

FOR SALE OR LEASE

COLORADO PLACE

*Professionally Managed Mixed-Use Property
with Prime Signage, Excellent Visibility, and
Ample Parking. Available for Sale or Lease.*

2580 AZ HIGHWAY 95 & 2585 MIRACLE MILE
BULLHEAD CITY, AZ 86442

KIDDER.COM

km Kidder
Mathews

COLORADO PLACE



Medical, office, and retail space available at Bullhead City's premier 100,000 SF property in the heart of the Central Business District.

Professional on-site property management with an owner's association

Prime signage, prominent frontage, and excellent visibility on Mohave Valley Highway

Centrally located between both hospitals and across from Fresenius Medical Care

Ideally positioned in the heart of the Golden Mile on Highway 95, supporting strong tenant traffic

Beautiful mountain views, ample parking, and easy Highway 95 access

First and second floor suites available

CENTERED *BETWEEN* *THE TRIANGLE* OF LAS VEGAS, PHOENIX & LOS ANGELES

Bullhead City's Miracle Mile is strategically centered within the triangle formed by Las Vegas, Phoenix, and Los Angeles, drawing over 5 million year-round tourists who come for river recreation, warm winters, and nearby gaming. This prime location offers businesses outstanding visibility, steady local traffic, and access to a thriving regional market, making it an ideal choice for retailers, medical providers, and office users seeking growth and exposure.

