



PREMIER PAD OPPORTUNITY IN KINGMAN ARIZONA

N/NWC STOCKTON HILL ROAD AND KINO AVE
KINGMAN, ARIZONA 86409

FINAL PAD AVAILABLE: 0.62 AC FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT



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AspenDental
Coming Soon!

PROJECT HIGHLIGHTS:

- Opportunity for Premier Frontage Along Stockton Hill Road - Kingman's Dominant Commercial Artery
- Strategically Positioned in the Heart of Kingman's Retail, School, and Medical Epicenter
- Dense Retail Corridor with Neighboring Tenants Including, Safeway, Starbucks, Sonic, Valvoline, The Home Depot, Verizon, True Value, Chase Bank, and more
- Excellent Access and Signage Available with Drive-Thru Capabilities (C-3 Zoning)
- Shared parking with adjacent pad/retailer.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population	5,109	34,997	49,089
Daytime Population	7,581	36,470	49,384
Average HH Income	\$62,942	\$55,681	\$57,417

TRAFFIC COUNTS:

Stockton Hill Rd: 23,783VPD | I-40: 40,208 VPD (ADOT 2019)

Developed by:



FOR INFORMATION CONTACT:

Jesse Rozio
Investment/Leasing Specialist
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Greg Saltz - President
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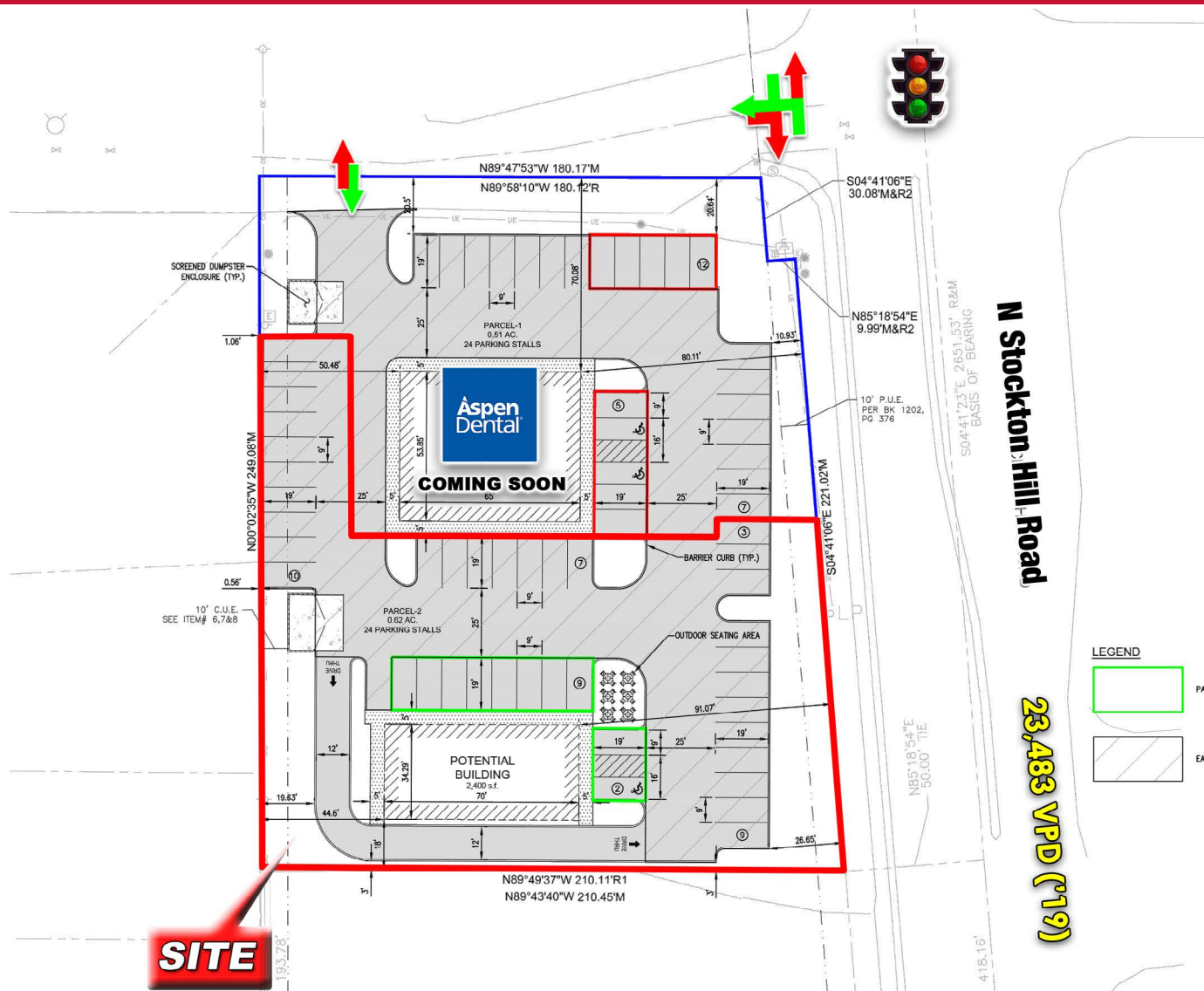
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SITE DATA

