



COMMERCIAL RETAIL ADVISORS, LLC

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Tucson, AZ 85711
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PAD AVAILABLE
LAKE HAVASU CITY, AZ

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
- MATTRESS FIRM
- maurices

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

- HARBOR FREIGHT
- ROSS DRESS FOR LESS
- TACO BELL
- Dollar Tree
- planet fitness
- Dutch Bros
- WELLS FARGO
- goodwill
- Albertsons

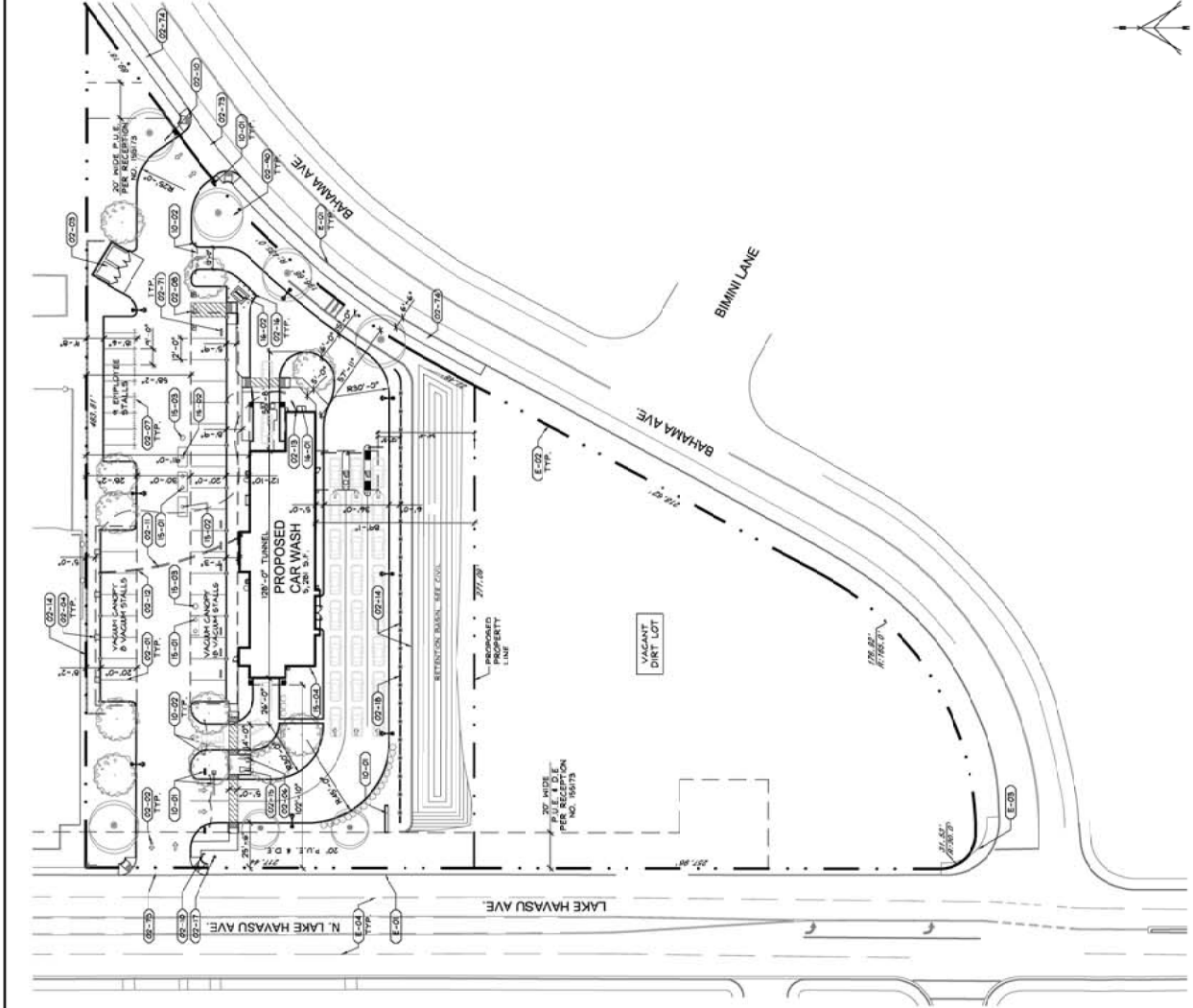
530 N. Lake Havasu Ave

Lake Havasu City, Arizona SITE PLAN

COMMERCIAL RETAIL ADVISORS, LLC



1. USES OF LAND BELONGING TO THE OWNER SHALL BE PROTECTED BY SPECIFICALLY APPROVED PARCELS TO THIS SITE PLAN SHALL BE NOTED.
2. THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
3. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE REMOVED UNLESS NECESSARY FOR THE HEALTH OF THE TREE. A PUBLIC SAFETY OR AS NOT OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
4. APPROVED TREES SHALL BE IN PLACE BEFORE COMMENCEMENT OF THE CONSTRUCTION OF THE PROJECT.
5. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT BY THE DEVELOPER, STATEMENT OF THE STATUS OF THE PROJECT AS APPROVED BY THE DEVELOPMENT DEPARTMENT.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND PLANTS TO REMAIN ON THE PROJECT.
7. LIGHTING HERE PROVIDED TO ILLUMINATE PARKING SPACES OR DISPLAY AREAS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARDS FOR LIGHT POLLUTION. LIGHT POLLUTION SHALL BE MINIMIZED TO THE EXTENT POSSIBLE BY THE USE OF LIGHT FIXTURES THAT DIRECT LIGHT DOWNWARD AND AWAY FROM THE ADJACENT DEVELOPMENT DEPARTMENT.
8. SIGNAGE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
9. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERFERENCE BY ROAD WORK. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TRAFFIC SIGNALS, TRAFFIC SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES.
10. ANY SURVEY INSTRUMENTS IN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RELOCATED BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ARIZONA.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES IN THE AREA OF CONSTRUCTION.
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KEYNOTES

- E-20: EXIST. CURB & GUTTER TO REMAIN. PROTECT FROM DAMAGE. REPAIR DAMAGED AND ACCESSORY.
- E-21: EXIST. STOP SIGN TO REMAIN.
- E-22: EXIST. STREET SIGNING TO REMAIN.
- G-20: AS PAVED. SEE CIVIL DRAWINGS.
- G-21: AS PAVED. SEE CIVIL DRAWINGS.
- G-22: AS PAVED. SEE CIVIL DRAWINGS.
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- G-99: AS PAVED. SEE CIVIL DRAWINGS.
- G-100: AS PAVED. SEE CIVIL DRAWINGS.

KEYNOTES

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OVERALL SITE PLAN

530 LAKE HAVASU AVE. N.
LAKE HAVASU CITY, ARIZONA

ISSUE DATE: 11-14-20
REV. DATE:
PROJECT NO.: 1000-2
DRAWN BY: [Signature]
SCALE: N.T.S.

A100

OVERALL SITE PLAN

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Suite 106
Fresno, California 93720
Office: 559.432.6744
Email: rcv@retailadvisors.com

Vermeltoft Architects, Inc.

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