



## FOR SALE - 3.85 ACRES

NEC S Rainbow Blvd & W Oquendo Rd  
Las Vegas, NV 89118



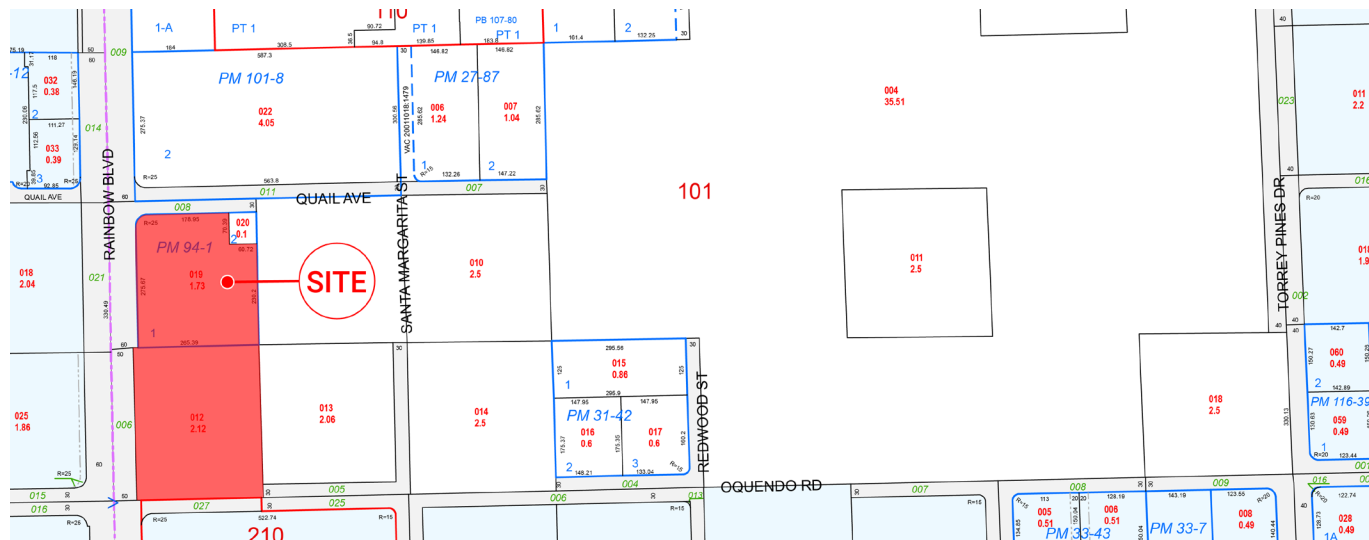
9121 W Russell Rd  
Suite 111  
Las Vegas, NV 89148

# PROPERTY HIGHLIGHTS

## 3.85 AC FOR SALE

- For Sale - Accepting qualified offers
- Located in the highly desired southwest trade area
- Located 1-mile north of the 215 belt way and 4 miles west of Allegiant Stadium
- Site is surrounded by single & multi-family units, business parks, medical & Spring Valley Hospital

NEC S Rainbow Blvd & W Oquendo Rd  
Las Vegas, NV 89118



### PARCEL INFO

Size: 3.85 AC

APN: 163-35-101-012 & 019

Zoning: Local Business (C-1)

Jurisdiction: County

All information contained herein is from 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

**DERON CONWAY**

702.550.4918

dc@roicre.com

Lic # BS.0144094.PC

**JIM HILL**

702.550.4917

jim@roicre.com

Lic # S.0173080



roicre.com

# AREA DEMOGRAPHICS

NEC S Rainbow Blvd & W Oquendo Rd  
Las Vegas, NV 89118



## TRAFFIC COUNTS

S Rainbow Blvd 36,500 VPD



## POPULATION

1 Mile	3 Miles	5 Miles
9,976	145,056	351,387



## AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$83,684	\$78,147	\$85,641



Source:  
SitesUSA 2021  
TRINA, NV DOT 2020

**DERON CONWAY**

702.550.4918

dc@roicre.com

Lic # BS.0144094.PC

**JIM HILL**

702.550.4917

jim@roicre.com

Lic # S.0173080



roicre.com