MIRACLE MILE

AVAILABLE
2,038 SF

AVAILABLE
2,000 SF

AVAILABLE
5,600-8,000 SF

AVAILABLE
2,000 SF

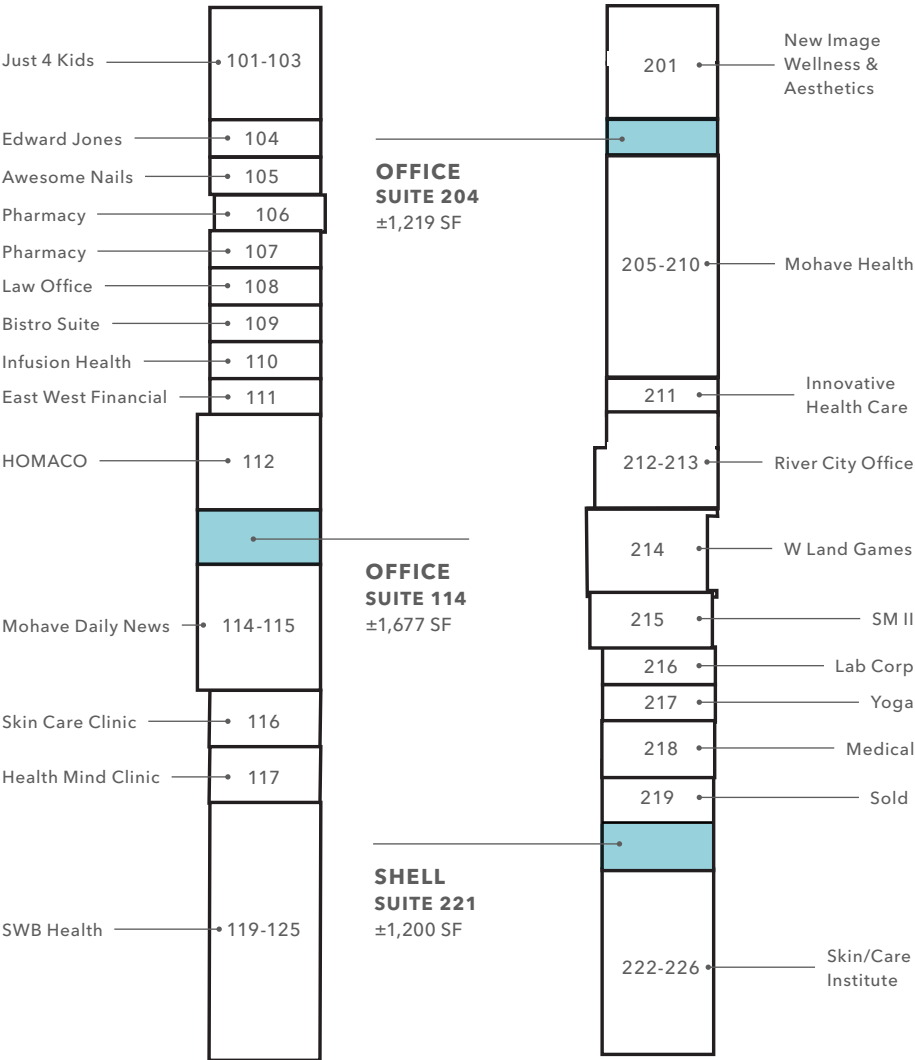
AVAILABLE
FLOOR 2
1,200 SF

AVAILABLE
FLOOR 1
1,677 SF

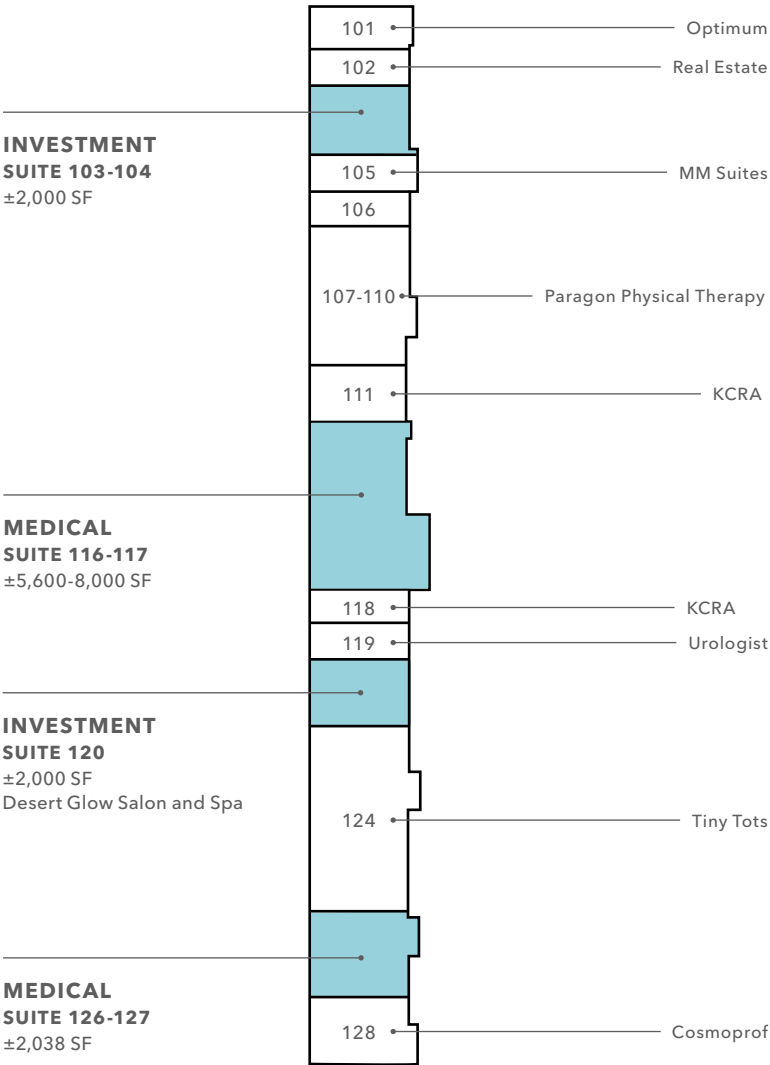
AVAILABLE
FLOOR 2
1,219 SF

AZ HIGHWAY 95

2580 AZ HIGHWAY 95



2585 MIRACLE MILE



2580 AZ HIGHWAY 95



114

