

**±2.25 ACRES  
AVAILABLE**

# Future Retail Center

NEC TROPICAL PKWY & LOSEE RD  
NORTH LAS VEGAS, 89081

# PROPERTY HIGHLIGHTS

NEC Tropical Pkw & Losee Rd  
North Las Vegas, NV 89081

## ±2.25 AC RETAIL PAD GROUND LEASE

- Gas station/C-Store pad
- Fast food with drive-thru
- Property is surrounded by various planned housing developments
- Directly across Walmart anchored center
- Located ±1.5 miles south of I-215/Losee interchange
- Anticipated delivery: Q4 2023



**Size** ±2.25 AC  
**APN** Portion of APN 124-25-201-003  
**Zoning** Proposed Commercial (C-2)  
City of North Las Vegas

JENNIFER F OTT, CCIM

702.550.4935

jott@roicre.com

Lic # BS.0054344, LLC  
All information is based on sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate.



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# SITE PLAN

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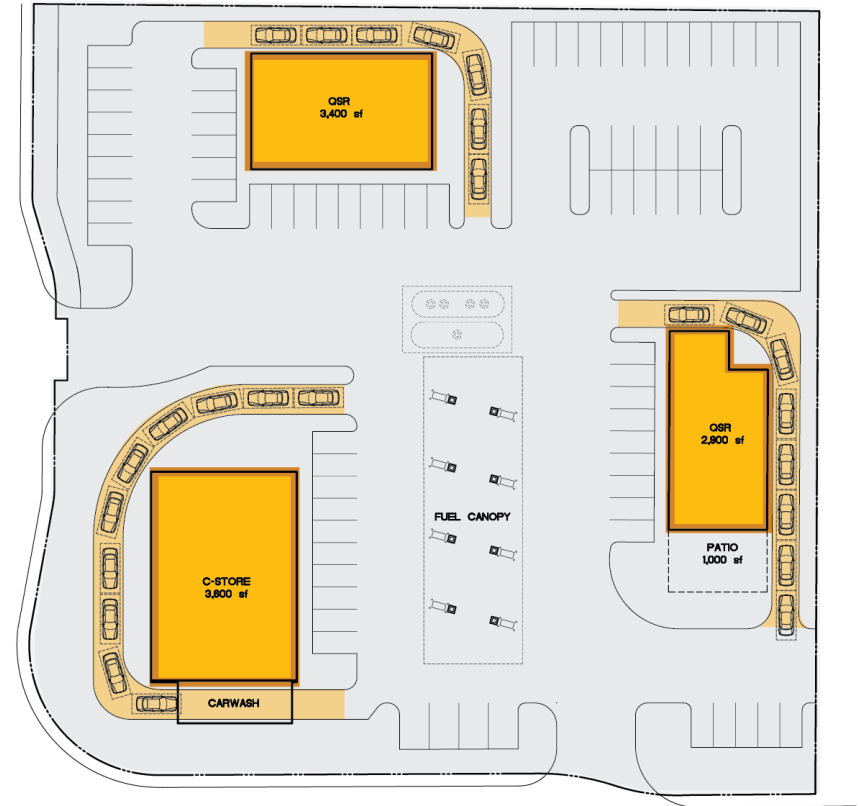
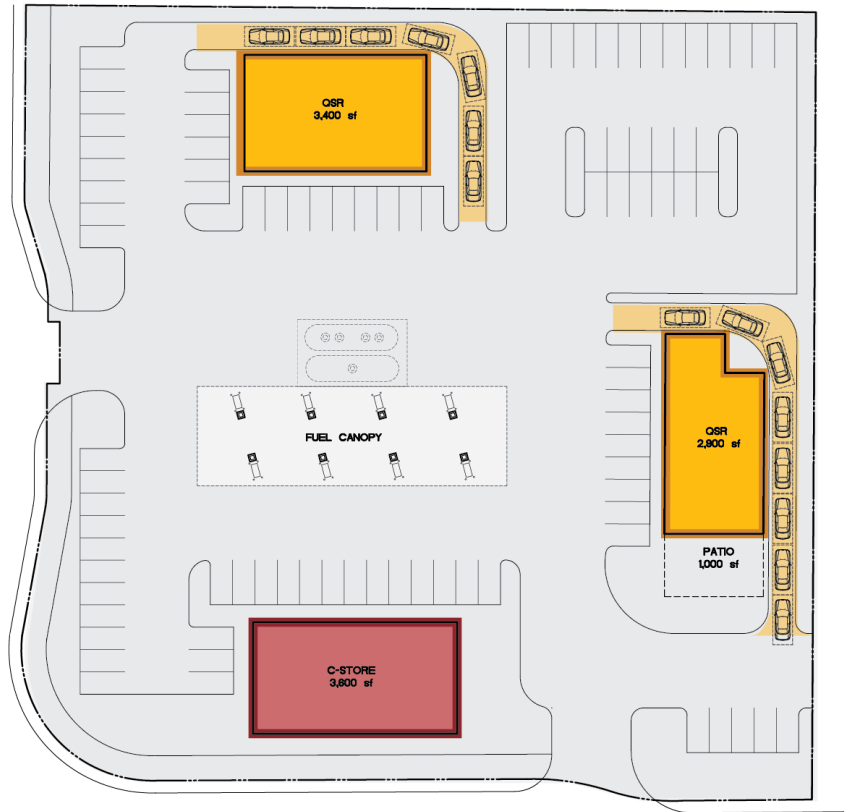
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# PROPOSED RETAIL PADS

