

colliers.com/greaterphoenix

Asking Price:

\$500,000

STADIUM

Club

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FOR SALE | 3649 W 8th Street, Thatcher | AZ

Stadium Club

A ±5,206 SF* fully furnished, single-story bar in Thatcher, Arizona. The building was constructed in 1985 and operated as the Stadium Club until 2017. The property is now vacant and no previous financial information is available. Located on site is a triple-wide mobile home which is also included in the sale. The mobile home is ±1800 SF** with two bedrooms and a master bath. Both properties are on a septic system.

*Per Graham County, AZ web site

**Owner estimate, unverified

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ADDITIONAL FEATURES INCLUDED IN SALE:

- Class 6 liquor license
- Pool tables
- Dance floor
- Enclosed outdoor patio
- Two bar areas
- Walk-in freezer
- Tables and chairs



POPULATION	1 Mile	3 Miles	5 Miles
2022 Projection	2,529	16,431	20,911
2017 Estimate	2,439	15,950	20,245
2010 Census	2,327	15,749	19,711



INCOME	1 Mile	3 Miles	5 Miles
2017 Average HH	\$70,222	\$60,321	\$59,637
2017 Median HH	\$56,447	\$47,778	\$47,556



LOCATION

- Graham County APN# 104-39-060A and 104-39-061
- ±1.06 acres* of land located 1.3 miles south of US Highway 70 in Thatcher, Arizona
- The property is located within one mile of the Eastern Arizona College campus.

*Per Graham County, AZ web site

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±5,206 SF FULLY FURNISHED BAR and ±1,800 SF MOBILE HOME



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