SUITE

±1,677 SF

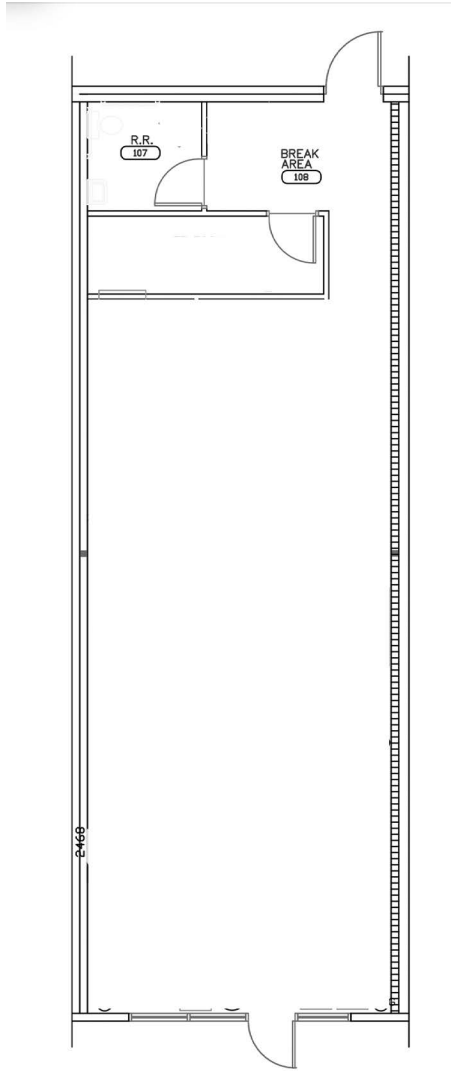
SUITE SIZE

CALL

FOR LEASE OR SALE

Office/medical suite offering a professional, fully built-out layout in a prime first-floor location, easy for patient or client access.

2580 AZ HIGHWAY 95



204

SUITE

+1,219 SF

SUITE SIZE

CALL

FOR LEASE PRICE

\$149,000

SALE PRICE (\$122/SF)

