



COMMERCIAL RETAIL ADVISORS, LLC

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Property Description

Location: 530 N. Lake Havasu Avenue
Lake Havasu City, AZ 86403
Land Available: ±1.22 Acres
Sale Price: \$ 699,000.00
Parcel No.: 106-16-001R
Zoning: LI (Light Industrial)

Highlights

- ◆ Lake Havasu City is a growing popular recreational destination created by Lake Havasu.
- ◆ Bisected by I-14, Lake Havasu City is situated in close proximity to Los Angeles, Las Vegas and Phoenix, making it an attractive location for manufacturing and distribution industries.
- ◆ Lake Havasu City within three hours of the Hoover Dam and the Grand Canyon, adding to the popularity of the area as a recreational and retirement destination.
- ◆ The area enjoys more than a million local and international visitors each year with attractions including the historic London Bridge, Aquatic Center, 1,000 acres of park space, swimming beaches, 1100 acres of hiking and biking trails, and more.
- ◆ Top 10 employers of Lake Havasu City include: Havasu Regional Medical Center (±650), Lake Havasu City (±600), Lake Havasu Unified School District (±500), Sterilite Corporation (±300), Wal-Mart (±275), London Bridge Resort (±250), Smiths Food and Drug (±200), Home Depot (±150), Lowes (±150), and the State of Arizona (±150).

Demographic Highlights

2022 Estimates	1 Mile	3 Miles	5 Miles
Population:	3,413	31,666	51,880
Households:	1,484	14,631	26,329
Average HH Income:	\$88,001	\$83,916	\$82,098

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

Traffic Count

Lake Havasu Ave:	13,072 VPD (2022)
Industrial Blvd:	4,953 VPD (2022)
I-95:	23,493 VPD (2021)
Total:	41,518 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:
Craig Finfrock, CCIM,CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

530 N. Lake Havasu Ave

Lake Havasu City, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA



MAJOR RETAILERS ±5 MILES NORTH OF SITE ON I-95:

- Walmart
- JCPenney
- bealls
- FAMOUS footwear OUTLET
- Lowe's
- Sterilite
- KAY JEWELERS
- McDonald's
- TSC
- Dillard's
- MATTRESSFIRM
- maurices
- SALLY BEAUTY
- AspenDental

Lake Havasu High School

Smoketree Elementary School

Havasu Regional Medical Center

ASU Colleges
LAKE HAVASU CITY

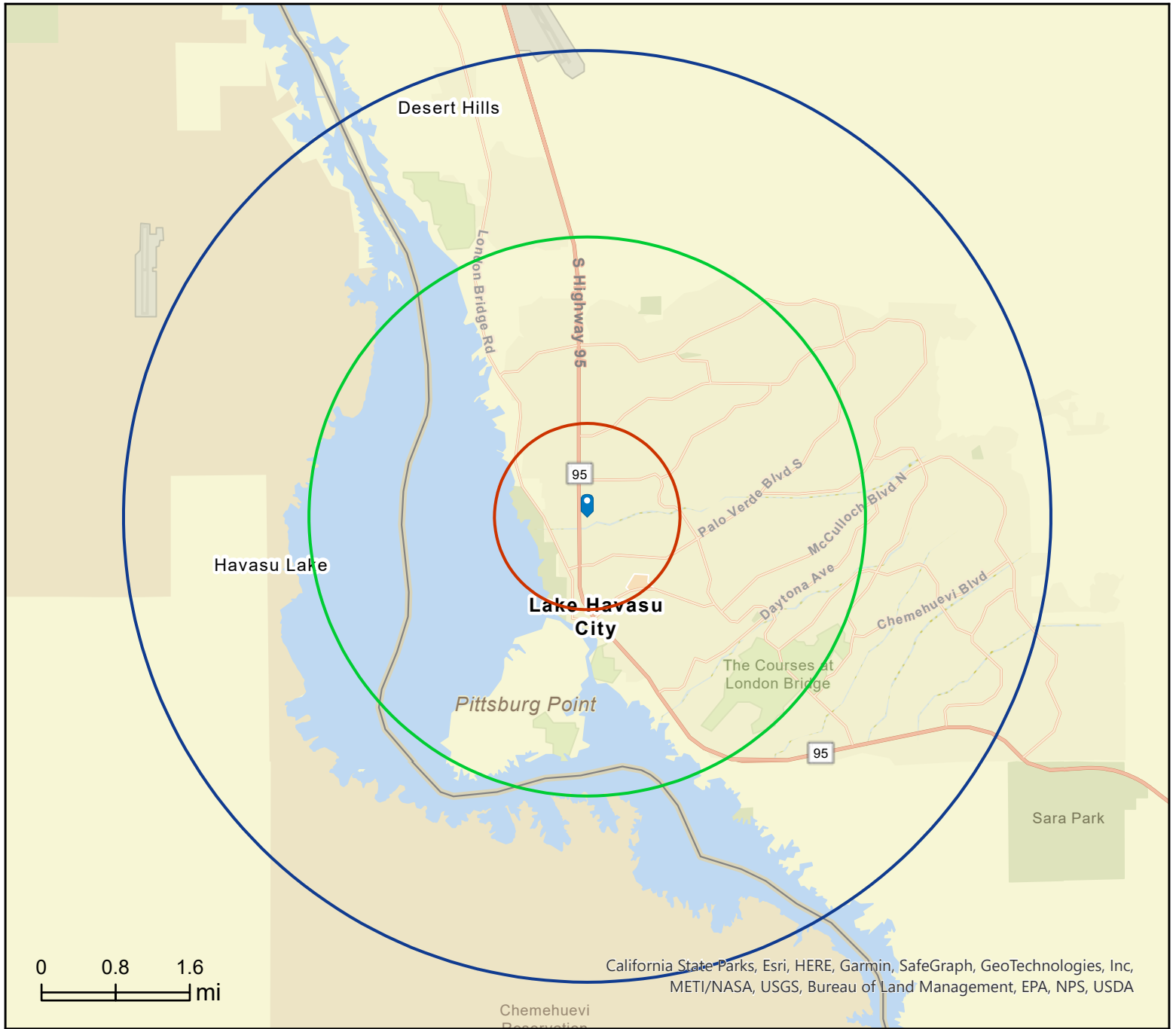
Lake Havasu
GOLF CLUB

Lake Havasu

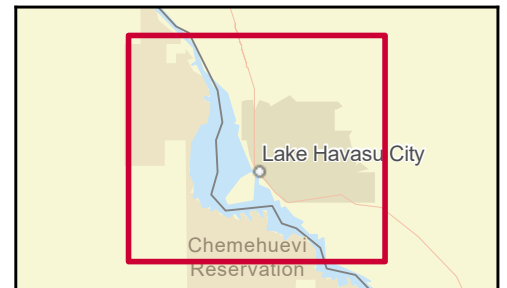
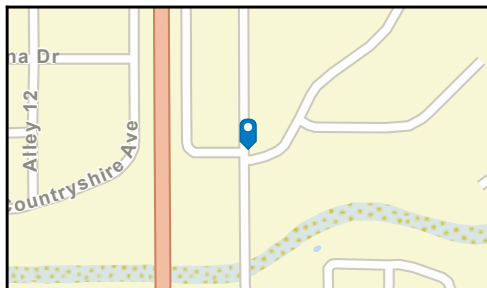
Site Map

530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.49044
Longitude: -114.34788



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



Executive Summary

530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403
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Latitude: 34.49044
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	1 mile	3 miles	5 miles
Population			
2010 Population	3,016	28,679	51,880
2020 Population	3,319	31,443	56,794
2022 Population	3,413	31,666	57,235
2027 Population	3,410	31,470	57,002
2010-2020 Annual Rate	0.96%	0.92%	0.91%
2020-2022 Annual Rate	1.25%	0.31%	0.34%
2022-2027 Annual Rate	-0.02%	-0.12%	-0.08%
2022 Male Population	49.9%	49.5%	49.5%
2022 Female Population	50.0%	50.5%	50.5%
2022 Median Age	51.8	54.7	55.0

In the identified area, the current year population is 57,235. In 2020, the Census count in the area was 56,794. The rate of change since 2020 was 0.34% annually. The five-year projection for the population in the area is 57,002 representing a change of -0.08% annually from 2022 to 2027. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 55.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	81.0%	82.1%	82.6%
2022 Black Alone	0.6%	0.7%	0.6%
2022 American Indian/Alaska Native Alone	1.4%	1.1%	1.4%
2022 Asian Alone	1.3%	1.2%	1.1%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	6.1%	5.2%	4.7%
2022 Two or More Races	9.6%	9.6%	9.4%
2022 Hispanic Origin (Any Race)	18.6%	15.1%	14.0%

Persons of Hispanic origin represent 14.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	82	84	80
2010 Households	1,288	12,789	23,018
2020 Households	1,457	14,466	25,960
2022 Households	1,484	14,631	26,329
2027 Households	1,498	14,710	26,520
2010-2020 Annual Rate	1.24%	1.24%	1.21%
2020-2022 Annual Rate	0.82%	0.51%	0.63%
2022-2027 Annual Rate	0.19%	0.11%	0.14%
2022 Average Household Size	2.24	2.15	2.16

