



# Stes 108-111 Adobe Plaza Bullhead City, AZ

2440 Adobe Rd, Bullhead City AZ 86442

- »» 7338 SF Office Full Buildout
- »» Adobe Plaza just off Bullhead Parkway
- »» Well-Maintained Building and Grounds
- »» 32,000 VPD Nearby
- »» \$18/PSF/Annual - Net

**Candice A Donofrio**  
CCSS

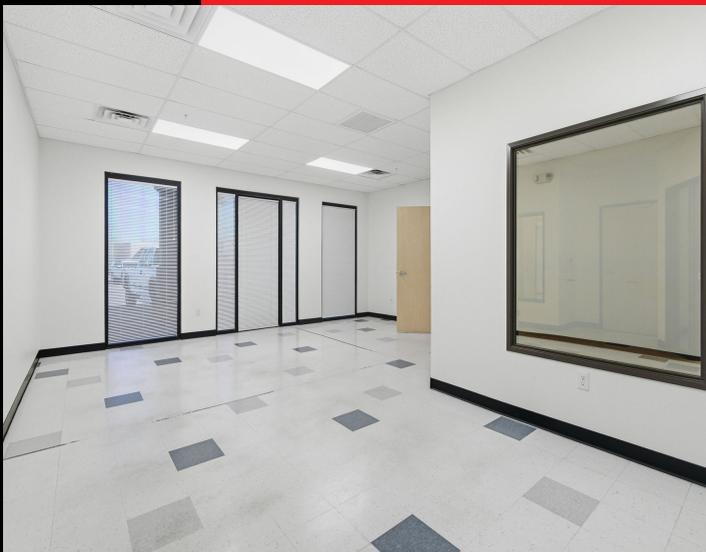
AZ BR528507000  
Owner/Designated Broker



📞 928-201-4242

✉️ Candice@CREBHC.com

# Adobe Plaza, Bullhead City AZ



Full office custom buildout originally done for government office, 6 offices, employee and family lounges, family and private restrooms, visitation and storage rooms. High security facility. Center built in 2008; built out in 2018.

Possible uses: school, fitness, church, daycare, meeting hall, office, retail, salon and many more possibilities. Space is beautiful and modern.

A ready-to-improve 3350 SF space is also available in same center; ask for details.

Asking rent \$1.50 PSF monthly with \$700 monthly CAM. Lessor pays water trash sewer, real estate taxes and fire insurance.

Bullhead Parkway location surrounded by upscale homes and services, centrally located minutes from downtown Bullhead City shopping, services, medical, schools Laughlin, NV resorts, and the Colorado River.

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# Executive Summary

Adobe Plaza

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	2,133	12,356	38,581
2020 Population	2,673	13,297	40,761
2025 Population	3,051	14,217	42,744
2030 Population	3,239	14,962	44,614
2010-2020 Annual Rate	2.28%	0.74%	0.55%
2020-2025 Annual Rate	2.55%	1.28%	0.91%
2025-2030 Annual Rate	1.20%	1.03%	0.86%

Age	1 mile	3 miles	5 miles
2025 Median Age	67.7	61.1	54.8
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	79.0%	76.6%	71.0%
Black Alone	2.0%	1.6%	1.5%
American Indian Alone	1.4%	1.5%	1.7%
Asian Alone	2.7%	2.3%	1.7%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	4.2%	6.0%	11.1%
Two or More Races	10.5%	11.8%	12.8%
Hispanic Origin	13.1%	18.8%	26.1%
Diversity Index	50.7	57.9	67.3

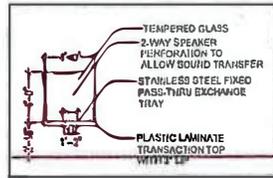
Households	1 mile	3 miles	5 miles
2010 Total Households	1,051	5,381	16,062
2020 Total Households	1,362	6,222	17,872
2025 Total Households	1,593	6,787	19,302
2030 Total Households	1,722	7,264	20,488
2010-2020 Annual Rate	2.63%	1.46%	1.07%
2020-2025 Annual Rate	3.03%	1.67%	1.48%
2025-2030 Annual Rate	1.57%	1.37%	1.20%
2025 Average Household Size	1.92	2.08	2.20
Wealth Index	76	78	60

