some College	28.7%	30.8%	29.3%
% College - Associates Degree	9.3%	7.9%	8.7%
% College - Bachelors Degree	10.1%	8.8%	8.4%
% College - Masters Degree	51.8%	53.0%	52.1%
% College - Professional/Doctorate Degree	13.8%	14.3%	14.1%

AGE

Median Age	48.9	52.0	51.9
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