



54 LAKE HAVASU AVE | LAKE HAVASU CITY, AZ 86403

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INVESTMENT OVERVIEW

- Unbranded gas station next to the London Bridge
- New tanks and lines are currently being installed
- New dispensers in 2023
- Roof replaced two years ago
- New AC Unit installed one year ago
- New digital sign
- All concrete parcel
- Contact listing agent for volumes





SAFeway



AutoZone



MOVIES HAVASU

**QUEENS BAY RESORT
CONDOMINIUMS**



MCCULLOCH BLVD



DOLLAR TREE



**ROSS
DRESS FOR LESS**



**SUBJECT
PROPERTY**



LAKE HAVASU AVE ± 15,000 VPD

MESQUITE AVE ± 12,000 VPD

HIGHWAY 95 ± 22,000 VPD



CVS pharmacy

tropical CAFE

TERRIBLE'S



HAVASU REGIONAL MEDICAL CENTER
171 BEDS



Goodwill



MCCULLOCH BLVD



SUBJECT PROPERTY



MESQUITE AVE

LAKE HAVASU AVE ± 15,000 VPD



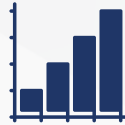
± 12,000 VPD

HIGHWAY 95 ± 22,000 VPD

FINANCIAL SUMMARY



\$4,600,000
LIST PRICE



\$582,058
EBITDA/NOI



±1,320 SF
GLA (SF)



±29,185 SF
LOT AREA (SF)



FINANCING INQUIRIES

For financing options reach out to:

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SUBJECT PROPERTY

LAKE HAVASU, AZ

Lake Havasu, nestled in the picturesque landscape of Arizona, is a stunning reservoir renowned for its crystalline waters and breathtaking desert scenery. Formed by the Parker Dam along the Colorado River, this shimmering oasis serves as a hub for outdoor enthusiasts and leisure seekers alike. Boasting an extensive shoreline adorned with golden sands and rugged cliffs, Lake Havasu offers a plethora of recreational activities, including boating, fishing, and water sports. However, perhaps its most famous feature is the London Bridge, which was relocated here from England in the 1960s, adding a unique charm to the area. With its inviting waters and striking vistas, Lake Havasu stands as a testament to the natural beauty and allure of the American Southwest.

DEMOGRAPHICS

POPULATION	1-MILE	5-MILE	10-MILE
2028 Projection	3,260	33,161	60,638
2023 Estimate	3,260	33,161	60,638
Growth 2023-2028	7.21%	7.56%	7.46%
HOUSEHOLDS	1-MILE	5-MILE	10-MILE
2028 Projection	1,418	14,939	27,136
2023 Estimate	1,367	14,341	26,074
Growth 2023-2028	3.73 %	4.17 %	4.07 %
INCOME	1-MILE	5-MILE	10-MILE
Average HH Income	\$80,483	\$75,659	\$74,521

DISTANCE MAP



LAS VEGAS, NV

±153 MILES

SUBJECT PROPERTY

±195 MILES

±194 MILES



PALM SPRINGS, CA



PHOENIX, AZ





LAKE HAVASU CITY TOURISM

London Bridge: Robert P. McCulloch, an industrialist and founder of Lake Havasu City, purchased the original London Bridge from the City of London in 1968 for \$2.4 million. The bridge was dismantled and shipped by boat from England to the United States and rebuilt on a peninsula on Lake Havasu, which cost \$7 million. McCulloch hoped to lure tourists and retirement home buyers to the city by the addition of the iconic bridge. Since then, the bridge has increased the interest of tourists as many have come to Lake Havasu City to visit the bridge and have some fun on Lake Havasu.

Lake Havasu: Lake Havasu City is the perfect beach-bum getaway! The Bridgewater Channel is a major social scene on the lake where locals and visitors enjoy the Arizona sunshine while cruising on the channel by boat, personal watercraft, or paddleboarding. The channel has several restaurants along the side of it giving everyone access to scrumptious food. Head north of the lake to Topock Gorge which is known as a “miniature Grand Canyon”. Head south of the lake to Copper Canyon, a favorite party spot with popular areas including Steamboat Cove, Skiers Island, and Bill Williams River National Wildlife Refuge.

Beaches: Lake Havasu offers lots of beaches including Lake Havasu State Park, London Bridge Beach, Body Beach, Windsor Beach, and Rotary Community Park. All beaches have a picturesque view of the lake. Rotary Community Park offers additional amenities such as picnic areas, barbecues, playgrounds, beach volleyball courts, ball fields, bocce ball courts, exercise stations, and a skate park for a family-friendly and fun-filled day.

ATTRACTIONS

- **Water Sports:** Abundant opportunities for boating, jet skiing, wakeboarding, and tubing on the expansive reservoir.
- **Fishing:** Popular destination for anglers seeking a diverse range of fish species, including bass, catfish, and sunfish.
- **Beaches:** Numerous sandy beaches along the shoreline, perfect for sunbathing, picnicking, and swimming.
- **Havasu Island:** Scenic island featuring hiking trails, wildlife viewing, and camping opportunities amidst the stunning desert landscape.
- **Bridgewater Channel:** Vibrant waterfront area lined with shops, restaurants, and entertainment venues, ideal for leisurely strolls and dining with a view.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **54 Lake Havasu Ave, Lake Havasu City, AZ 86403** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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INTERACTIVE OFFERING MEMORANDUM

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