

# FOR LEASE OR BUILD-TO-SUIT | RETAIL

W/SWC Lake Mead Blvd. & Martin L. King Blvd., Las Vegas, NV 89106



## W/SWC Lake Mead Blvd. & Martin L. King Blvd.

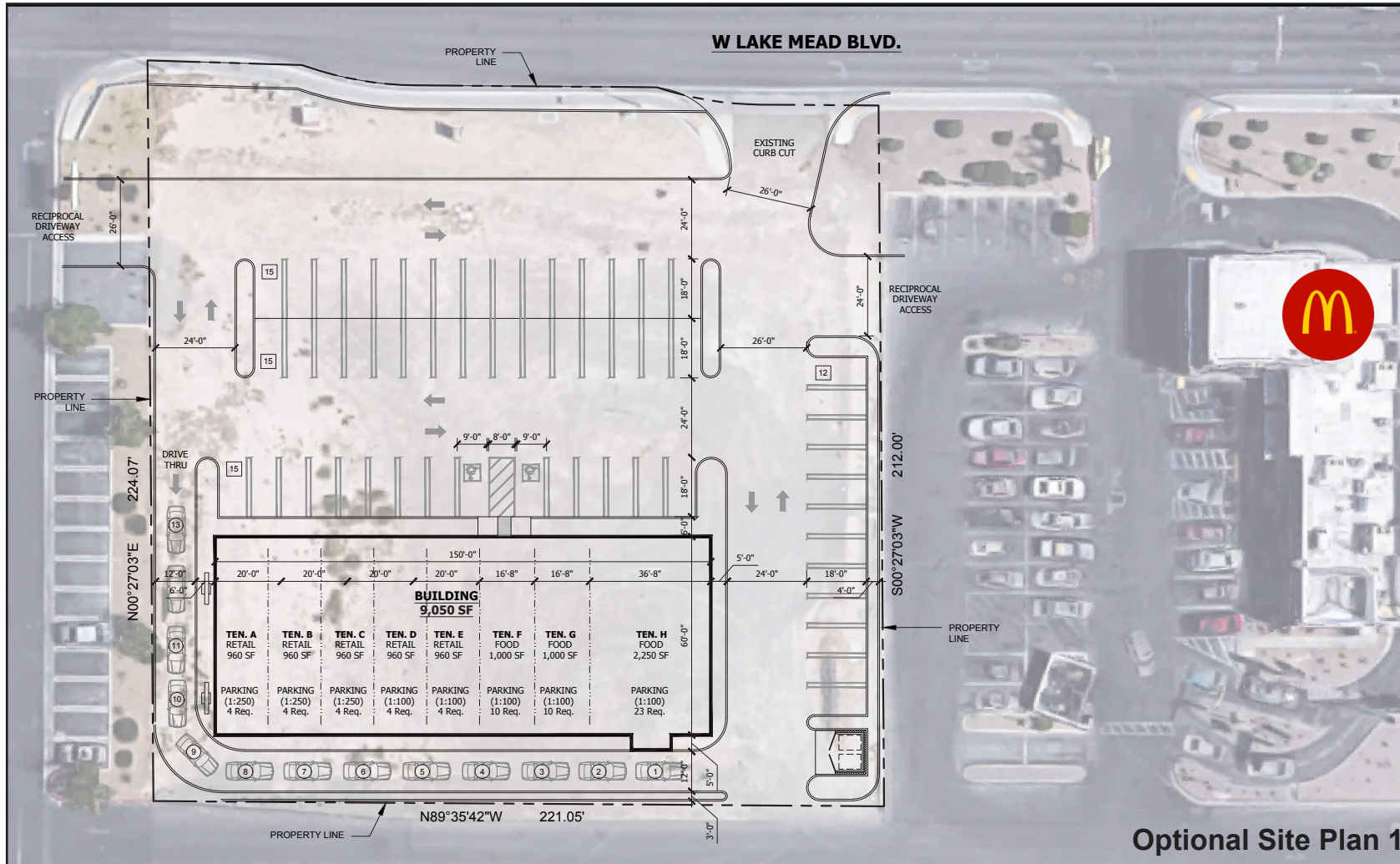
This subject property features an inline shops building with a drive-thru available for lease that is located off of Lake Mead Blvd. and Martin L. King Blvd. in Las Vegas, NV. This property is ideally located adjacent to retailers such as: Dollar General Market, McDonald's, El Pollo Loco, Del Taco and Starbucks. With Jack in the Box, as well as newly opened Taco Bell and Panda Express diagonally across the street.

Additionally, within just a half mile radius from the property there are a wide variety of traffic generators: FBI Government Building, Las Vegas Metro Police Department, Andre Agassi High School & College Preparatory Academy, Booker Elementary School, West Preparatory Academy, COX Business Services, Doolittle Park and the West Las Vegas Library.