The household count in this area has changed from 25,960 in 2020 to 26,329 in the current year, a change of 0.63% annually. The five-year projection of households is 26,520, a change of 0.14% annually from the current year total. Average household size is currently 2.16, compared to 2.17 in the year 2020. The number of families in the current year is 16,747 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

Executive Summary

530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403
Rings: 1, 3, 5 mile radii

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Latitude: 34.49044
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	22.5%	26.7%	26.4%
Median Household Income			
2022 Median Household Income	\$68,455	\$59,448	\$60,121
2027 Median Household Income	\$79,903	\$70,326	\$71,486
2022-2027 Annual Rate	3.14%	3.42%	3.52%
Average Household Income			
2022 Average Household Income	\$88,001	\$83,916	\$82,098
2027 Average Household Income	\$103,730	\$100,020	\$98,066
2022-2027 Annual Rate	3.34%	3.57%	3.62%
Per Capita Income			
2022 Per Capita Income	\$39,620	\$38,829	\$37,786
2027 Per Capita Income	\$47,144	\$46,820	\$45,660
2022-2027 Annual Rate	3.54%	3.81%	3.86%

Current median household income is \$60,121 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$71,486 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$82,098 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$98,066 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$37,786 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$45,660 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	111	95	96
2010 Total Housing Units	2,071	18,578	33,201
2010 Owner Occupied Housing Units	769	8,691	16,369
2010 Renter Occupied Housing Units	515	4,098	6,652
2010 Vacant Housing Units	783	5,789	10,183
2020 Total Housing Units	2,089	20,524	36,264
2020 Vacant Housing Units	632	6,058	10,304
2022 Total Housing Units	2,093	20,642	36,592
2022 Owner Occupied Housing Units	1,136	10,433	19,606
2022 Renter Occupied Housing Units	348	4,198	6,723
2022 Vacant Housing Units	609	6,011	10,263
2027 Total Housing Units	2,105	20,762	36,853
2027 Owner Occupied Housing Units	1,163	10,672	20,062
2027 Renter Occupied Housing Units	335	4,037	6,458
2027 Vacant Housing Units	607	6,052	10,333

Currently, 53.6% of the 36,592 housing units in the area are owner occupied; 18.4%, renter occupied; and 28.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 36,264 housing units in the area and 28.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.40%. Median home value in the area is \$301,439, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.50% annually to \$340,986.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Business Summary

530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.49044
Longitude: -114.34788

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	596		1,808		2,190							
Total Employees:	4,744		15,524		18,917							
Total Residential Population:	3,413		31,666		57,235							
Employee/Residential Population Ratio (per 100 Residents)	139		49		33							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	1.0%	27	0.6%	23	1.3%	103	0.7%	38	1.7%	151	0.8%
Construction	38	6.4%	385	8.1%	130	7.2%	953	6.1%	177	8.1%	1,168	6.2%
Manufacturing	37	6.2%	449	9.5%	69	3.8%	851	5.5%	79	3.6%	896	4.7%
Transportation	32	5.4%	124	2.6%	65	3.6%	359	2.3%	85	3.9%	411	2.2%
Communication	4	0.7%	21	0.4%	29	1.6%	201	1.3%	32	1.5%	213	1.1%
Utility	0	0.0%	22	0.5%	2	0.1%	60	0.4%	4	0.2%	118	0.6%
Wholesale Trade	24	4.0%	154	3.2%	55	3.0%	296	1.9%	62	2.8%	333	1.8%
Retail Trade Summary	166	27.9%	1,368	28.8%	421	23.3%	3,922	25.3%	499	22.8%	4,910	26.0%
Home Improvement	17	2.9%	170	3.6%	33	1.8%	319	2.1%	36	1.6%	451	2.4%
General Merchandise Stores	3	0.5%	48	1.0%	10	0.6%	131	0.8%	13	0.6%	324	1.7%
Food Stores	9	1.5%	54	1.1%	30	1.7%	361	2.3%	36	1.6%	466	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	54	9.1%	358	7.5%	88	4.9%	647	4.2%	107	4.9%	869	4.6%
Apparel & Accessory Stores	3	0.5%	7	0.1%	13	0.7%	59	0.4%	16	0.7%	72	0.4%
Furniture & Home Furnishings	13	2.2%	90	1.9%	32	1.8%	162	1.0%	40	1.8%	177	0.9%
Eating & Drinking Places	32	5.4%	450	9.5%	107	5.9%	1,684	10.8%	126	5.8%	1,922	10.2%
Miscellaneous Retail	35	5.9%	190	4.0%	107	5.9%	560	3.6%	126	5.8%	628	3.3%
Finance, Insurance, Real Estate Summary	39	6.5%	249	5.2%	179	9.9%	1,214	7.8%	207	9.5%	1,367	7.2%
Banks, Savings & Lending Institutions	6	1.0%	79	1.7%	28	1.5%	251	1.6%	34	1.6%	270	1.4%
Securities Brokers	3	0.5%	9	0.2%	14	0.8%	35	0.2%	15	0.7%	36	0.2%
Insurance Carriers & Agents	7	1.2%	28	0.6%	26	1.4%	107	0.7%	29	1.3%	113	0.6%
Real Estate, Holding, Other Investment Offices	22	3.7%	133	2.8%	111	6.1%	820	5.3%	129	5.9%	948	5.0%
Services Summary	210	35.2%	1,703	35.9%	690	38.2%	6,454	41.6%	842	38.4%	8,143	43.0%
Hotels & Lodging	7	1.2%	83	1.7%	25	1.4%	494	3.2%	37	1.7%	612	3.2%
Automotive Services	56	9.4%	309	6.5%	82	4.5%	414	2.7%	97	4.4%	454	2.4%
Motion Pictures & Amusements	18	3.0%	94	2.0%	56	3.1%	297	1.9%	71	3.2%	459	2.4%
Health Services	30	5.0%	431	9.1%	140	7.7%	1,691	10.9%	153	7.0%	2,182	11.5%
Legal Services	6	1.0%	17	0.4%	16	0.9%	46	0.3%	18	0.8%	57	0.3%
Education Institutions & Libraries	2	0.3%	258	5.4%	16	0.9%	1,617	10.4%	28	1.3%	1,956	10.3%
Other Services	91	15.3%	512	10.8%	356	19.7%	1,896	12.2%	438	20.0%	2,424	12.8%
Government	16	2.7%	186	3.9%	60	3.3%	977	6.3%	65	3.0%	1,049	5.5%
Unclassified Establishments	23	3.9%	55	1.2%	84	4.6%	133	0.9%	99	4.5%	157	0.8%
Totals	596	100.0%	4,744	100.0%	1,808	100.0%	15,524	100.0%	2,190	100.0%	18,917	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.49044
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	2	0.0%
Mining	1	0.2%	1	0.0%	2	0.1%	9	0.1%	2	0.1%	9	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	58	0.3%
Construction	42	7.0%	427	9.0%	146	8.1%	1,067	6.9%	198	9.0%	1,304	6.9%
Manufacturing	38	6.4%	420	8.9%	77	4.3%	869	5.6%	88	4.0%	921	4.9%
Wholesale Trade	23	3.9%	149	3.1%	52	2.9%	286	1.8%	58	2.6%	322	1.7%
Retail Trade	129	21.6%	885	18.7%	304	16.8%	2,160	13.9%	361	16.5%	2,901	15.3%
Motor Vehicle & Parts Dealers	50	8.4%	331	7.0%	77	4.3%	565	3.6%	92	4.2%	752	4.0%
Furniture & Home Furnishings Stores	8	1.3%	52	1.1%	21	1.2%	93	0.6%	25	1.1%	102	0.5%
Electronics & Appliance Stores	2	0.3%	12	0.3%	4	0.2%	23	0.1%	7	0.3%	28	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	17	2.9%	170	3.6%	34	1.9%	323	2.1%	37	1.7%	455	2.4%
Food & Beverage Stores	7	1.2%	44	0.9%	22	1.2%	315	2.0%	27	1.2%	418	2.2%
Health & Personal Care Stores	7	1.2%	84	1.8%	27	1.5%	290	1.9%	30	1.4%	320	1.7%
Gasoline Stations	4	0.7%	27	0.6%	11	0.6%	82	0.5%	15	0.7%	117	0.6%
Clothing & Clothing Accessories Stores	4	0.7%	9	0.2%	17	0.9%	69	0.4%	21	1.0%	87	0.5%
Sport Goods, Hobby, Book, & Music Stores	8	1.3%	38	0.8%	25	1.4%	95	0.6%	29	1.3%	104	0.5%
General Merchandise Stores	3	0.5%	48	1.0%	10	0.6%	131	0.8%	13	0.6%	324	1.7%
Miscellaneous Store Retailers	15	2.5%	61	1.3%	41	2.3%	157	1.0%	46	2.1%	176	0.9%
Nonstore Retailers	4	0.7%	7	0.1%	15	0.8%	18	0.1%	19	0.9%	18	0.1%
Transportation & Warehousing	17	2.9%	92	1.9%	36	2.0%	272	1.8%	45	2.1%	292	1.5%
Information	7	1.2%	79	1.7%	43	2.4%	311	2.0%	50	2.3%	356	1.9%
Finance & Insurance	18	3.0%	119	2.5%	71	3.9%	400	2.6%	80	3.7%	427	2.3%
Central Bank/Credit Intermediation & Related Activities	8	1.3%	82	1.7%	31	1.7%	258	1.7%	36	1.6%	278	1.5%
Securities, Commodity Contracts & Other Financial	3	0.5%	9	0.2%	14	0.8%	35	0.2%	15	0.7%	36	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	7	1.2%	28	0.6%	26	1.4%	107	0.7%	29	1.3%	113	0.6%
Real Estate, Rental & Leasing	36	6.0%	127	2.7%	130	7.2%	776	5.0%	159	7.3%	923	4.9%
Professional, Scientific & Tech Services	31	5.2%	170	3.6%	123	6.8%	583	3.8%	139	6.3%	645	3.4%
Legal Services	7	1.2%	19	0.4%	24	1.3%	93	0.6%	27	1.2%	106	0.6%
Management of Companies & Enterprises	1	0.2%	21	0.4%	2	0.1%	29	0.2%	3	0.1%	32	0.2%
Administrative & Support & Waste Management & Remediation	19	3.2%	173	3.6%	51	2.8%	394	2.5%	76	3.5%	633	3.3%
Educational Services	5	0.8%	270	5.7%	29	1.6%	1,655	10.7%	45	2.1%	2,000	10.6%
Health Care & Social Assistance	38	6.4%	498	10.5%	169	9.3%	1,975	12.7%	190	8.7%	2,506	13.2%
Arts, Entertainment & Recreation	20	3.4%	84	1.8%	48	2.7%	295	1.9%	58	2.6%	445	2.4%
Accommodation & Food Services	41	6.9%	542	11.4%	134	7.4%	2,191	14.1%	165	7.5%	2,550	13.5%
Accommodation	7	1.2%	83	1.7%	25	1.4%	494	3.2%	37	1.7%	612	3.2%
Food Services & Drinking Places	34	5.7%	460	9.7%	109	6.0%	1,697	10.9%	129	5.9%	1,938	10.2%
Other Services (except Public Administration)	92	15.4%	459	9.7%	248	13.7%	1,158	7.5%	308	14.1%	1,405	7.4%
Automotive Repair & Maintenance	52	8.7%	291	6.1%	76	4.2%	389	2.5%	88	4.0%	421	2.2%
Public Administration	15	2.5%	173	3.6%	58	3.2%	959	6.2%	63	2.9%	1,031	5.5%
Unclassified Establishments	23	3.9%	55	1.2%	84	4.6%	133	0.9%	99	4.5%	157	0.8%
Total	596	100.0%	4,744	100.0%	1,808	100.0%	15,524	100.0%	2,190	100.0%	18,917	100.0%