COLORADO PLACE

2580 AZ HIGHWAY 95



221

SUITE

$\pm 1,200$ SF

SUITE SIZE

CALL

FOR LEASE PRICE

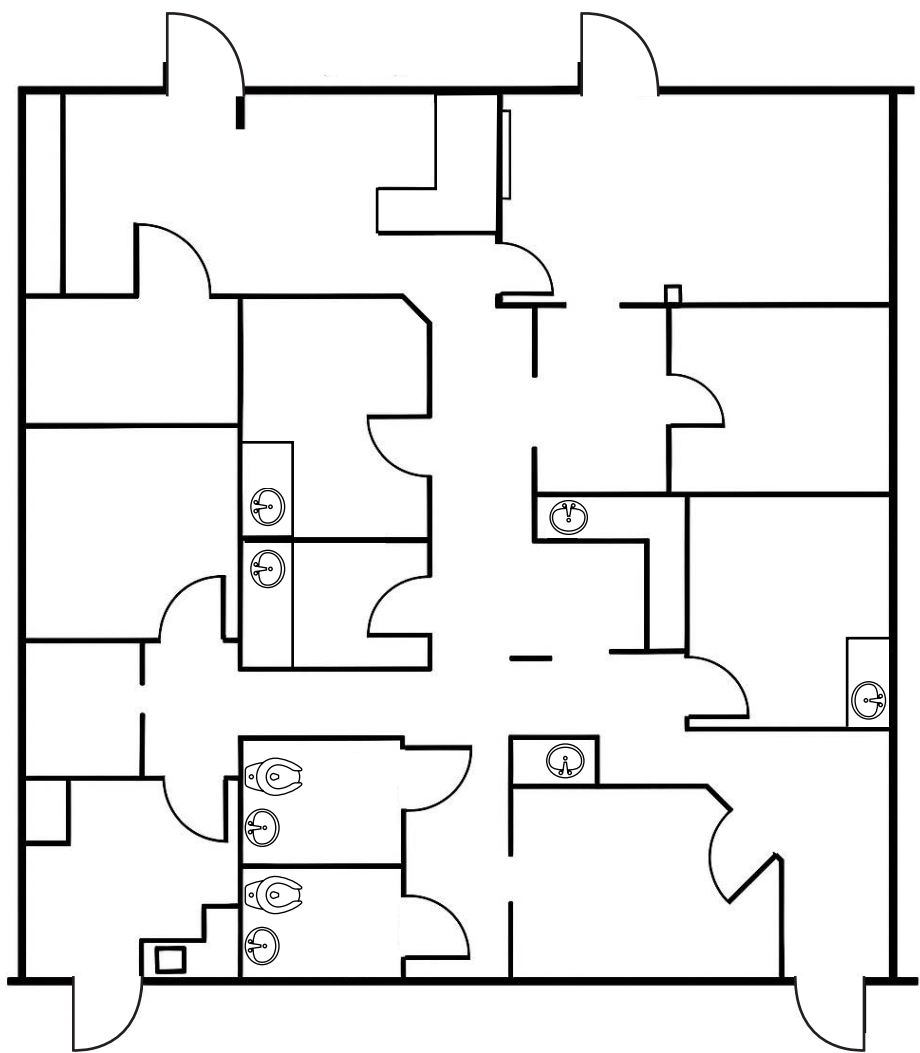
\$119/SF

SALE PRICE

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

2585 MIRACLE MILE



120

SUITE

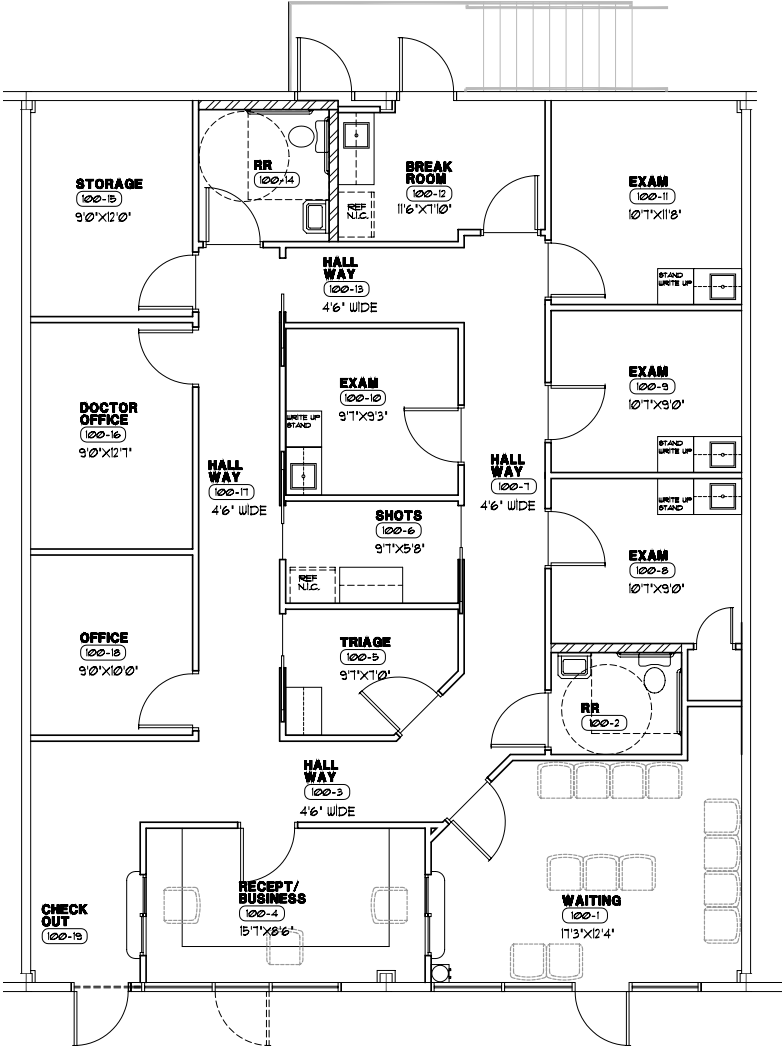
±2,000 SF

SUITE SIZE

\$375,000

SALE PRICE (\$187/SF)

