

AVAILABLE | RETAIL
FOR SALE | FOR LEASE | BUILD TO SUIT



N/NEC Vegas Valley Dr. & Nellis Blvd., Las Vegas, NV 89121



Property Description

We are pleased to present the opportunity to purchase or ground lease a +/- 1.64 acre parcel located just north of the northeast corner of Vegas Valley Drive and Nellis Boulevard in Las Vegas, NV. This property is ideally located across the street from an Albertson's and CVS anchored shopping center and has excellent visibility to Nellis Boulevard with approximately 250' of frontage on the street. Other traffic generators in this area include McDonald's, El Pollo Loco, Fatburger, Popeyes Chicken & Biscuits and a United States Postal Service branch.

Land Size	+/- 1.64 Acres
Parcel #	161-09-217-007
Population	
1 Mile:	29,811
3 Mile:	206,453
5 Mile:	471,238
Average Household Income	
1 Mile:	\$46,717
3 Mile:	\$54,254
5 Mile:	\$51,369

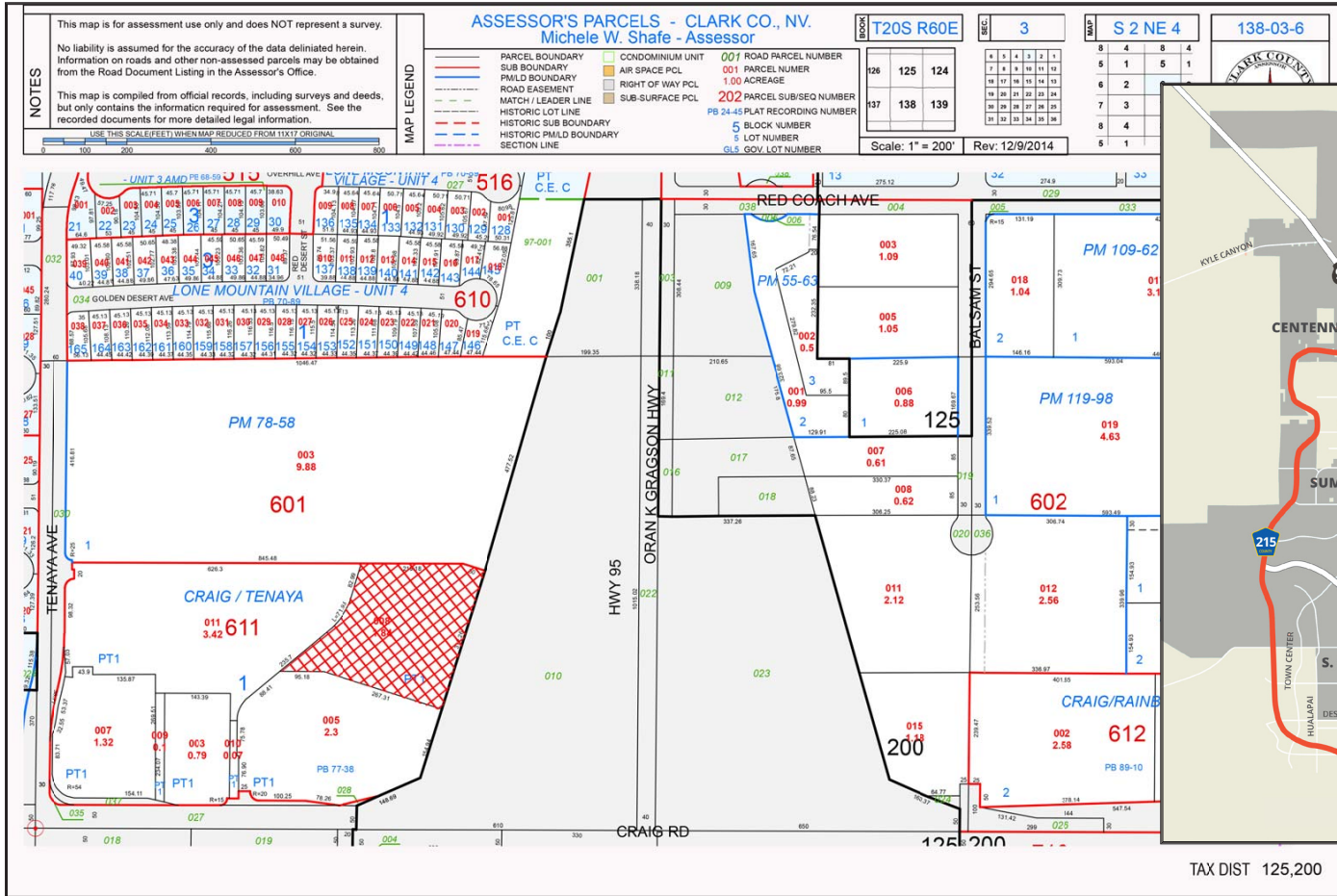
Zoning: General Commercial (C-2)

Traffic Counts:

Nellis Blvd. 150 ft. N of Linda Ave.:	38,500 cpd
Vegas Valley .1 mi E of Nellis Blvd.:	20,500 cpd

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Kit Graski
 Director
 Lic #BS.0015934.LLC
 702.570.5377
 kgraski@roicre.com

George Okinaka
 Executive Vice President
 Lic #S.0045747
 702.570.5376
 gokinaka@roicre.com

Maureen Waters
 Senior Associate
 Lic #S.0169395
 702.570.5124
 mwaters@roicre.com