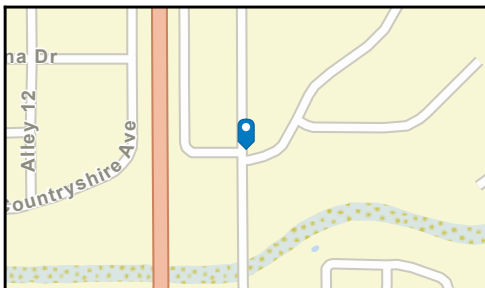
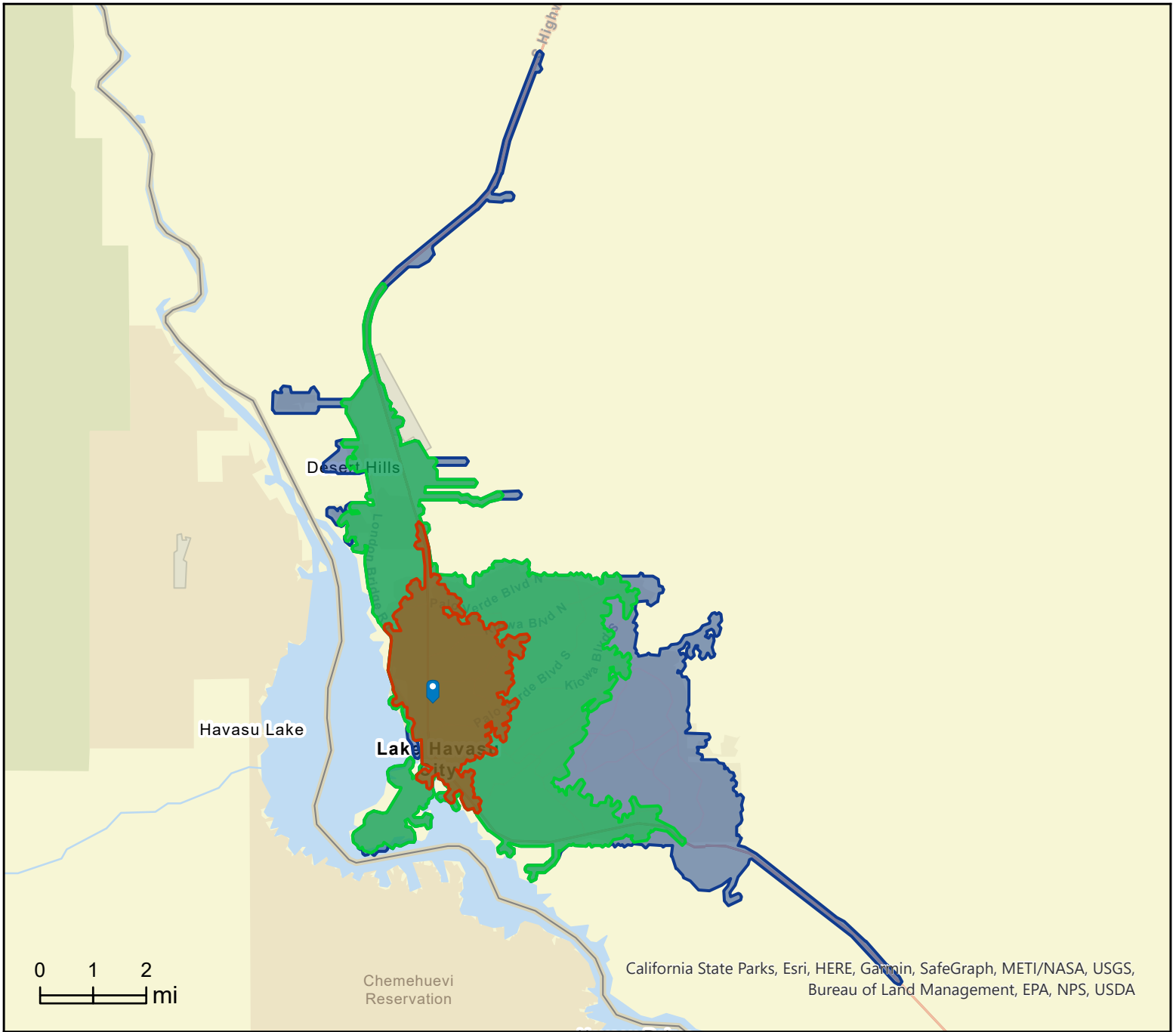
Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Site Map

530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403 2
530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 34.49044
Longitude: -114.34788



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 530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 34.49044
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	5 minutes	10 minutes	15 minutes
Population			
2010 Population	9,713	36,129	53,858
2020 Population	10,640	39,788	58,755
2022 Population	10,690	40,096	59,266
2027 Population	10,548	39,949	59,067
2010-2020 Annual Rate	0.92%	0.97%	0.87%
2020-2022 Annual Rate	0.21%	0.34%	0.39%
2022-2027 Annual Rate	-0.27%	-0.07%	-0.07%
2022 Male Population	49.6%	49.4%	49.5%
2022 Female Population	50.4%	50.6%	50.5%
2022 Median Age	52.0	55.0	54.7

In the identified area, the current year population is 59,266. In 2020, the Census count in the area was 58,755. The rate of change since 2020 was 0.39% annually. The five-year projection for the population in the area is 59,067 representing a change of -0.07% annually from 2022 to 2027. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 54.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	80.5%	82.3%	83.1%
2022 Black Alone	0.7%	0.7%	0.6%
2022 American Indian/Alaska Native Alone	1.3%	1.1%	1.1%
2022 Asian Alone	1.1%	1.2%	1.2%
2022 Pacific Islander Alone	0.2%	0.1%	0.1%
2022 Other Race	6.5%	5.0%	4.6%
2022 Two or More Races	9.7%	9.5%	9.3%
2022 Hispanic Origin (Any Race)	18.3%	14.7%	13.9%