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

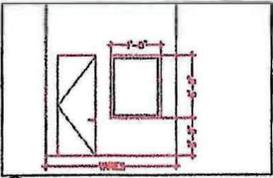
<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	43.0%	35.2%	31.6%
<b>Median Household Income</b>			
2025 Median Household Income	\$52,812	\$54,580	\$49,466
2030 Median Household Income	\$58,296	\$61,573	\$54,809
2025-2030 Annual Rate	2.00%	2.44%	2.07%
<b>Average Household Income</b>			
2025 Average Household Income	\$72,831	\$80,649	\$67,684
2030 Average Household Income	\$80,033	\$90,535	\$76,129
<b>Per Capita Income</b>			
2025 Per Capita Income	\$38,606	\$38,629	\$30,546
2030 Per Capita Income	\$43,182	\$44,107	\$34,937
2025-2030 Annual Rate	2.27%	2.69%	2.72%
<b>Income Equality</b>			
2025 Gini Index	45.1	48.7	49.1
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	56.1	49.4	41.7
<b>Housing Unit Summary</b>			
Housing Affordability Index	58	71	78
2010 Total Housing Units	1,348	7,112	21,674
2010 Owner Occupied Hus (%)	73.2%	68.2%	63.3%
2010 Renter Occupied Hus (%)	26.9%	31.8%	36.7%
2010 Vacant Housing Units (%)	22.0%	24.3%	25.9%
2020 Housing Units	1,679	7,927	22,812
2020 Owner Occupied HUs (%)	76.5%	69.0%	64.7%
2020 Renter Occupied HUs (%)	23.5%	31.0%	35.3%
Vacant Housing Units	18.9%	20.7%	21.5%
2025 Housing Units	1,926	8,528	24,214
Owner Occupied Housing Units	79.8%	73.5%	69.3%
Renter Occupied Housing Units	20.1%	26.5%	30.6%
Vacant Housing Units	17.3%	20.4%	20.3%
2030 Total Housing Units	2,075	9,041	25,570
2030 Owner Occupied Housing Units	1,423	5,474	14,856
2030 Renter Occupied Housing Units	299	1,790	5,632
2030 Vacant Housing Units	353	1,777	5,082

# SUITES 108-111

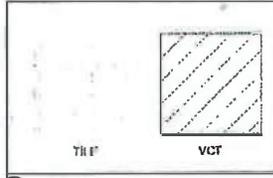
2440 ADOBE ROAD, BULL HEAD CITY  
7,338 sq Feet



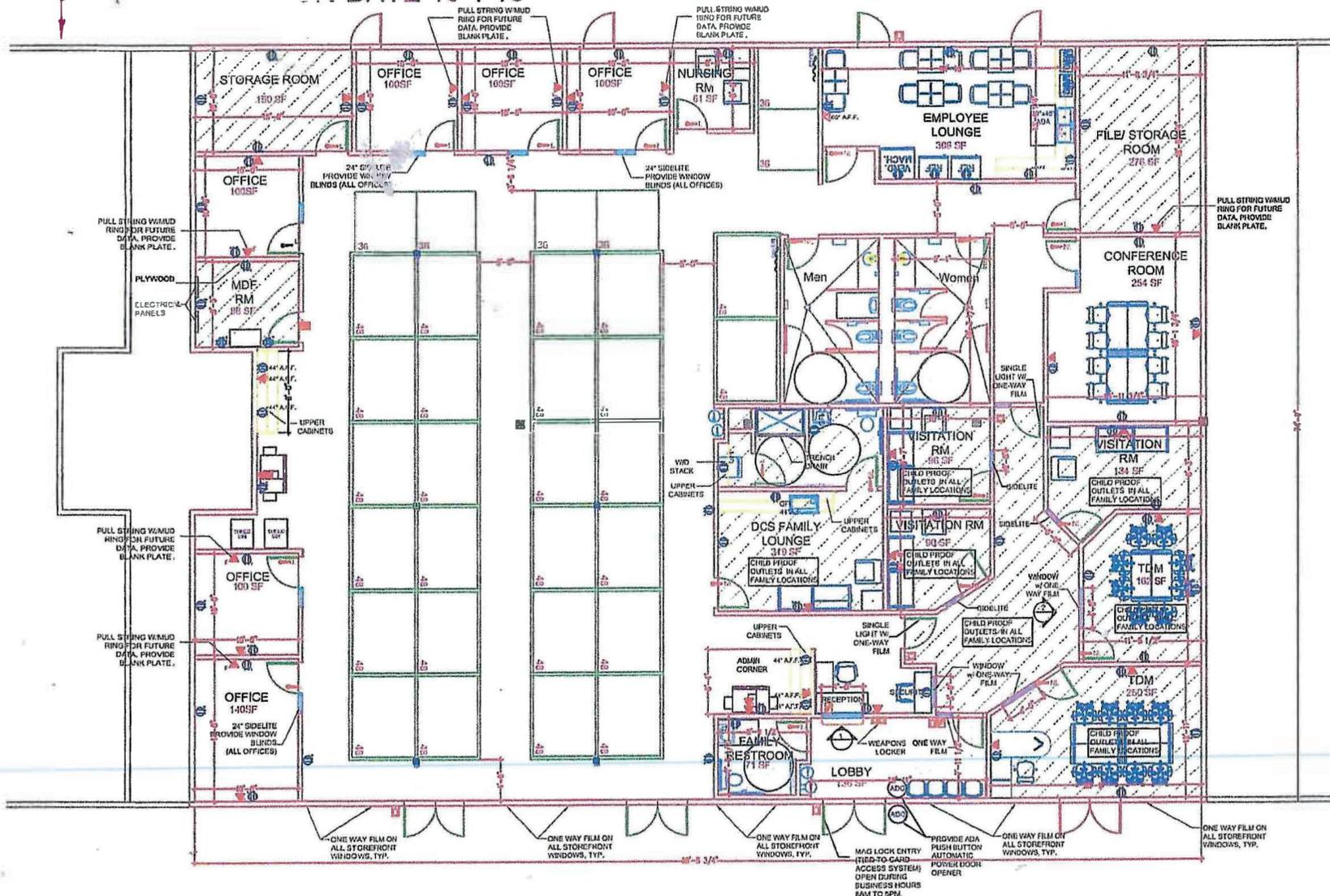
1 RECEPTION WINDOW ELEV. (SIM.)