Zoning: C-3 (Service Business)
Site Area: 49,623 S.F. (1.13 Acres)
Proposed Building #1: 3,500 S.F.
Potential Building #2: 2,400 S.F.
Buildings Front Stockton Hill Road

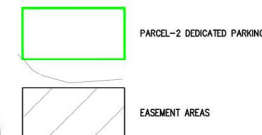
Parking:

Building #1 (Dental): 6.67 / 1,000 S.F.
Building #2 (Restaurant): 1 / 5 Seats + 1 / 2 Employees
40± Parking Spaces Required
64 Parking Spaces Provided (61 Standard & 3 Accessible)

Setbacks:

Front: 15'
Side: 0'
Rear: 0' or 10' From Residential

LEGEND



SURFACE LEGEND



SITE

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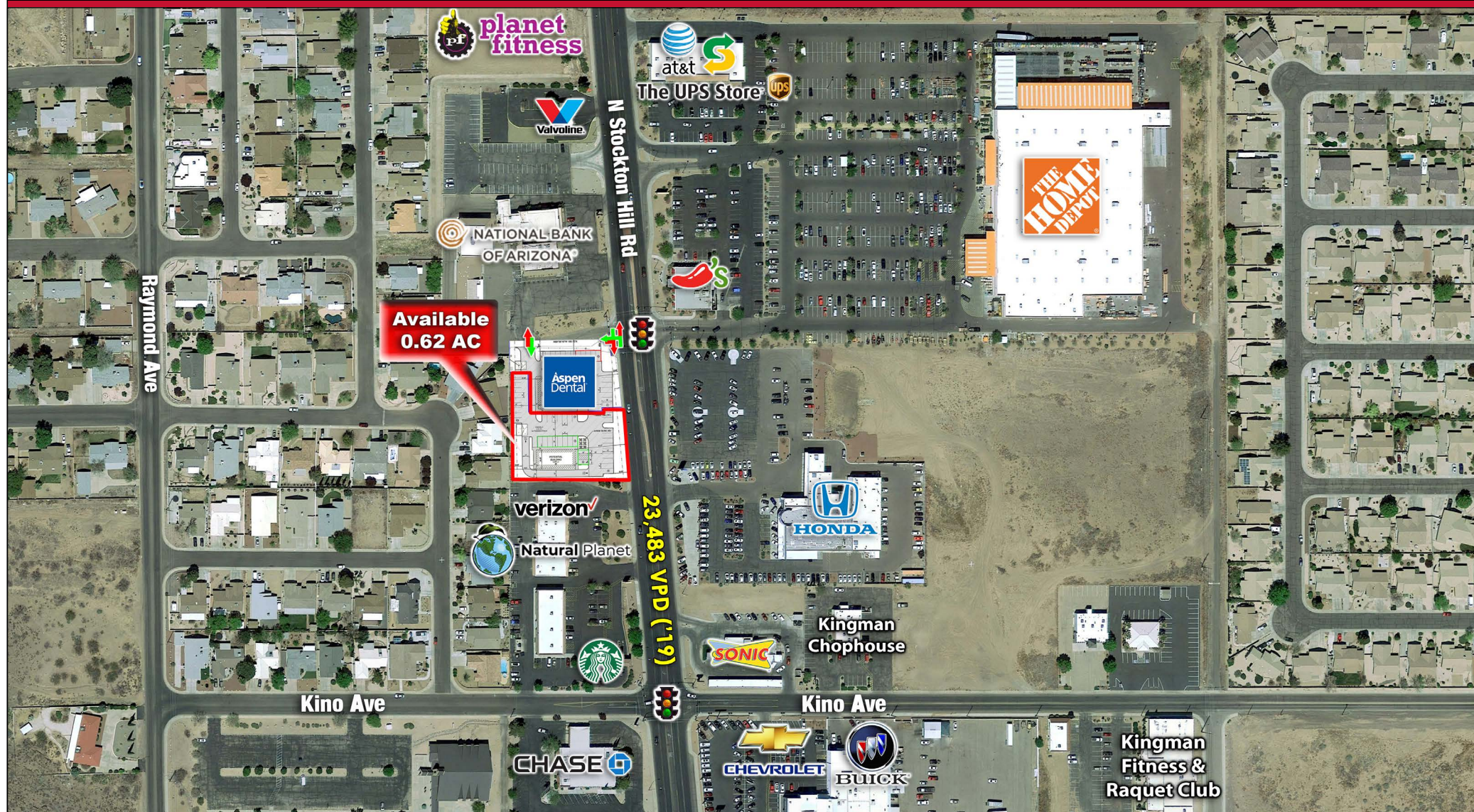