2585 MIRACLE MILE



126 - 127

SUITE

±2,038 SF

SUITE SIZE

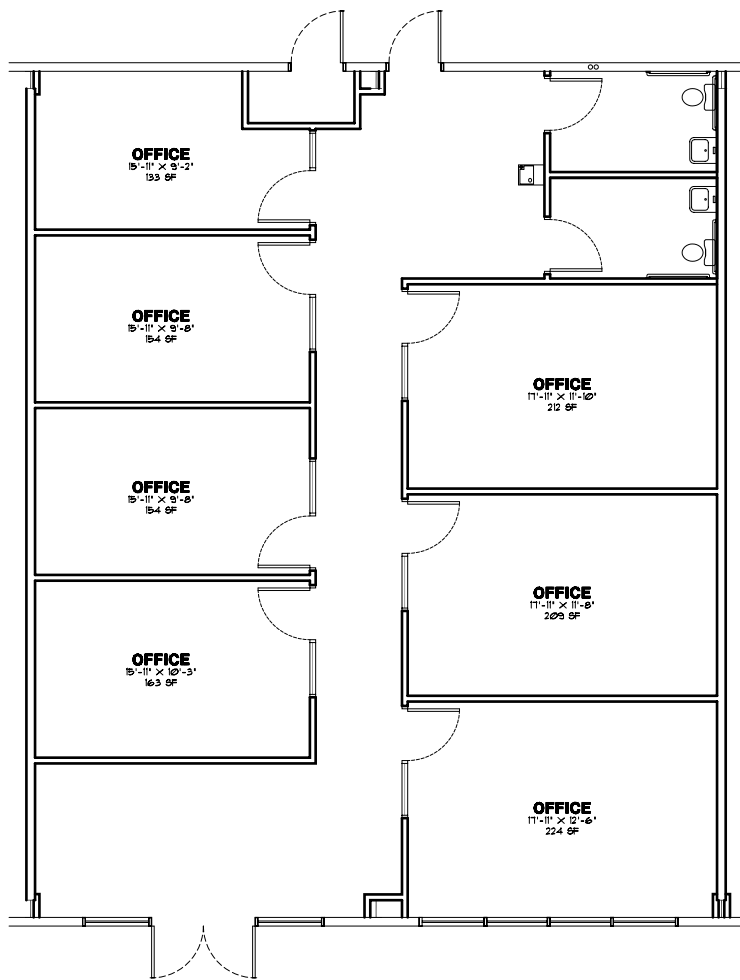
\$19.20/SF

PLUS ELECTRIC/JANITORIAL

\$381,106

SALE PRICE (\$187/SF)

2585 MIRACLE MILE



103 - 104

SUITE

±2,000 SF

SUITE SIZE

\$349,000

SALE PRICE (\$174/SF)

2585 MIRACLE MILE



116 - 117
SUITE

±5,600-8,000 SF
SUITE SIZE

CALL
FOR LEASE OR SALE PRICE

COLORADO PLACE

HANCOCK RD

MOHAVE HIGH SCHOOL

KEN FOVARGUE PARK

DESERT VALLEY ELEMENTARY

BULLHEAD CITY MUNICIPAL

MARINA BLVD

THE GOLDEN MILE

CITY CENTER DISTRICT

RIVERVIEW DR

BULLHEAD CITY ROTARY PARK

NEVADA
ARIZONA

Colorado River

CHAPARRAL GOLF & COUNTRY CLUB

COLORADO PLACE

sears	Sa Bai	JUST 4 KIDS DENTISTRY
Edward Jones	AKDHC	suddenlink

CITY SQUARE

Dutch Bros	HOBBY LOBBY	Ashley HOMESTORE
Smart & Final	McDonald's	Perkins

RIVERVIEW MALL

PAPA JOHN'S	ACE	JO-ANN	BIG LOTS!
MOHAVE STEAKHOUSE	Planet Fitness	CVS	Auto Zone
Chevron	Wendy's	Arby's	TACO BELL

SUBJECT PROPERTY

the HUMAN BEAN	SONIC	goodwill
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HAVASUPAI DR

Aaron's	boost	TITLEMAX
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MOHAVE DR

