

AIRPORT CENTER: Located at Laughlin/Bullhead International Airport, in Bullhead City Arizona



GROUND LEASES AND BUILD TO SUIT OPPORTUNITIES

PARCELS AVAILABLE:

- 1** +/- 12.2 Acres
- 2** +/- 3.88 Acres
- 3** +/- 1.33 Acres
- 4** +/- 1.8 Acres *
- 5** +/- 13.91 Acres **

10 Mile Radius

	2010	2021	2026
Population:	51,744	57,444	60,361
Avg. Household Inc.:		\$57,340	\$65,195

20 Mile Radius

	2010	2021	2026
Population:	72,466	81,005	86,092
Avg. Household Inc.:		\$58,955	\$67,514

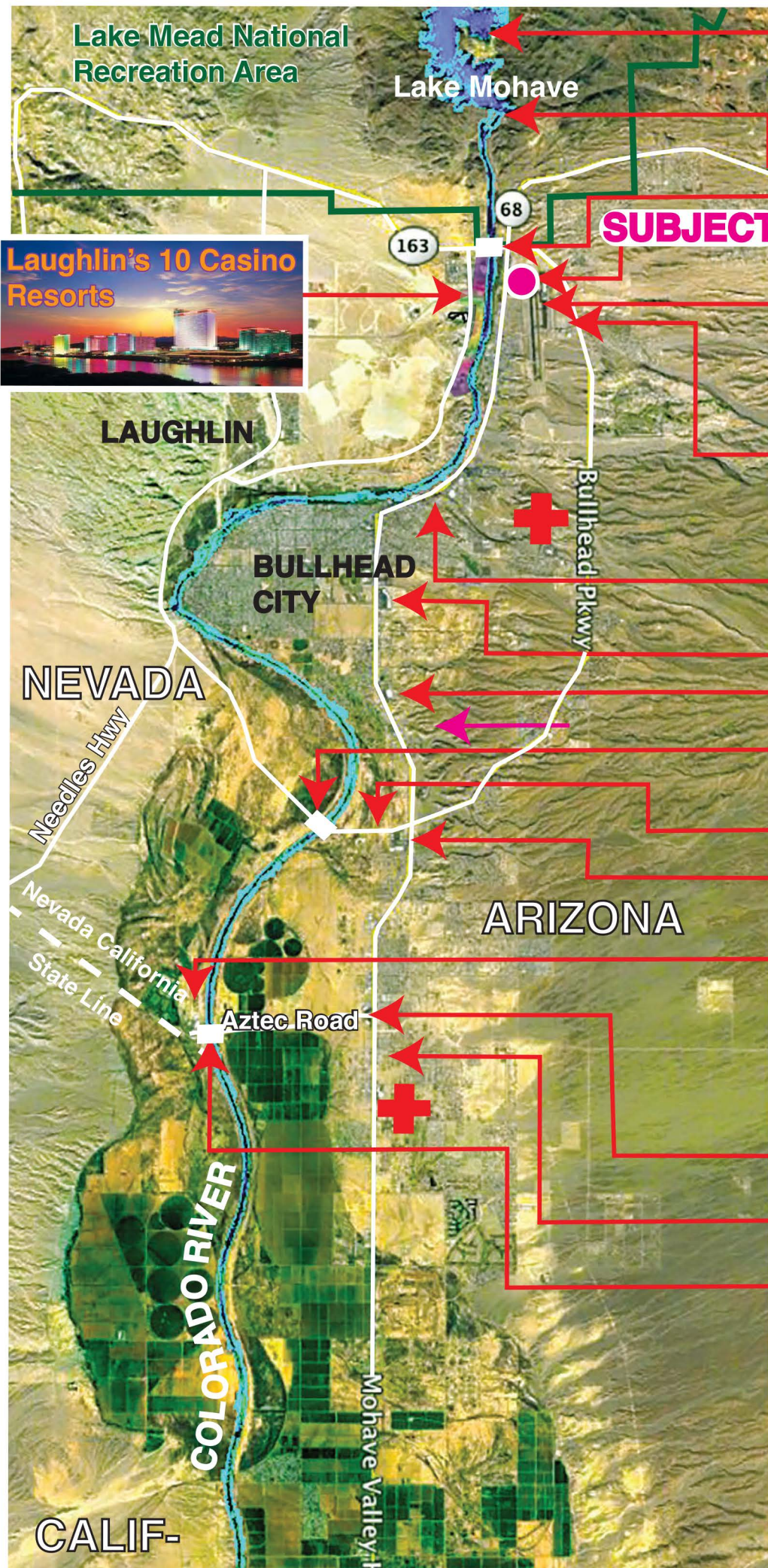
Traffic Count Approx. 40,000 trips per day

LOCATED in an ENTERTAINMENT and RECREATION MECCA that hosts VACATIONERS YEAR AROUND:

- (9) CASINO HOTELS with over 10,000 HOTEL ROOMS
- Casino sponsored HEADLINE ENTERTAINMENT VENUES
- COLORADO RIVER and LAKE MOHAVE offer over 80 MILES OF WATER SPORTS OPPORTUNITIES.
- (5) 18 HOLE GOLF COURSES
- Foothill and Mountain ATV and BIKE TRAILS
- HIKING TRAILS and KAYAKING and FISHING in both Arizona and Nevada

* CHURCH'S CHICKEN COMING SOON ON THIS PARCEL

** INCLUDES 11 +/- ACRES FOR RV/BOAT/MINI-STORAGE)



Lake Mead National Recreation Area

Lake Mohave

Laughlin's 10 Casino Resorts

SUBJECT

Katherine's Landing Marina



Davis Dam

Laughlin Bridge

Airport Commercial Center
(Anchor: Sam's, Home Depot)

Laughlin/Bullhead International Airport



DOT Foods Redisribution Facility

LAUGHLIN

BULLHEAD CITY

Bullhead Pkwy

NEVADA

Needles Hwy

Nevada California State Line

Aztec Road

ARIZONA

Marina Plaza & Lowe's Commercial Center
(Anchor: Safeway, Lowe's)

Miricale Mile Commercial Center
(Anchor: Ace Hardware)

WalMart Super Center

New Bridge Under Construction, Completion In 2023

Fieldhouse/Event Center

Target Center (Anchor: Target and Kohl's)

Avi Casino and Resort



Aztec Commercial Center
(Anchor: Safeway and Smiths)

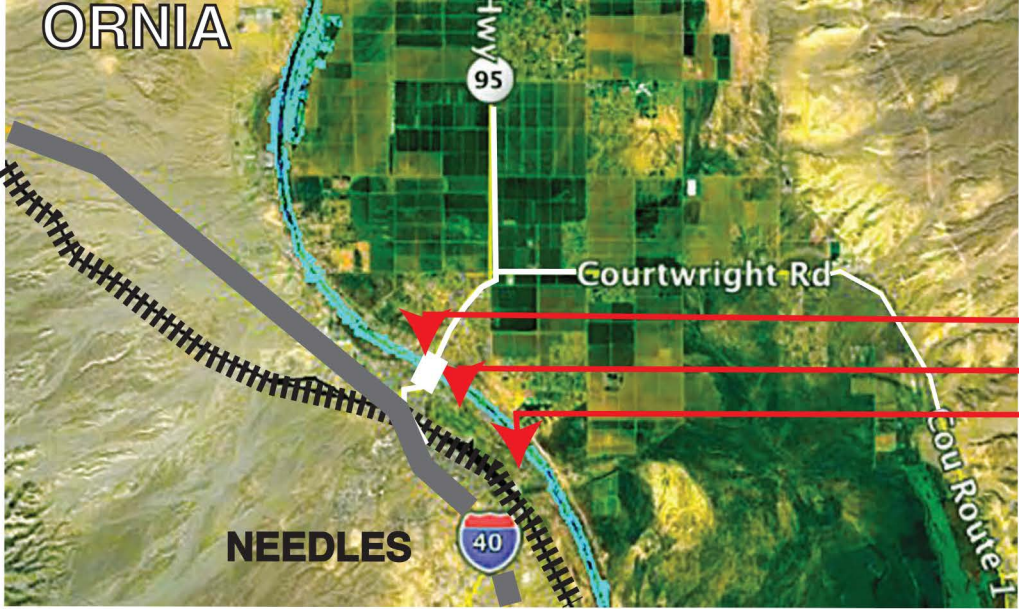
NEW Super WalMart: Finished 2017

Aztec Bridge

CALIF.

Distance/Scale:

It is a total of 16 miles by car from the Laughlin Bridge to the Needles



Bridge to the Needles Bridge, or approximately 22 minutes drive time.

Needles Bridge
Needles Marina
Rail Yard



			Trailing 12 Months		
Indicator	Location	Date	Latest Period	One Year Ago	Change vs Year Ago
> Visitor Volume	Laughlin (NV)	Mar-2022	1,223,500	957,800	27.7% ▲
> Hotel Room Inventory	Laughlin (NV)	Mar-2022	8,635	8,911	-3.1% ▼
> Total Occupancy	Laughlin (NV)	Mar-2022	48.6%	38.1%	10.5% ▲
> Average Daily Room Rate	Laughlin (NV)	Mar-2022	\$66.64	\$47.44	40.5% ▲
> RevPAR	Laughlin (NV)	Mar-2022	\$32.91	\$21.88	50.4% ▲
> Total Room Nights Occupied	Laughlin (NV)	Mar-2022	1,530,700	1,196,900	27.9% ▲
> Gross Casino Gaming Revenue	Laughlin (NV)	Mar-2022	\$507,017,769	\$356,409,112	42.3% ▲
> Laughlin/Bullhead City Airport Passengers	Laughlin (NV)	Mar-2022	119,106	79,634	49.6% ▲
> Daily Auto Traffic - Highway 163	Laughlin (NV)	Mar-2022	4,733	4,422	7.0% ▲

☐ Show current period
 ☒ Show trailing 12 months
 ☐ Show calendar year-to-date (YTD)



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