



City of Kingman, Arizona Retail Prospectus

Prepared by the Kingman Economic Development Department



Kingman, Arizona, with a population of approximately 36,146, is strategically located along 158 miles of Historic Route 66 and U.S Interstate 40, providing key connections to major hubs like Las Vegas, Phoenix, and California.

Kingman's primary trade area encompasses 80,452 people, while the secondary trade area increases to 162,115. Kingman's advantageous location, coupled with a robust transportation infrastructure, low taxes, and a business-friendly environment, makes it a prime spot for logistics and market access. The median household income of \$49,029 further underscores the City's stable economic environment.

In addition to its strategic advantages, Kingman is a notable tourist destination, attracting around 200,000 visitors annually. The city serves as a gateway to the Grand

Canyon's West and South Rims, adding to its allure. Visitors are also drawn to nearby lakes such as Lake Mohave, Lake Havasu, and Alamo Lake, as well as the Colorado River, the scenic landscapes of the Hualapai Mountains, and the rich cultural experiences provided by the Hualapai Tribe.

Key attractions like the Historic Route 66 Museum, Kingman Visitor Center, and various outdoor activities contribute to year-round tourism. The city's family-friendly community, scenic beauty, and mild climate enhance its appeal for residents and businesses alike.

Ongoing projects, including the Kingman Crossing and Rancho Santa Fe Traffic interchanges, and the I-40/I-11 bypass, are set to enhance access to commercial properties, further driving development and attracting retail businesses.