Walmart	PANDA EXPRESS	BR
at&t	GameStop	Wendys

ARCADIA BLVD

ARIZONA 95



REGIONAL GROWTH CORRIDOR

Strategic midpoint among key metro markets

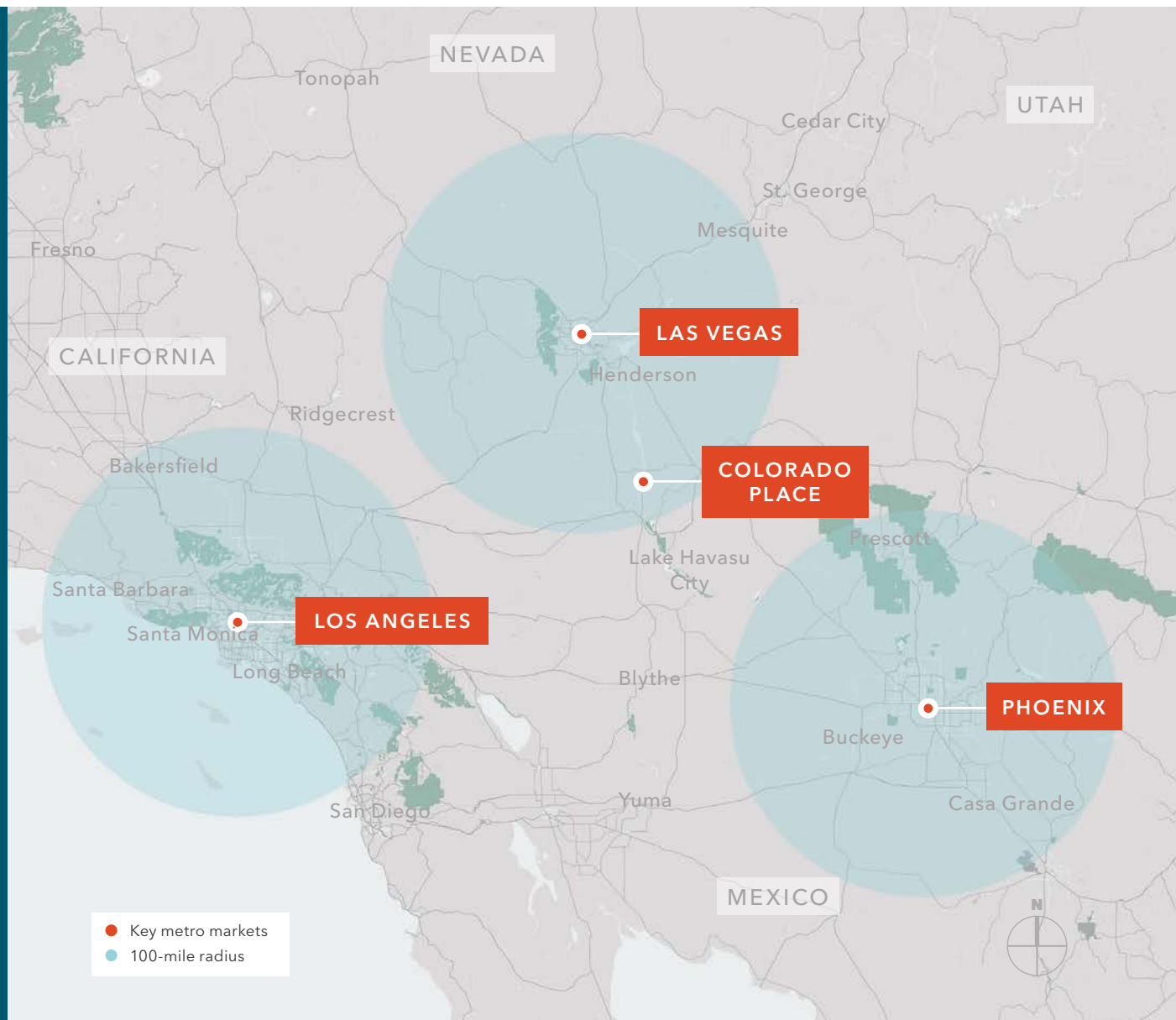
Tourism hub attracting 5M+ visitors annually for outdoor recreation, mild winters, and nearby entertainment.

Growing demand from residents and tourists supports stable year-round foot traffic.