<b>A portion of Parcel #s</b>	139-21-313-021 139-21-313-025	<b>Population (2019)</b>
<b>Zoning</b>	Limited Commercial District (C-1)	1 Mile: 45,199 3 Mile: 195,018 5 Mile: 342,687
<b>Traffic Counts</b>	Martin L. King Blvd., 140 ft. North of Wyatt Ave. <b>43,500 Cars per Day</b>	<b>Average HH Income</b>
		1 Mile: \$47,528 3 Mile: \$57,052 5 Mile: \$58,074

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**± 960 SF. & UP!**

**Drive-Thru Opportunity!**  
**\$3.00 sf./mo.**

**Inline**  
**\$1.85 sf./mo.**

NNN Estimate: \$0.60 sf./mo.



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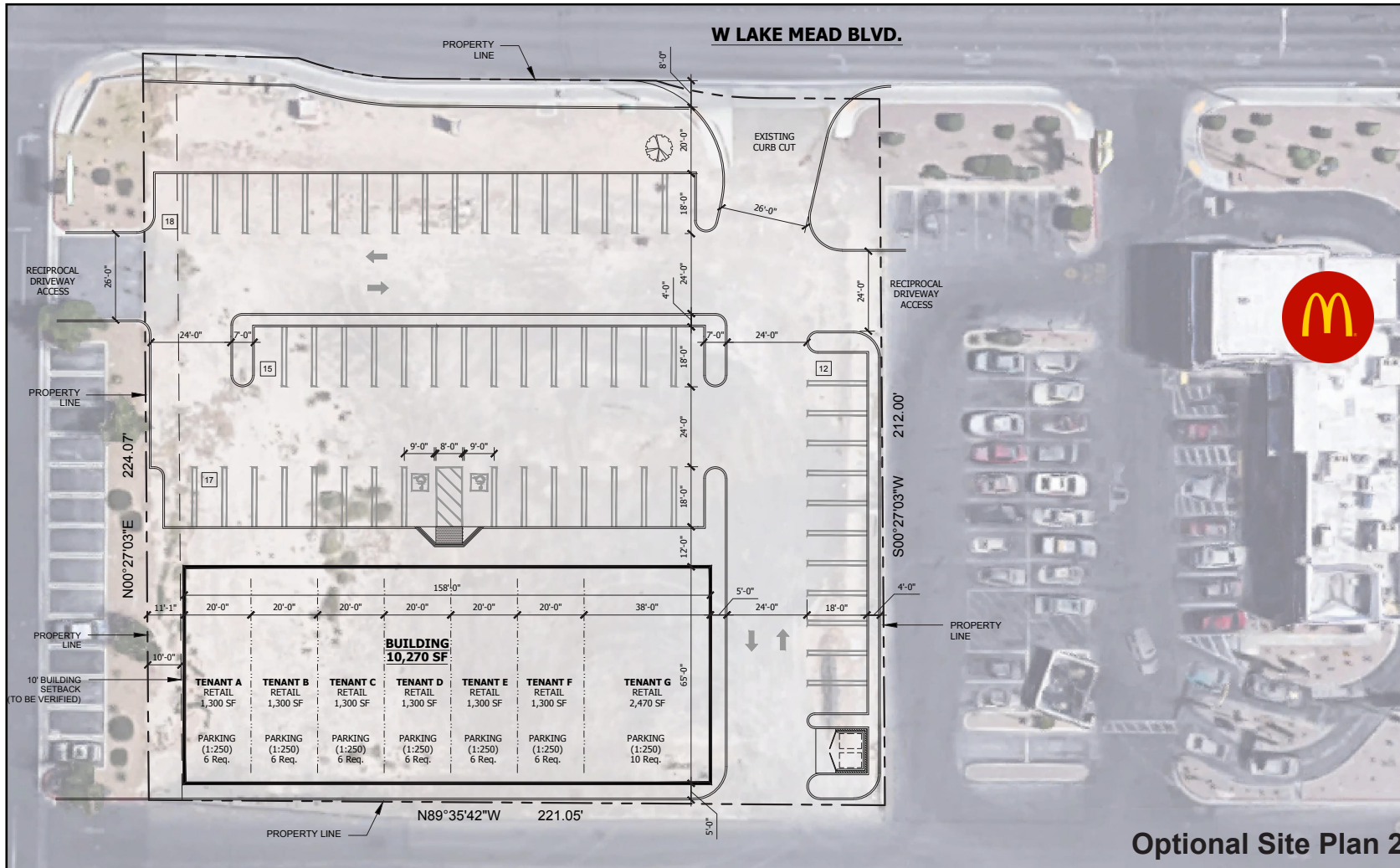
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