Persons of Hispanic origin represent 13.9% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	73	85	79
2010 Households	4,276	16,132	23,836
2020 Households	4,874	18,292	26,837
2022 Households	4,910	18,536	27,239
2027 Households	4,895	18,680	27,463
2010-2020 Annual Rate	1.32%	1.26%	1.19%
2020-2022 Annual Rate	0.33%	0.59%	0.66%
2022-2027 Annual Rate	-0.06%	0.15%	0.16%
2022 Average Household Size	2.15	2.15	2.16

The household count in this area has changed from 26,837 in 2020 to 27,239 in the current year, a change of 0.66% annually. The five-year projection of households is 27,463, a change of 0.16% annually from the current year total. Average household size is currently 2.16, compared to 2.17 in the year 2020. The number of families in the current year is 17,329 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

Executive Summary

530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403 2
 530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 34.49044
 Longitude: -114.34788

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2022 Percent of Income for Mortgage	26.6%	27.1%	26.4%
Median Household Income			
2022 Median Household Income	\$57,150	\$59,783	\$60,115
2027 Median Household Income	\$69,479	\$71,168	\$71,199
2022-2027 Annual Rate	3.98%	3.55%	3.44%
Average Household Income			
2022 Average Household Income	\$79,689	\$84,260	\$81,664
2027 Average Household Income	\$96,328	\$100,857	\$97,170
2022-2027 Annual Rate	3.87%	3.66%	3.54%
Per Capita Income			
2022 Per Capita Income	\$36,698	\$39,074	\$37,606
2027 Per Capita Income	\$44,842	\$47,322	\$45,273
2022-2027 Annual Rate	4.09%	3.90%	3.78%

Households by Income

Current median household income is \$60,115 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$71,199 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$81,664 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$97,170 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$37,606 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$45,273 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	95	94	96
2010 Total Housing Units	6,456	23,403	33,544
2010 Owner Occupied Housing Units	2,641	11,163	16,920
2010 Renter Occupied Housing Units	1,635	4,969	6,913
2010 Vacant Housing Units	2,180	7,271	9,708
2020 Total Housing Units	6,872	25,777	36,661
2020 Vacant Housing Units	1,998	7,485	9,824
2022 Total Housing Units	6,863	25,983	37,036
2022 Owner Occupied Housing Units	3,498	13,372	20,427
2022 Renter Occupied Housing Units	1,412	5,164	6,811
2022 Vacant Housing Units	1,953	7,447	9,797
2027 Total Housing Units	6,876	26,172	37,319
2027 Owner Occupied Housing Units	3,560	13,700	20,917
2027 Renter Occupied Housing Units	1,335	4,980	6,545
2027 Vacant Housing Units	1,981	7,492	9,856

Currently, 55.2% of the 37,036 housing units in the area are owner occupied; 18.4%, renter occupied; and 26.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 36,661 housing units in the area and 26.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.45%. Median home value in the area is \$300,614, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.49% annually to \$340,026.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Business Summary

530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403 2
 530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 34.49044
 Longitude: -114.34788

Data for all businesses in area	5 minutes		10 minutes		15 minutes							
Total Businesses:	1,239		2,035		2,228							
Total Employees:	11,259		18,030		19,377							
Total Residential Population:	10,690		40,096		59,266							
Employee/Residential Population Ratio (per 100 Residents)	105		45		33							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	12	1.0%	55	0.5%	29	1.4%	128	0.7%	40	1.8%	152	0.8%
Construction	81	6.5%	664	5.9%	154	7.6%	1,065	5.9%	183	8.2%	1,189	6.1%
Manufacturing	58	4.7%	749	6.7%	72	3.5%	867	4.8%	79	3.5%	896	4.6%
Transportation	49	4.0%	240	2.1%	79	3.9%	394	2.2%	88	3.9%	419	2.2%
Communication	16	1.3%	115	1.0%	31	1.5%	211	1.2%	33	1.5%	216	1.1%
Utility	2	0.2%	60	0.5%	3	0.1%	99	0.5%	4	0.2%	123	0.6%
Wholesale Trade	45	3.6%	272	2.4%	59	2.9%	332	1.8%	63	2.8%	344	1.8%
Retail Trade Summary	319	25.7%	2,983	26.5%	483	23.7%	5,143	28.5%	519	23.3%	5,373	27.7%
Home Improvement	28	2.3%	274	2.4%	35	1.7%	454	2.5%	38	1.7%	485	2.5%
General Merchandise Stores	7	0.6%	115	1.0%	13	0.6%	597	3.3%	14	0.6%	603	3.1%
Food Stores	21	1.7%	214	1.9%	35	1.7%	472	2.6%	37	1.7%	521	2.7%
Auto Dealers, Gas Stations, Auto Aftermarket	76	6.1%	535	4.8%	99	4.9%	790	4.4%	108	4.8%	846	4.4%
Apparel & Accessory Stores	10	0.8%	50	0.4%	16	0.8%	78	0.4%	16	0.7%	79	0.4%
Furniture & Home Furnishings	24	1.9%	132	1.2%	37	1.8%	173	1.0%	41	1.8%	181	0.9%
Eating & Drinking Places	76	6.1%	1,231	10.9%	122	6.0%	1,913	10.6%	131	5.9%	1,977	10.2%
Miscellaneous Retail	77	6.2%	433	3.8%	126	6.2%	665	3.7%	133	6.0%	681	3.5%
Finance, Insurance, Real Estate Summary	107	8.6%	805	7.1%	199	9.8%	1,344	7.5%	211	9.5%	1,398	7.2%
Banks, Savings & Lending Institutions	17	1.4%	170	1.5%	33	1.6%	270	1.5%	35	1.6%	279	1.4%
Securities Brokers	8	0.6%	22	0.2%	15	0.7%	36	0.2%	15	0.7%	37	0.2%
Insurance Carriers & Agents	15	1.2%	54	0.5%	28	1.4%	109	0.6%	31	1.4%	124	0.6%
Real Estate, Holding, Other Investment Offices	66	5.3%	560	5.0%	124	6.1%	928	5.1%	130	5.8%	958	4.9%
Services Summary	460	37.1%	4,874	43.3%	773	38.0%	7,313	40.6%	846	38.0%	8,112	41.9%
Hotels & Lodging	13	1.0%	359	3.2%	31	1.5%	562	3.1%	32	1.4%	566	2.9%
Automotive Services	75	6.1%	387	3.4%	90	4.4%	431	2.4%	97	4.4%	449	2.3%
Motion Pictures & Amusements	37	3.0%	212	1.9%	63	3.1%	346	1.9%	73	3.3%	440	2.3%
Health Services	105	8.5%	1,394	12.4%	149	7.3%	1,947	10.8%	154	6.9%	2,214	11.4%
Legal Services	11	0.9%	33	0.3%	17	0.8%	55	0.3%	18	0.8%	57	0.3%
Education Institutions & Libraries	8	0.6%	1,312	11.7%	21	1.0%	1,755	9.7%	28	1.3%	1,946	10.0%
Other Services	212	17.1%	1,177	10.5%	401	19.7%	2,217	12.3%	445	20.0%	2,440	12.6%
Government	32	2.6%	327	2.9%	61	3.0%	983	5.5%	62	2.8%	998	5.2%
Unclassified Establishments	57	4.6%	114	1.0%	91	4.5%	152	0.8%	99	4.4%	157	0.8%
Totals	1,239	100.0%	11,259	100.0%	2,035	100.0%	18,030	100.0%	2,228	100.0%	19,377	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

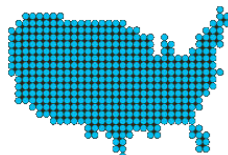
530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403 2
 530N Lake Havasu Ave N, Lake Havasu City, Arizona, 86403
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 34.49044
 Longitude: -114.34788