4040 E Camelback Rd
Suite #160
Phoenix, AZ 85018
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DEMOGRAPHIC REPORT

Latitude: 35.23364
Longitude: -114.03766

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	3,454	27,160	35,400
2010 Total Population	4,538	32,553	44,560
2020 Total Population	5,109	34,977	49,089
2025 Total Population	5,332	36,883	52,060
2019-2024 Annual Rate	0.86%	1.07%	1.18%
2020 Total Daytime Population	7,581	36,470	49,384
Workers	4,331	13,618	17,340
Residents	3,250	22,852	32,044
HOUSEHOLD SUMMARY			
2000 Households	1,390	10,621	13,968
2010 Households	1,898	13,181	17,915
2020 Households	2,154	14,264	19,853
2025 Households	2,251	15,064	21,078
2020 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	57.6%	56.1%	58.0%
Renter Occupied Housing Units	32.4%	32.3%	29.6%
2020 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$62,942	\$55,681	\$57,417
Average Home Value	\$214,078	\$157,888	\$170,723
2020 POPULATION BY RACE/ETHNICITY			
Total	5,110	34,977	49,088
White Alone	87.3%	86.1%	86.3%
Black Alone	1.6%	1.3%	1.2%
American Indian Alone	2.1%	2.0%	1.9%
Asian Alone	2.4%	1.5%	1.5%
Pacific Islander Alone	0.1%	0.4%	0.3%
Some Other Race Alone	3.5%	5.1%	5.1%
Two or More Races	3.1%	3.7%	3.7%
Hispanic Origin	12.6%	14.6%	14.7%
Diversity Index	40.4	44.3	44.1
2020 POPULATION BY AGE			
Total	5,111	34,977	49,089
0 - 4	5.5%	5.8%	5.6%
5 - 9	5.5%	5.8%	5.7%
10 - 14	5.2%	5.8%	5.8%
15 - 24	9.5%	10.8%	10.9%
25 - 34	12.1%	12.2%	12.0%
35 - 44	9.4%	10.3%	10.3%
45 - 54	10.4%	11.3%	11.6%
55 - 64	14.8%	14.5%	14.7%
65 - 74	15.4%	13.1%	13.2%
75 - 84	8.8%	7.6%	7.6%
85 +	3.3%	2.8%	2.6%
18 +	81.1%	79.5%	79.6%
2020 Median Age	47.8	44.4	44.7
2020 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	3,800	25,140	35,342
Some College, No Degree	30.4%	30.6%	30.7%
Associate Degree	8.5%	8.9%	8.9%
Bachelor's Degree	12.7%	8.9%	9.5%
Graduate/Professional Degree	9.7%	5.5%	5.6%

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. GPS Commercial, LLC.