2 TDM ROOM ELEV.



3 FLOORING TYPES



ONE WAY FILM ON ALL STOREFRONT WINDOWS, TYP.  
MAG LOCK ENTRY (TIED-TO-CARD ACCESS SYSTEM) OPEN DURING BUSINESS HOURS 8AM TO 6PM.  
PROVIDE ADA PUSH BUTTON AUTOMATIC FINGER TOUCH OPERATOR  
ONE WAY FILM ON ALL STOREFRONT WINDOWS, TYP.



# Traffic Count Profile

Adobe Plaza  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.07414  
Longitude: -114.55476

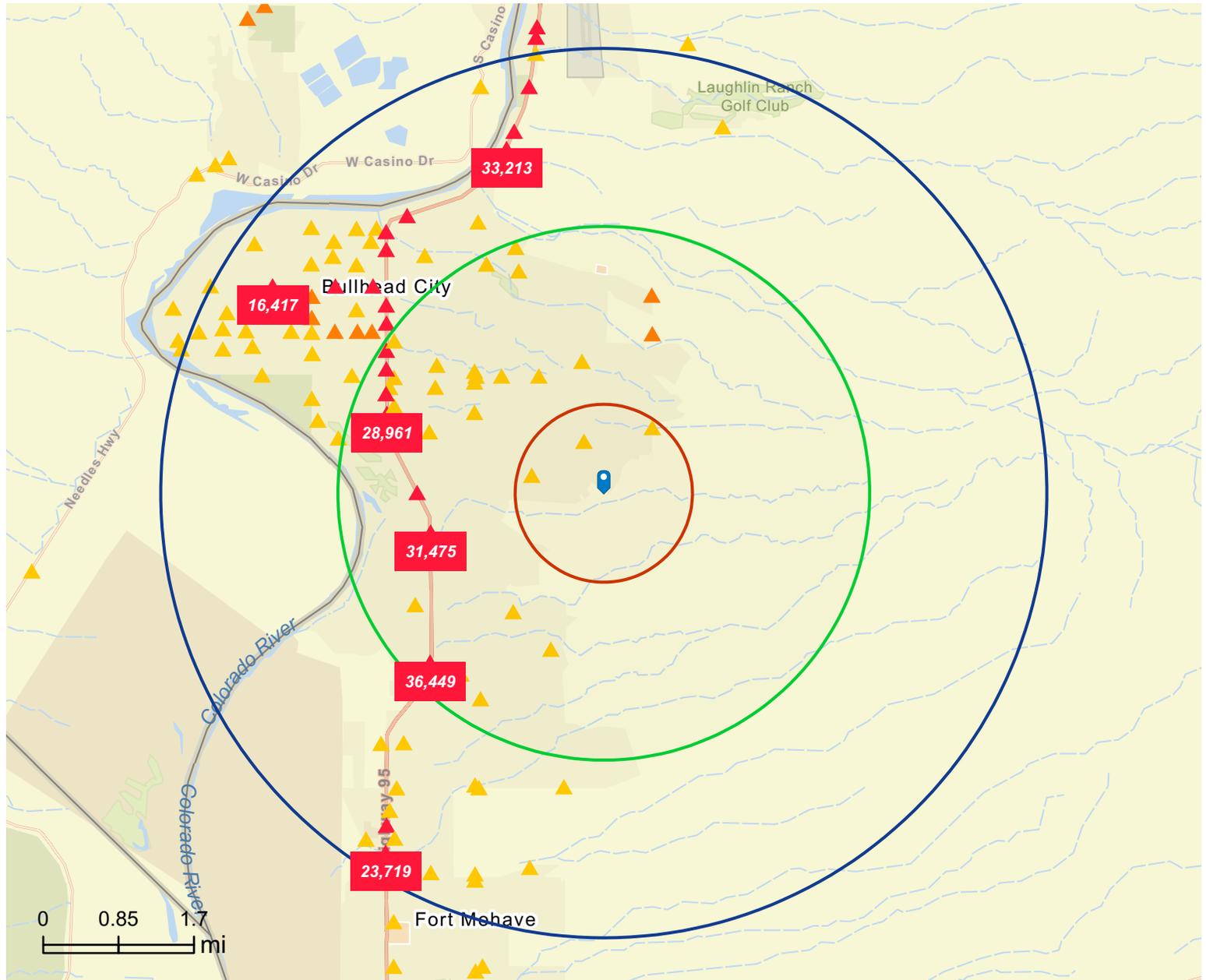
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.63	Canyon Road	Canyon Breeze Rd (0.04 miles SW)	2019	839
0.84	Adobe Road	Harvard Pl (0.39 miles E)	2019	2189
0.92	Laredo Drive	Majestic Way (0.08 miles S)	2019	641
1.51	North Oatman Road	Tesota Way (0.21 miles W)	2019	1493
1.51	Riverview Drive	Montana Wash Way (0.13 miles N)	2019	630
1.68	Arroyo Vista Drive	Sierra Santiago (0.31 miles N)	2019	1502
1.72	Acacia Way	Newberry Dr (0.03 miles N)	2019	2132
1.75	Riverview Drive	Acacia Way (0.3 miles W)	2018	615
1.85	Corwin Road	Corwin Rd (0.02 miles E)	2019	166
1.88	Bullhead Parkway	Montano Pl Dr (0.09 miles N)	2019	11149
1.92	Acacia Way	Havasupai Dr (0.06 miles S)	2019	2498
1.95	Riverview Drive	Acacia Way (0.01 miles W)	2018	476
