

Kingman Gateway Center

\$15,500,000 Retail Investment Offering



NEC of Stockton Hill Road & Interstate 40 , Kingman, Arizona

PROPERTY/BUILDING DATA AND FEATURES:

- 105,794 rentable square feet for sale
- Adjacent to an Albertsons and a new Super WalMart
- Remodeled in 2005; former WalMart store
- Major tenants include:
Staples, Big Lots, Big 5 Sporting Goods, Dunlaps, Petco,
and Compass Bank
- Parking ±661 spaces
- Kingman Arizona is on a record setting pace for new home permits.
- Kingman Arizona is situated in Mohave County along I-40, ±177 miles north of Greater Phoenix and ±107 miles south of Las Vegas

Demographic Highlights:

	Trade Area	1 mile	5 miles	10 miles
Population	60,383	5,132	43,761	50,951
Avg. HH Income	\$42,673	\$42,673	\$42,000	\$42,235

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