1.5 HR
DRIVE TO LAS VEGAS

3.5 HR
DRIVE TO PHOENIX

4.5 HR
TO LOS ANGELES

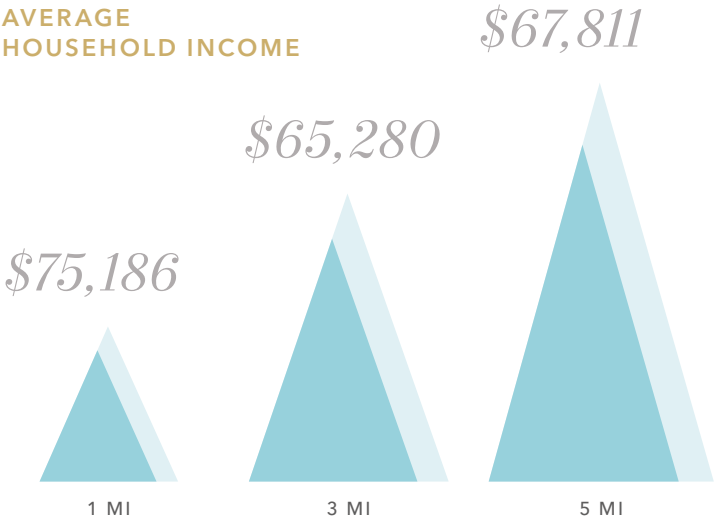


DEMOGRAPHICS

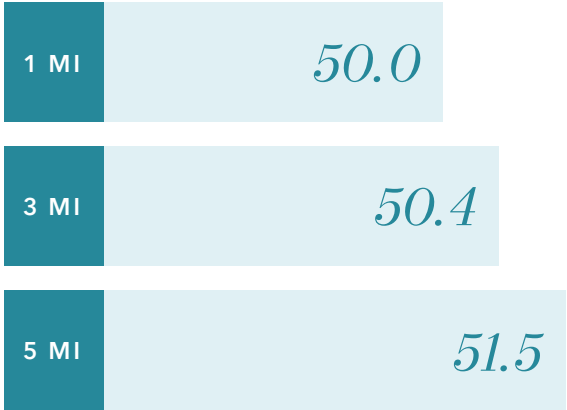
POPULATION



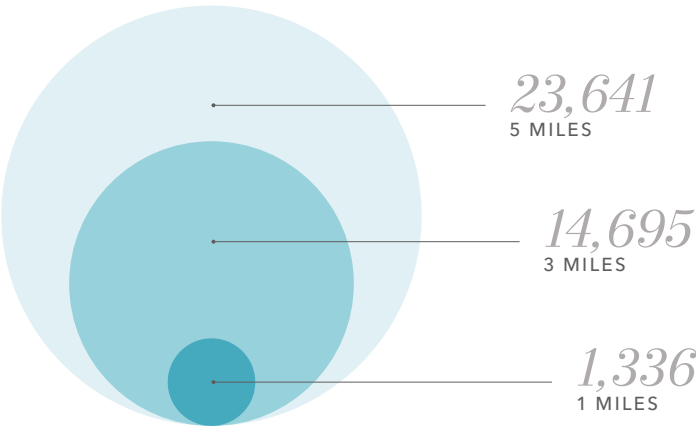
AVERAGE HOUSEHOLD INCOME



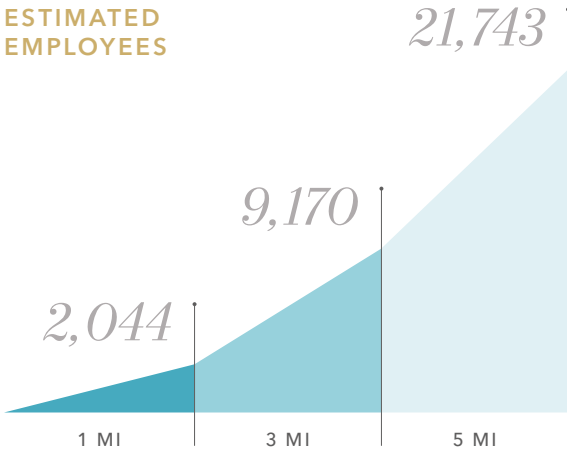
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA

COLORADO PLACE

Exclusively leased by

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