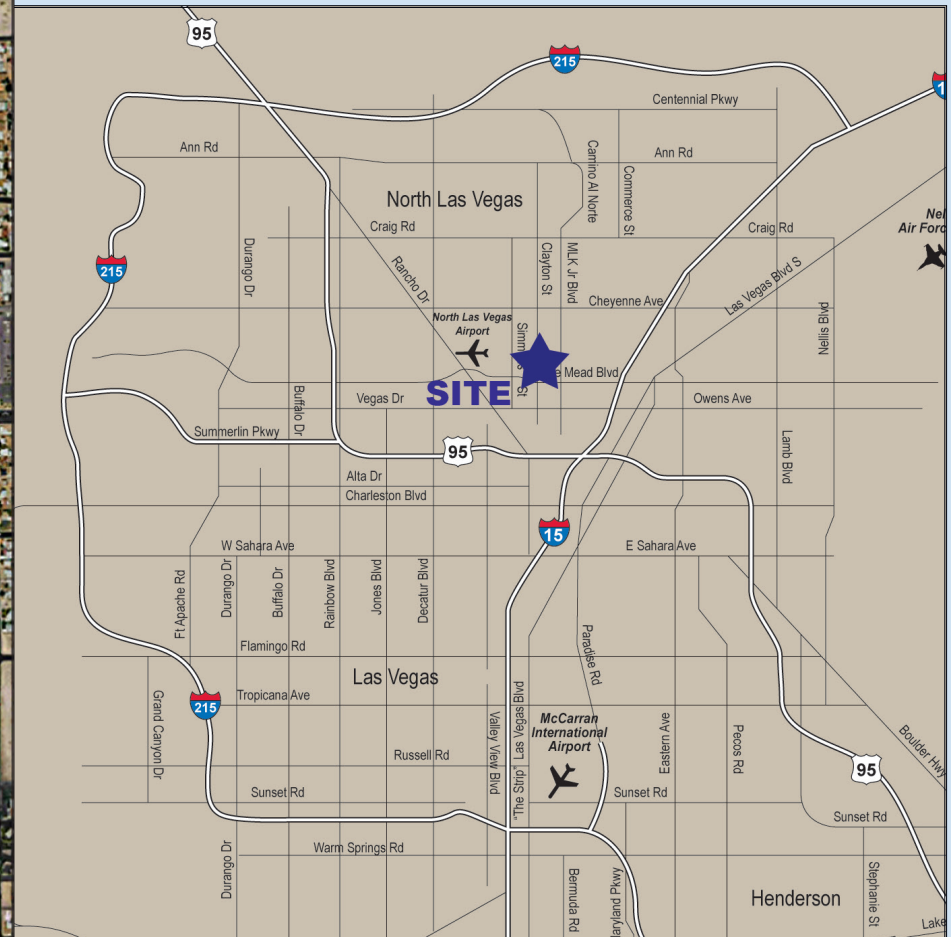


# FOR LEASE OR BUILD-TO-SUIT | RETAIL

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



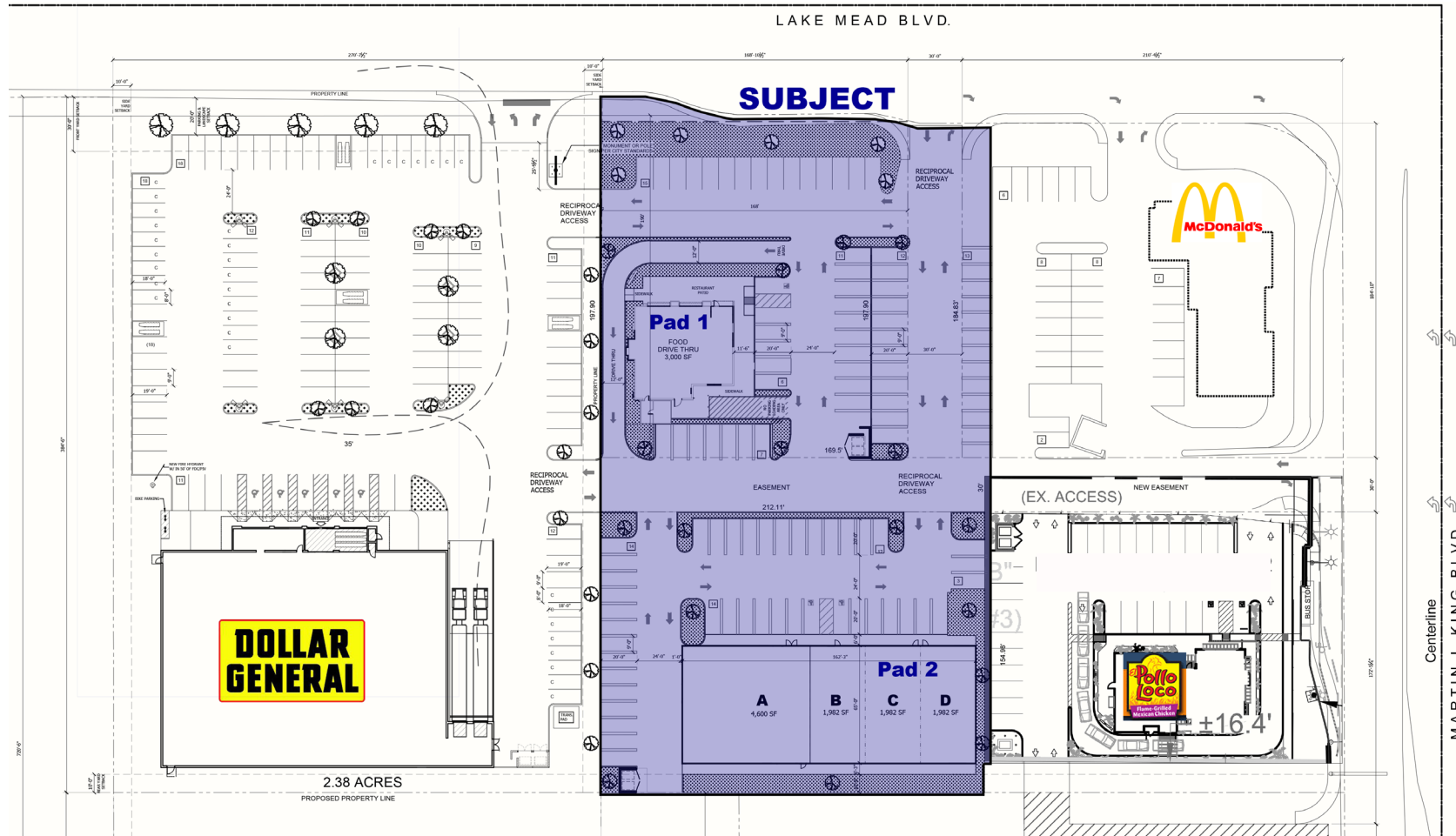
## W/SWC Lake Mead Blvd. & Martin L. King Blvd.

This subject property features a drive-thru pad and an inline shops building available for lease/ground 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 the following retailers: Dollar General Market, CVS Pharmacy, McDonald's, El Pollo Loco and Starbucks. 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>Land Size</b>	+/- 1.90 Acres	<b>Population (2017)</b>
<b>a portion of Parcel #s</b>	139-21-313-021 139-21-313-025	1 Mile: 20,962 3 Mile: 161,158
<b>Zoning</b>	Limited Commercial District (C-1)	5 Mile: 520,767
<b>Traffic Counts</b>		<b>Average HH Income</b>
Lake Mead Dr.		1 Mile: \$40,180
<b>16,000 Cars per Day</b>		3 Mile: \$47,782
Martin L. King.		5 Mile: \$51,898
<b>42,000 Cars per Day</b>		

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## Pad 1

Drive-Thru Opportunity!

Ground Lease:

\$70,000 per year

## Pad 2

Lease Rates:

\$27.00 psf.

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