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# AREA DEMOGRAPHICS

NEC Tropical Pkw & Losee Rd  
North Las Vegas, NV 89081



## POPULATION

1 Miles	24,430	\$79,885
3 Miles	104,671	\$76,637
5 Miles	269,692	\$71,761

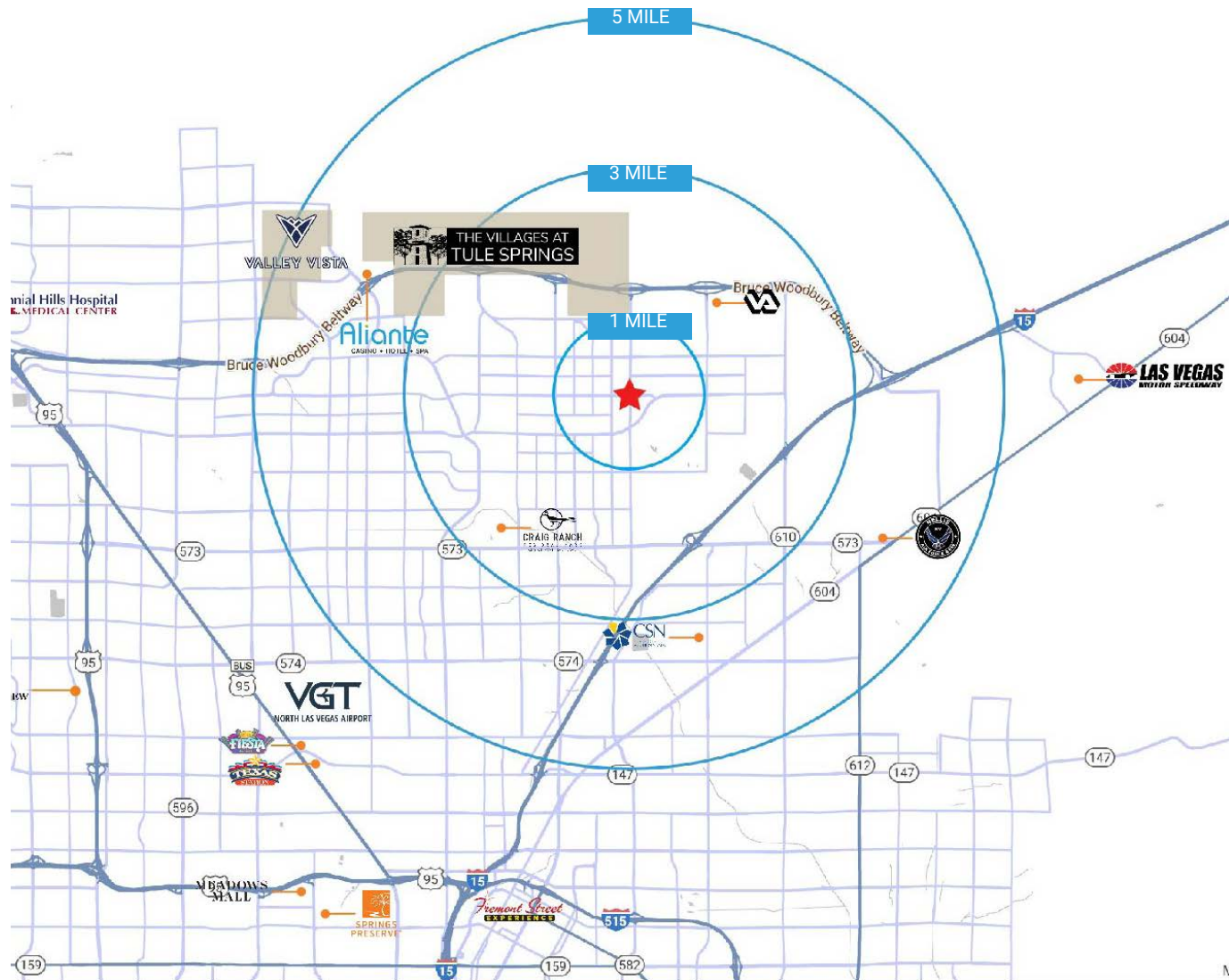


## AVERAGE HHI



## DAYTIME POPULATION

3 Miles	19,561
5 Miles	56,340



Source: SitesUSA 2021  
TRINA, NV DOT 2020

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