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.0%	2	0.0%	1	0.0%	2	0.0%
Mining	1	0.1%	2	0.0%	2	0.1%	9	0.0%	2	0.1%	9	0.0%
Utilities	0	0.0%	0	0.0%	1	0.0%	39	0.2%	2	0.1%	63	0.3%
Construction	90	7.3%	747	6.6%	172	8.5%	1,192	6.6%	204	9.2%	1,325	6.8%
Manufacturing	63	5.1%	745	6.6%	82	4.0%	891	4.9%	89	4.0%	921	4.8%
Wholesale Trade	43	3.5%	263	2.3%	56	2.8%	322	1.8%	59	2.6%	333	1.7%
Retail Trade	236	19.0%	1,697	15.1%	348	17.1%	3,139	17.4%	375	16.8%	3,303	17.0%
Motor Vehicle & Parts Dealers	69	5.6%	485	4.3%	88	4.3%	705	3.9%	94	4.2%	732	3.8%
Furniture & Home Furnishings Stores	16	1.3%	78	0.7%	23	1.1%	98	0.5%	26	1.2%	104	0.5%
Electronics & Appliance Stores	3	0.2%	19	0.2%	6	0.3%	26	0.1%	6	0.3%	27	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	29	2.3%	276	2.5%	36	1.8%	458	2.5%	39	1.8%	489	2.5%
Food & Beverage Stores	16	1.3%	186	1.7%	26	1.3%	422	2.3%	29	1.3%	471	2.4%
Health & Personal Care Stores	20	1.6%	217	1.9%	33	1.6%	340	1.9%	33	1.5%	344	1.8%
Gasoline Stations	7	0.6%	51	0.5%	12	0.6%	85	0.5%	15	0.7%	115	0.6%
Clothing & Clothing Accessories Stores	13	1.0%	59	0.5%	21	1.0%	96	0.5%	22	1.0%	98	0.5%
Sport Goods, Hobby, Book, & Music Stores	16	1.3%	77	0.7%	29	1.4%	107	0.6%	30	1.3%	109	0.6%
General Merchandise Stores	7	0.6%	115	1.0%	13	0.6%	597	3.3%	14	0.6%	603	3.1%
Miscellaneous Store Retailers	29	2.3%	119	1.1%	45	2.2%	187	1.0%	48	2.2%	194	1.0%
Nonstore Retailers	10	0.8%	17	0.2%	17	0.8%	18	0.1%	19	0.9%	18	0.1%
Transportation & Warehousing	25	2.0%	184	1.6%	44	2.2%	291	1.6%	47	2.1%	306	1.6%
Information	25	2.0%	201	1.8%	48	2.4%	358	2.0%	52	2.3%	379	2.0%
Finance & Insurance	43	3.5%	251	2.2%	79	3.9%	424	2.4%	84	3.8%	449	2.3%
Central Bank/Credit Intermediation & Related Activities	19	1.5%	175	1.6%	36	1.8%	279	1.5%	38	1.7%	288	1.5%
Securities, Commodity Contracts & Other Financial	8	0.6%	22	0.2%	15	0.7%	36	0.2%	15	0.7%	37	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	15	1.2%	54	0.5%	28	1.4%	109	0.6%	31	1.4%	124	0.6%