2.00	Mohave Valley Highway	Rainbow Dr (0.47 miles N)	2022	31475
2.00	Acacia Way	Olive Rd (0.01 miles N)	2019	1676
2.08	Mohave Drive	Pine Rd (0.32 miles E)	2019	2636
2.10	Mohave Valley Highway	Friendly Pl (0.07 miles SE)	2022	32372
2.24	Havasupai Drive	Ricca Rd (0.22 miles NW)	2019	752
2.30	Bullhead Parkway	Somerset Dr (0.03 miles NW)	2019	13899
2.37	North Oatman Road	Ricca Rd (0.19 miles W)	2019	2151
2.47	Bullhead Parkway	Ash Ave (0.18 miles SE)	2019	3788
2.49	Mohave Drive	Miracle Mile (0.03 miles E)	2019	12244
2.56	Miracle Mile	Newberry Dr (0.04 miles S)	2019	4472
2.60	East Corwin Road	Corwin Ct (0.05 miles E)	2019	1177
2.60	Mohave Valley Highway	Newberry Dr (0.05 miles N)	2022	28961
2.68	Gold Rush Road	Saipan Dr (0.14 miles SW)	2019	4246
2.69	Havasupai Drive	Topock-Davis Dam Rd (0.04 miles W)	2019	861
2.70	Miracle Mile	Riverview Dr (0.02 miles N)	2019	7597
2.70	Hwy 95	Grandview Dr (0.05 miles S)	2002	25333
2.70	East Sterling Road	S Dixon Dr (0.02 miles W)	2019	1748
2.70	Mohave Drive	Mohave Cir (0.05 miles SW)	2019	5078

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2025 Kalibrate Technologies (Q3 2025).