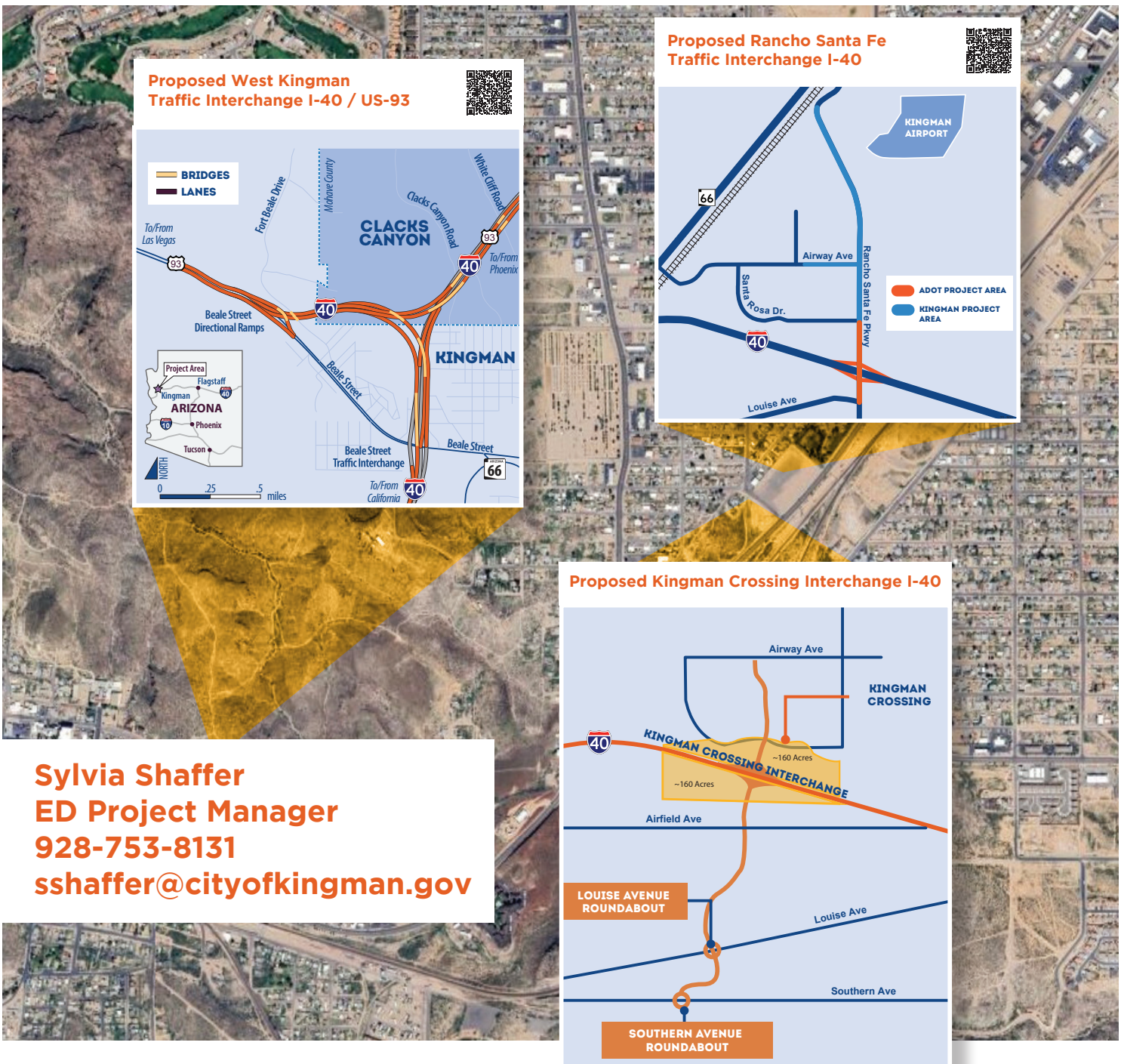
www.ChooseKingman.com



I-40 TRAFFIC GROWTH AND THE IMPACT OF FUTURE KINGMAN TRAFFIC INTERCHANGES

Kingman is strategically located along Interstate 40 (I-40), a major thoroughfare that sees an average of 40,000 vehicles passing through daily. Many of these travelers stop in Kingman for food, gas, hotels, and other services. The Arizona Department of Transportation (ADOT) projects that annual daily traffic along I-40 in Kingman will increase by up to 187% between 2019 and 2040.

Similarly, between 9,000 and 26,000 vehicles travel along US-93 in Kingman daily, with ADOT projecting a 37-43% increase in traffic on this route over the same period. The number of travelers stopping in Kingman is expected to rise even further due to the development of three new interchanges within the city: the Santa Fe Traffic Interchange, Kingman Crossing, and the future connection of I-40 to U.S. Route 93/Interstate 11 (I-11).



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Proposed Kingman Crossing Traffic Interchange

Kingman Crossing Traffic Interchange is an exciting new mixed-use development encompassing regional retail, restaurants, and hospitality along I-40 at the commercial hub of Northwestern Arizona.

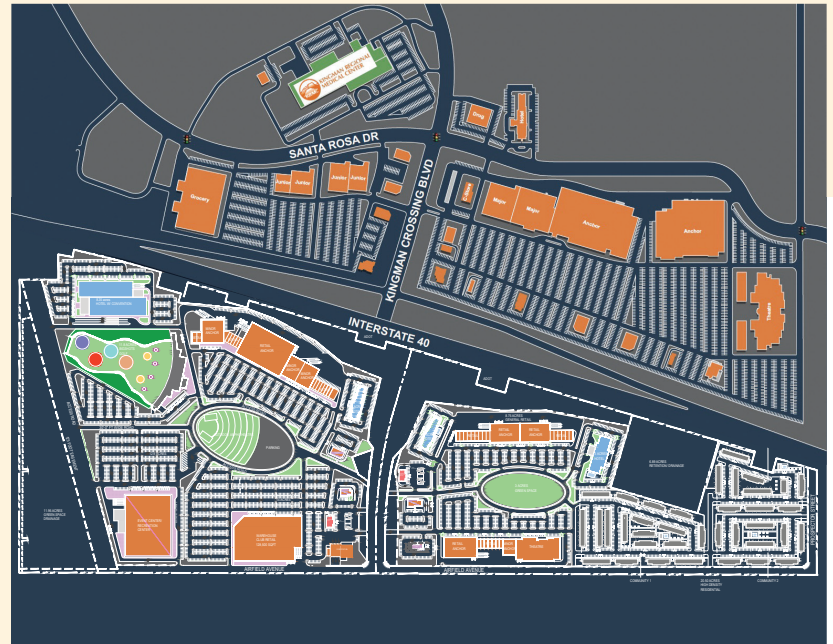
The market potential of Kingman Crossing Traffic Interchange for regional, restaurant, and entertainment services is driven by demand from the Kingman primary and regional trade areas, as well as from current and projected traffic volumes along I-40 and future I-11 (US-93).

Proposed Rancho Santa Fe Traffic Interchange

The development of the Rancho Santa Fe Traffic Interchange and accompanying infrastructure will join the City of Kingman's municipal airport and Industrial Park with I-40, home of the future I-11 commerce corridor.

Once completed, the new traffic interchange will provide for the development of thousands of acres for commercial and distribution uses.

CONCEPTUAL SITE PLAN



For more information, please contact:
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Leading Retailers & Hotels Top 10% in Arizona and Nationwide

- ✓ Baskin Robbins
- ✓ Cracker Barrel
- ✓ Dutch Bros
- ✓ Human Bean
- ✓ In-N-Out
- ✓ Pizza Hut
- ✓ Subway
- ✓ Taco Bell
- ✓ Best Western
- ✓ Holiday Inn
- ✓ Maurices
- ✓ Walmart

Recent Retail & Hospitality Growth

- ✓ C-A-L Ranch
- ✓ Charleys Philly Steaks
- ✓ Culver's
- ✓ Dutch Bros
- ✓ Harbor Freight
- ✓ Home2 Suites by Hilton
- ✓ Marshalls*
- ✓ Wingate & Hawthorn Suites by Wyndham*

Desired Retail in Kingman

- ✓ Clothing
- ✓ Department Stores
- ✓ Dine-in Restaurants

** Under construction as of September 2024.*

Contact our team to discover the benefits of establishing your business in Kingman and learn more about the support we provide for commercial development.



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Note: Data provided in this Prospectus has been collected from various sources, including the U.S. Census Bureau, American Community Survey, Bureau of Labor Statistics, EMSI, and City of Kingman.