Real Estate, Rental & Leasing	86	6.9%	548	4.9%	153	7.5%	906	5.0%	164	7.4%	940	4.9%
Professional, Scientific & Tech Services	77	6.2%	393	3.5%	134	6.6%	624	3.5%	139	6.2%	643	3.3%
Legal Services	15	1.2%	52	0.5%	26	1.3%	103	0.6%	27	1.2%	106	0.5%
Management of Companies & Enterprises	2	0.2%	27	0.2%	3	0.1%	31	0.2%	3	0.1%	33	0.2%
Administrative & Support & Waste Management & Remediation	34	2.7%	342	3.0%	62	3.0%	568	3.2%	77	3.5%	639	3.3%
Educational Services	17	1.4%	1,342	11.9%	36	1.8%	1,796	10.0%	45	2.0%	1,991	10.3%
Health Care & Social Assistance	118	9.5%	1,539	13.7%	181	8.9%	2,251	12.5%	192	8.6%	2,542	13.1%
Arts, Entertainment & Recreation	37	3.0%	198	1.8%	52	2.6%	316	1.8%	57	2.6%	404	2.1%
Accommodation & Food Services	91	7.3%	1,602	14.2%	156	7.7%	2,491	13.8%	166	7.5%	2,559	13.2%
Accommodation	13	1.0%	359	3.2%	31	1.5%	562	3.1%	32	1.4%	566	2.9%
Food Services & Drinking Places	78	6.3%	1,243	11.0%	125	6.1%	1,929	10.7%	134	6.0%	1,993	10.3%
Other Services (except Public Administration)	164	13.2%	753	6.7%	277	13.6%	1,263	7.0%	310	13.9%	1,399	7.2%
Automotive Repair & Maintenance	69	5.6%	364	3.2%	81	4.0%	402	2.2%	87	3.9%	417	2.2%
Public Administration	30	2.4%	311	2.8%	59	2.9%	965	5.4%	60	2.7%	980	5.1%
Unclassified Establishments	57	4.6%	114	1.0%	91	4.5%	152	0.8%	99	4.4%	157	0.8%
Total	1,239	100.0%	11,259	100.0%	2,035	100.0%	18,030	100.0%	2,228	100.0%	19,377	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	0	0.00%	11.26%	0
Cozy Country Living (L6)	629	42.39%	12.06%	351
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	430	28.98%	10.79%	269
Senior Styles (L9)	250	16.85%	5.80%	290
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	176	11.86%	6.01%	197
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts

\$292,742
Median Home Value

\$68,455
Median HH Income

4.3
Home Value to Income Ratio

51.8
Median Age

1,484
Households

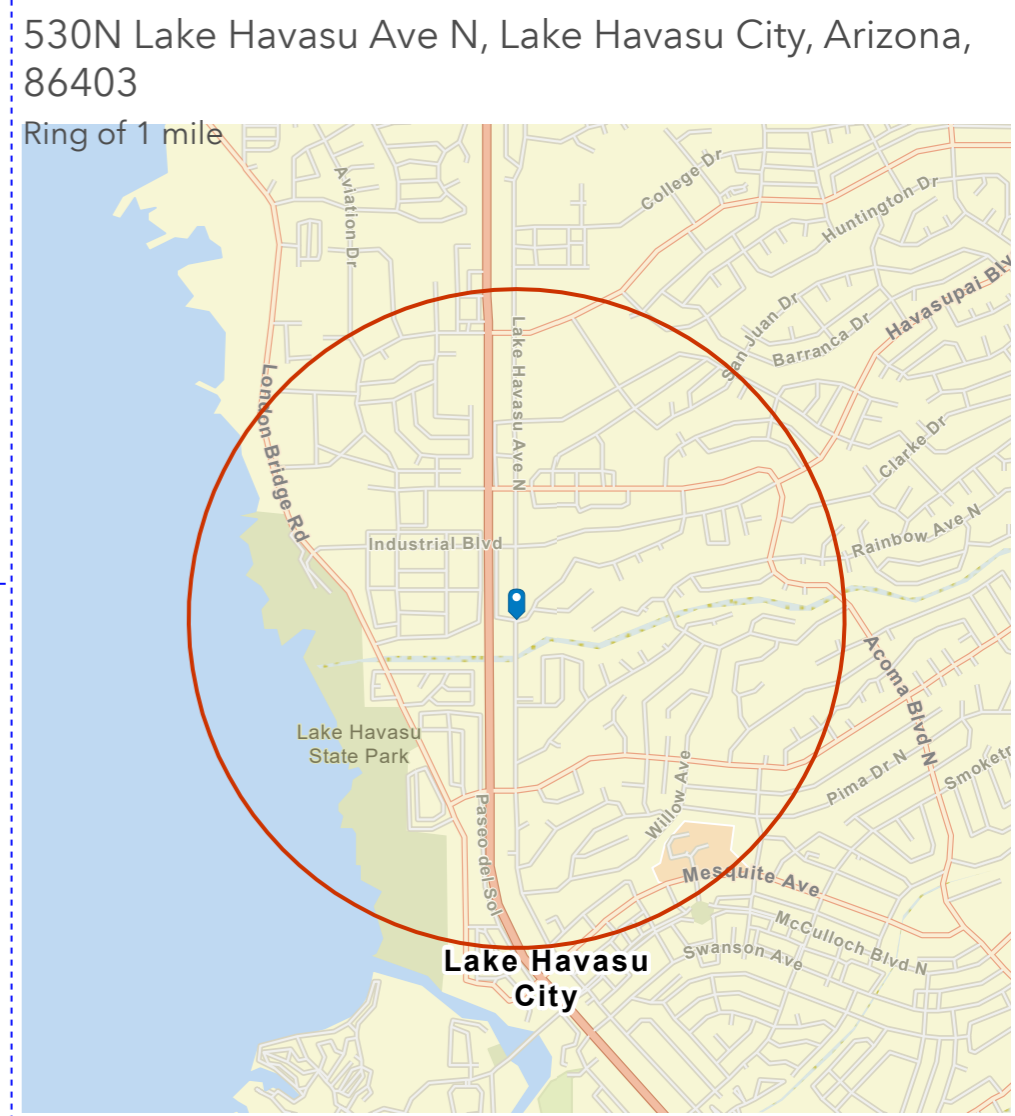
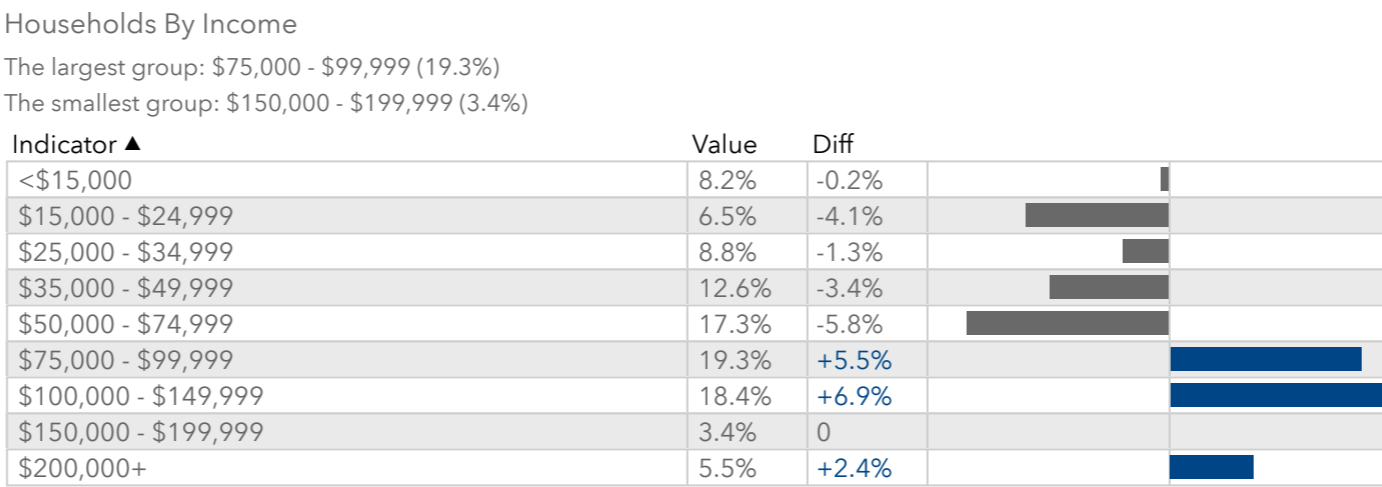
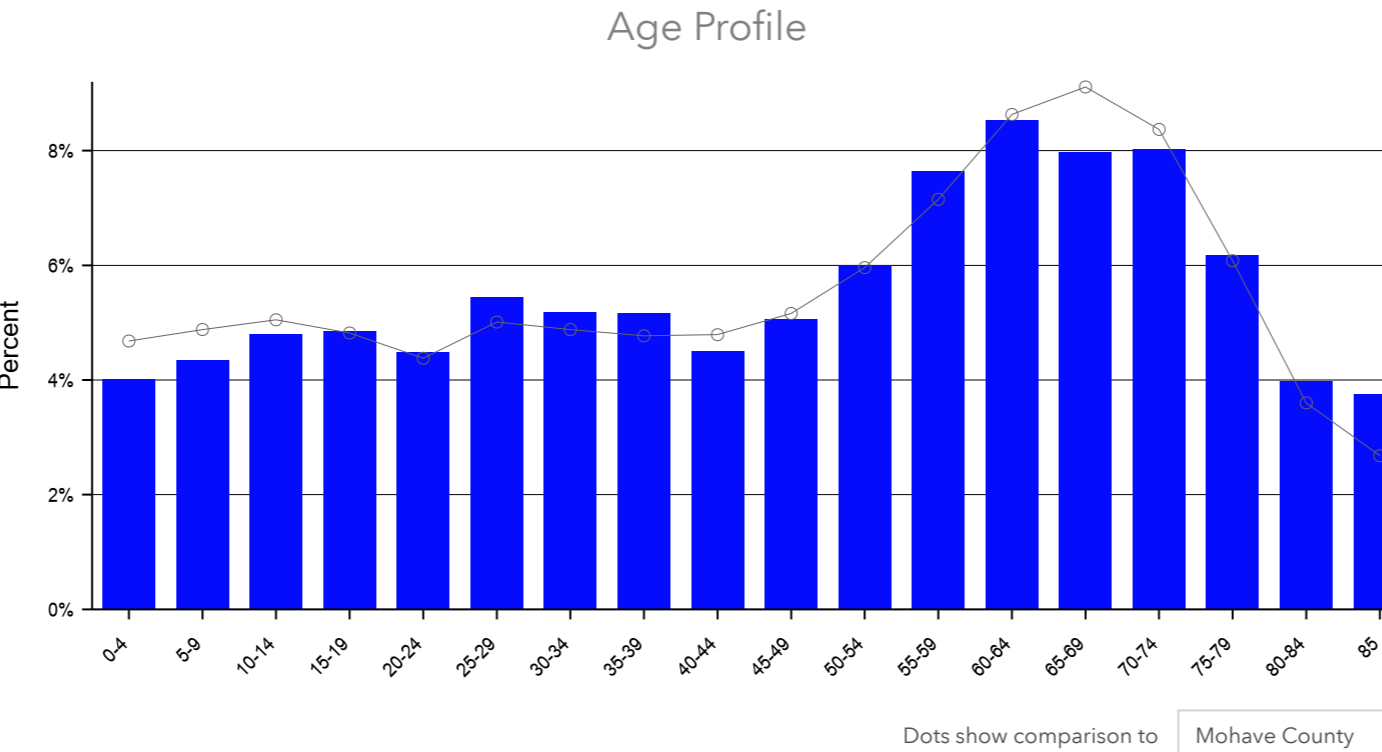
Education