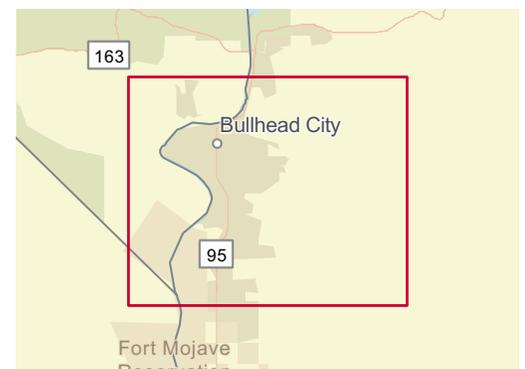
# Traffic Count Map

Adobe Plaza



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

# MOHAVE COUNTY PROPERTY TAX STATEMENT 2025



## Mohave County Treasurer

SueAnn Mello  
 PO Box 712  
 Kingman, AZ 86402

ELLSWORTH COKER  
 PO BOX 1238  
 ARROYO GRANDE, CA 93421-1238

### Assessor Description:

Section: 31 Township: 20N Range: 21W SEC 31  
 T20N R21W ADOBE PLAZA CONDOMINIUMS

### Situs Address:

2440 ADOBE RD #101 BULLHEAD CITY

**Account Number:** R0260606  
**Parcel Number:** 21397001

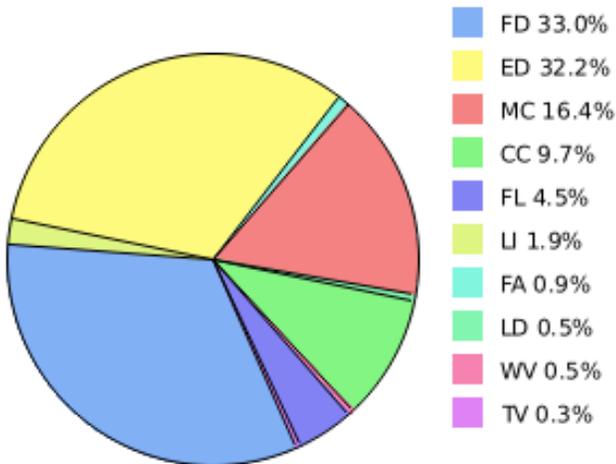
First Half Due By 11/03/2025 \$9477.49  
 Second Half Due By 05/01/2026 \$9477.49  
**TOTAL AMOUNT DUE: \$18,954.98**

2025 Taxable Value: \$171,414.00  
 Tax Rate Per \$100 Taxable Value: 11.0580

Total Tax: \$18,954.98  
 Special District \$0.00  
 LESS: State Aid: \$0.00  
 LESS: Prepay: \$0.00  
**TOTAL DUE: \$18,954.98**

Tax Area: 1575  
 Assessed Limited Value: \$171414  
 Exempt Amount: \$0

Key	Taxing Authority	2024 Taxes	2025 Taxes	% of Tax	Phone #'s
MC	MOHAVE COUNTY	2954.09	3110.65	16.41%	(928) 753-0735
ED	BULLHEAD ELEM SD #15	3111.50	2768.51	14.61%	(928) 758-3961
ED	COLORADO RIVER UNION HS #2	2795.33	2769.88	14.61%	(928) 758-3916
CC	MOHAVE COMMUNITY COLLEGE	1873.60	1844.42	9.73%	(928) 757-4331
FD	BULLHEAD CITY FIRE DEPT.	5387.29	6016.63	31.74%	(928) 758-3971
FA	FIRE DIST ASSIST FUND	168.35	171.41	0.90%	(928) 753-0735
LD	BHC LIGHTING DIST #5	168.35	95.13	0.50%	(928) 763-0100
LI	MOHAVE COUNTY LIBRARY DISTRICT	428.96	368.20	1.94%	(928) 692-5763
FL	MOHAVE COUNTY FLOOD CONTROL	841.76	857.08	4.52%	(928) 757-0925
TV	MO CO TV CID	94.78	62.22	0.33%	(928) 753-0729
WV	WESTERN AZ VOCATION ED DIST	84.18	85.71	0.45%	(928) 753-0747
FD	BULLHEAD CITY FIRE BONDS	450.01	237.41	1.25%	(928) 758-3971
ED	CRUHS #2 CLASS B BONDS	633.18	567.73	3.00%	(928) 758-3916
	<b>TOTAL</b>	<b>\$18,991.38</b>	<b>\$18,954.98</b>	<b>100%</b>	



**THANK YOU FOR YOUR PROMPT PAYMENT**