17%
No HS Diploma

33%
HS Graduate

37%
Some College

13%
Degree or Higher

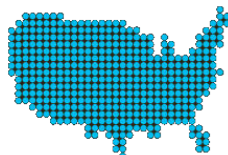


Tapestry Segments

- 6E Rural Resort Dwellers**
629 households
42.4% of Households
- 8F Old and Newcomers**
430 households
29.0% of Households
- 9E Retirement Communities**
250 households
16.8% of Households

Source: Esri. The vintage of the data is 2022.





TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

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	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	4,809	32.87%	11.26%	292
Cozy Country Living (L6)	2,996	20.48%	12.06%	170
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	461	3.15%	10.79%	29
Senior Styles (L9)	5,377	36.75%	5.80%	634
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	988	6.75%	6.01%	112
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts

\$301,378
Median Home Value

\$59,448
Median HH Income

5.1
Home Value to Income Ratio

54.7
Median Age

14,631
Households

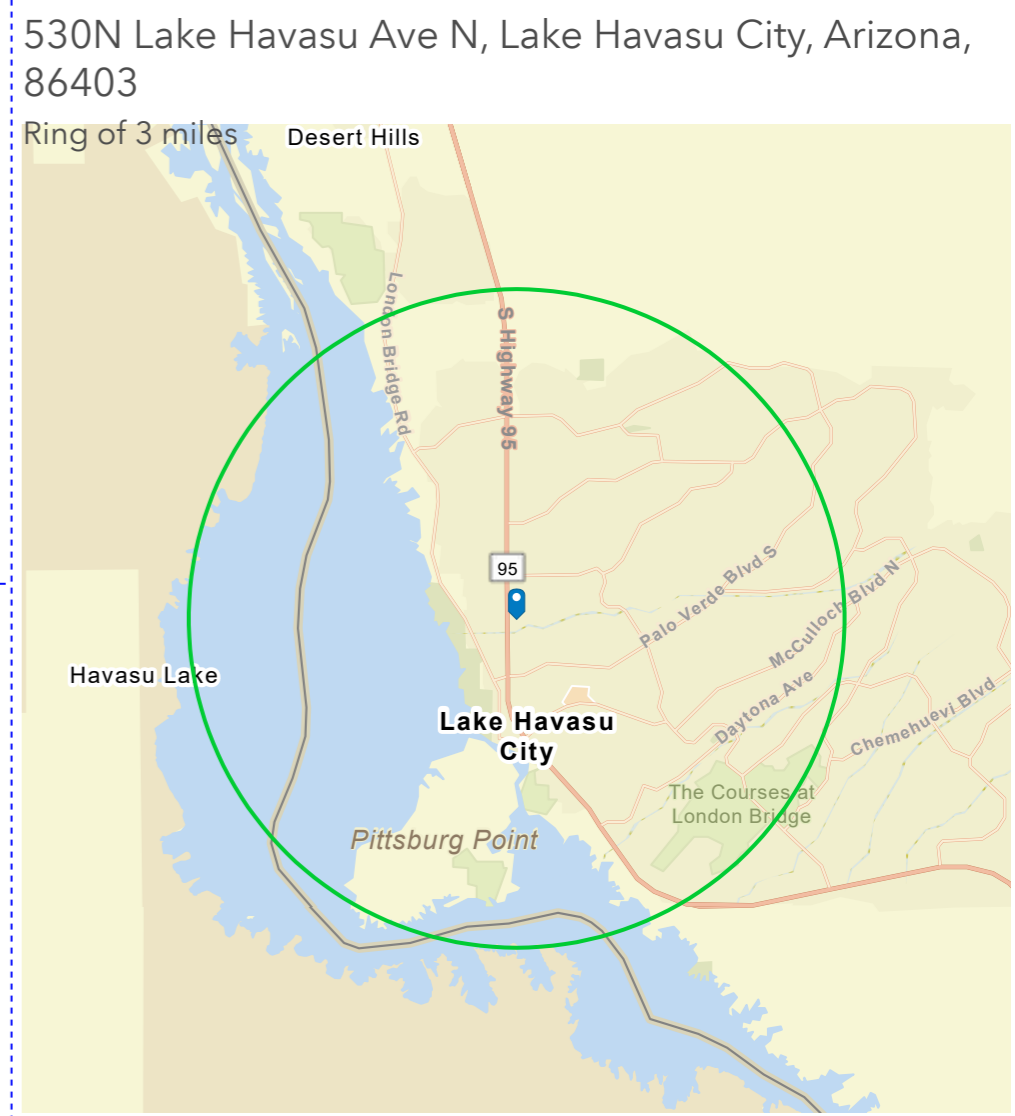
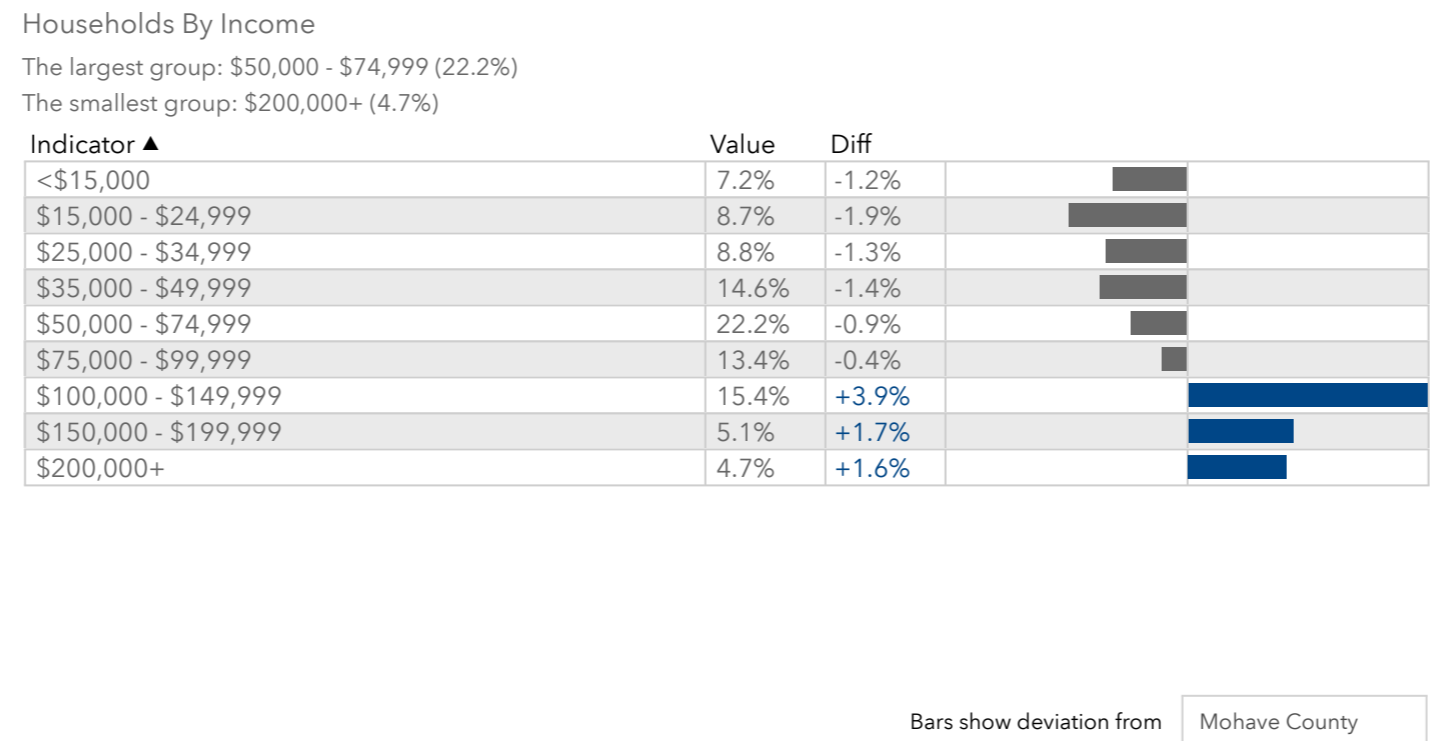
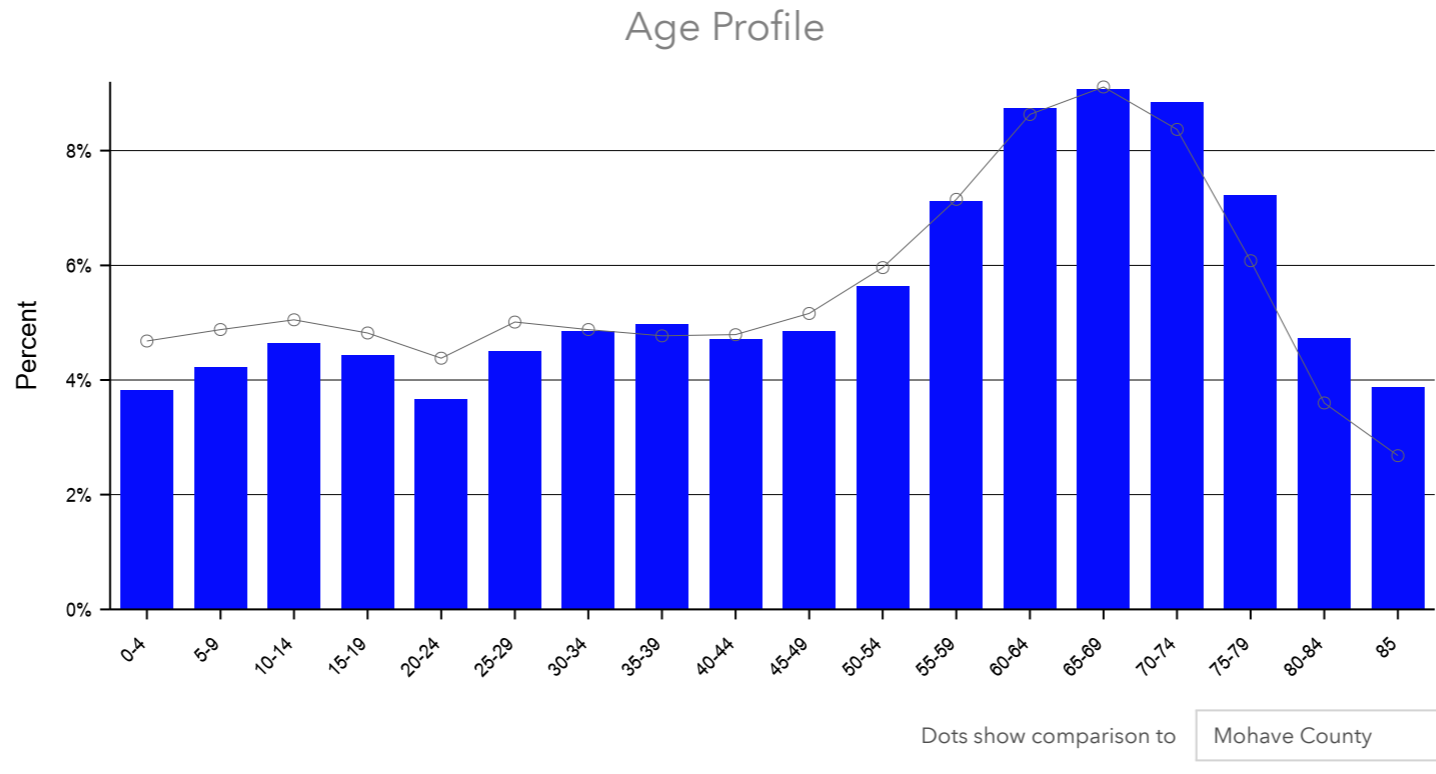
Education

11%
No HS Diploma

34%
HS Graduate

39%
Some College

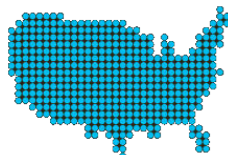
17%
Degree or Higher



Tapestry Segments

	Midlife Constants 4,809 households	32.9% of Households
	Rural Resort Dwellers 2,996 households	20.5% of Households
	Senior Escapes 2,104 households	14.4% of Households

Source: Esri. The vintage of the data is 2022.



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

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	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	8,226	31.24%	11.26%	277
Cozy Country Living (L6)	6,391	24.27%	12.06%	201
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	461	1.75%	10.79%	16
Senior Styles (L9)	10,016	38.04%	5.80%	656
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	1,234	4.69%	6.01%	78
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts

\$301,439
Median Home Value

\$60,121
Median HH Income

5.0
Home Value to Income Ratio

55.0
Median Age

26,329
Households

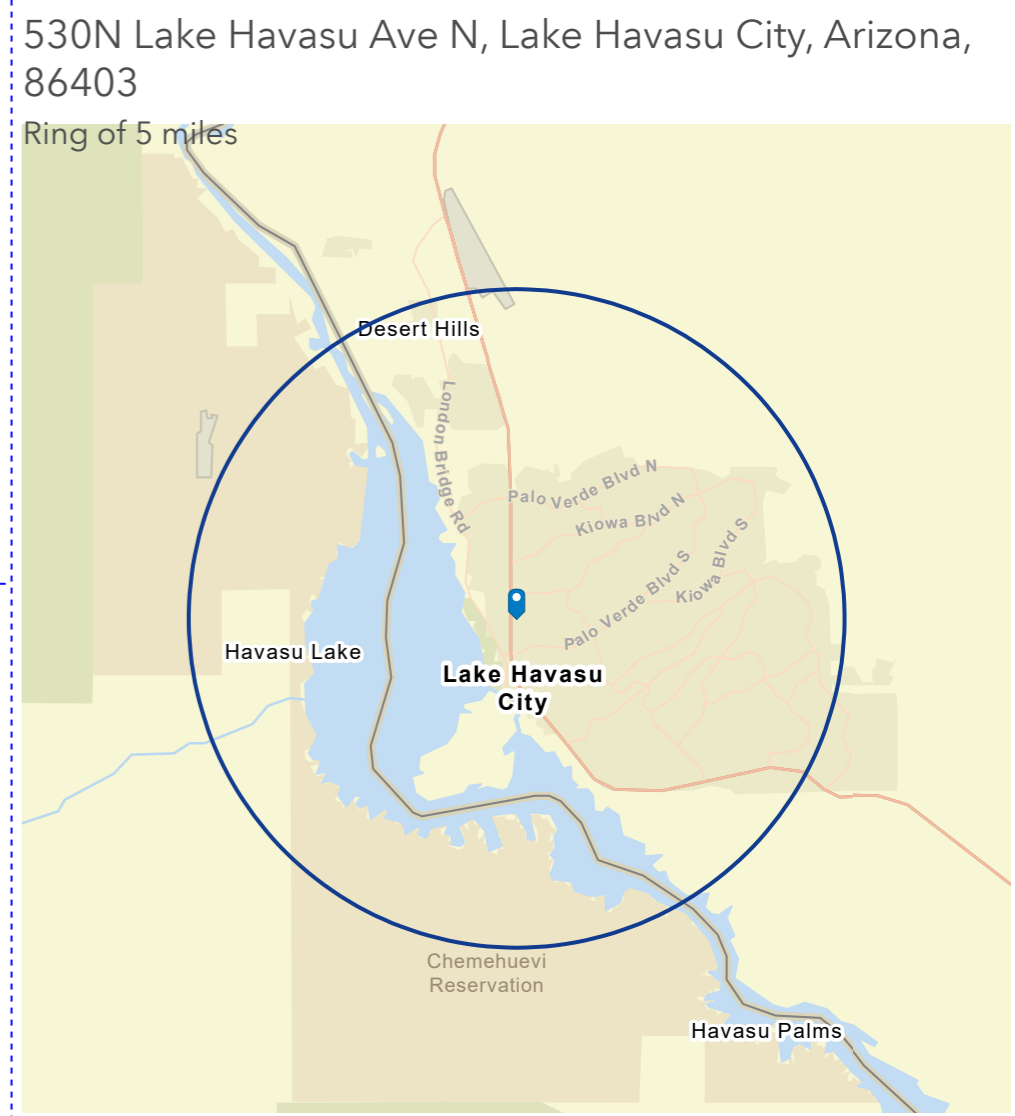
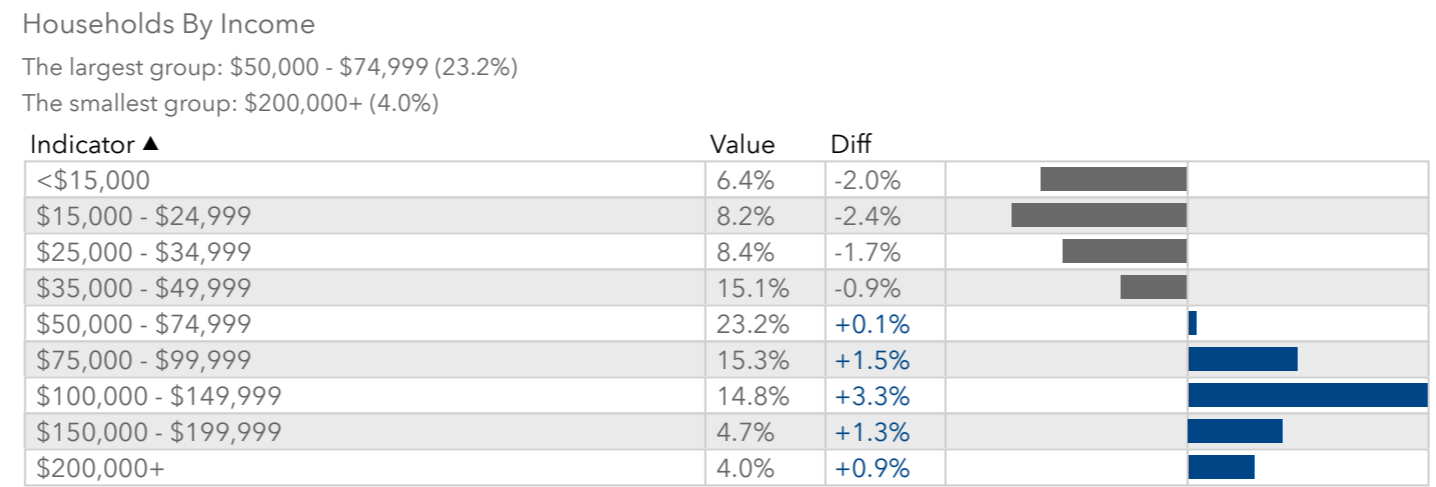
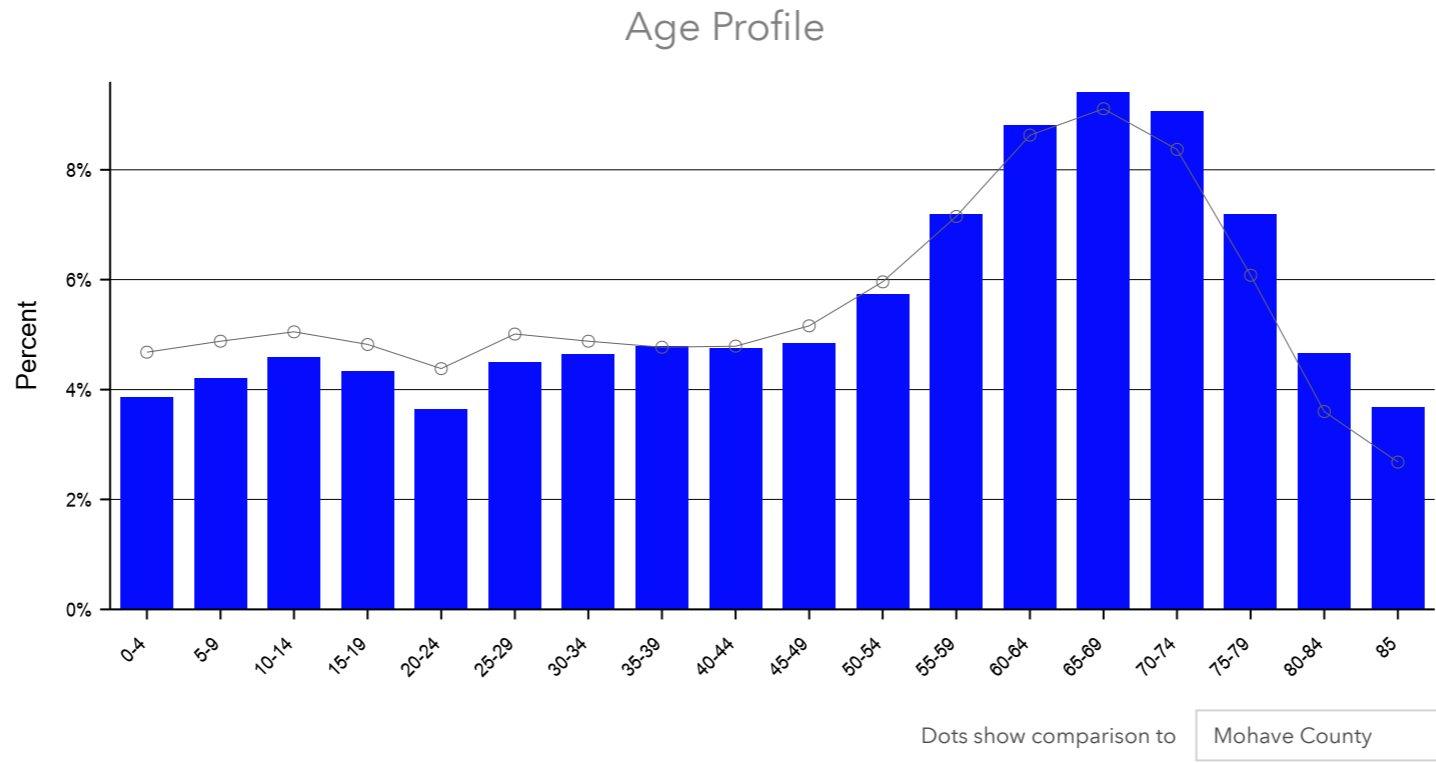
Education

10%
No HS Diploma

34%
HS Graduate

40%
Some College

16%
Degree or Higher



Tapestry Segments

5E	Midlife Constants 8,226 households	31.2% of Households	▼
6E	Rural Resort Dwellers 5,290 households	20.1% of Households	▼
9D	Senior Escapes 5,240 households	19.9% of Households	▼

Source: Esri. The vintage of the data is 2022.