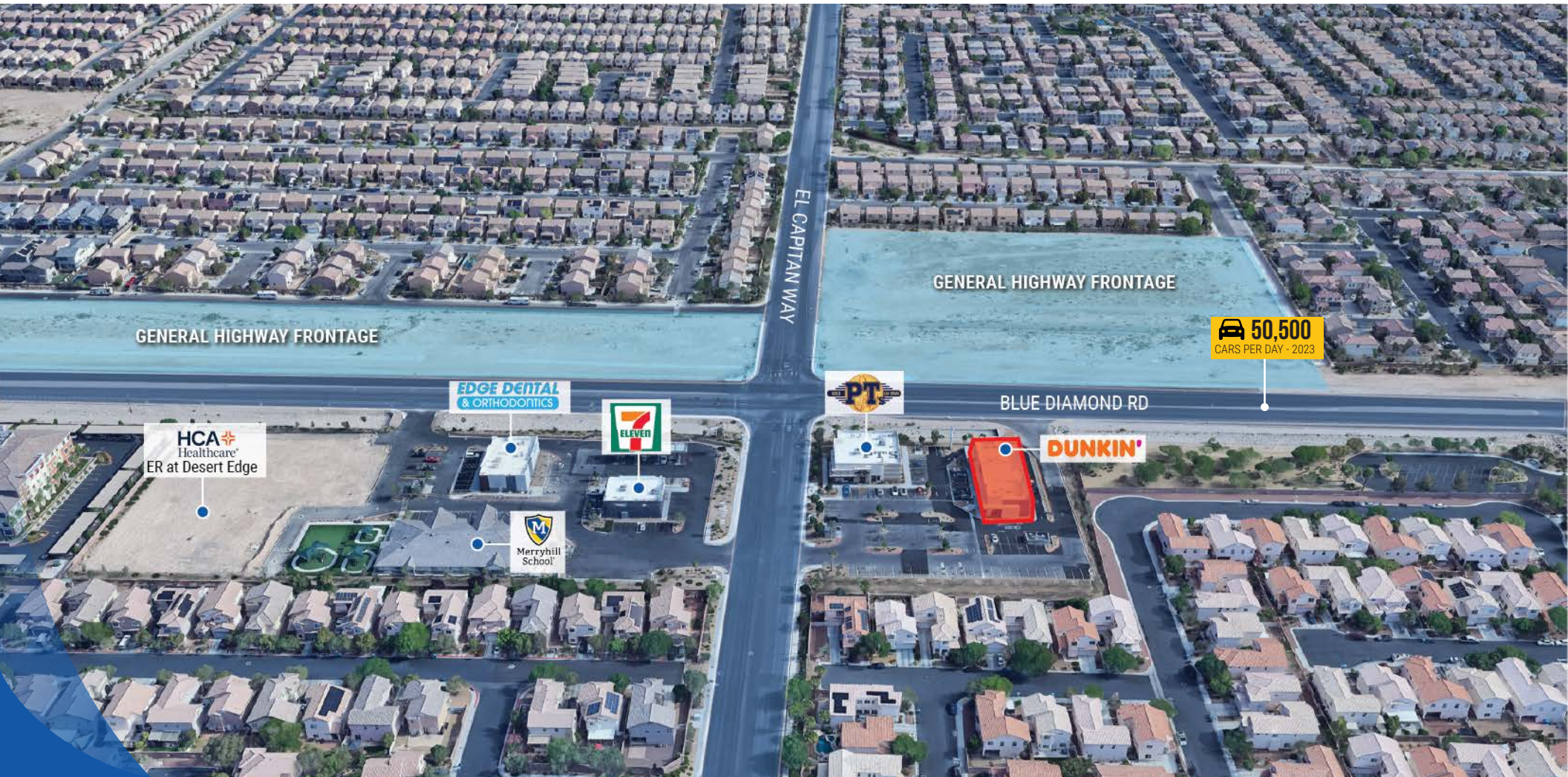


±1,300 - 4,072 SF AVAILABLE FOR LEASE

8965 Blue Diamond Rd
Blue Diamond & El Capitan SEC
Las Vegas, NV 89178



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ROI
Commercial Real Estate
roicre.com

PROPERTY HIGHLIGHTS

± 1,300 - 4,072 SF AVAILABLE

- Inline or endcap space available
- Access to shared grease interceptor
- Cross access with PT's Gold
- Join Dunkin' Donuts
- Pylon sign space available
- Direct access and visibility from Blue Diamond (50,500 VPD)
- Surrounded by established residential communities, and in the path of development
- Limited retail opportunities on Blue Diamond Rd

JOIN NEARBY RETAILERS



Merryhill School

176-20-215-006

APN



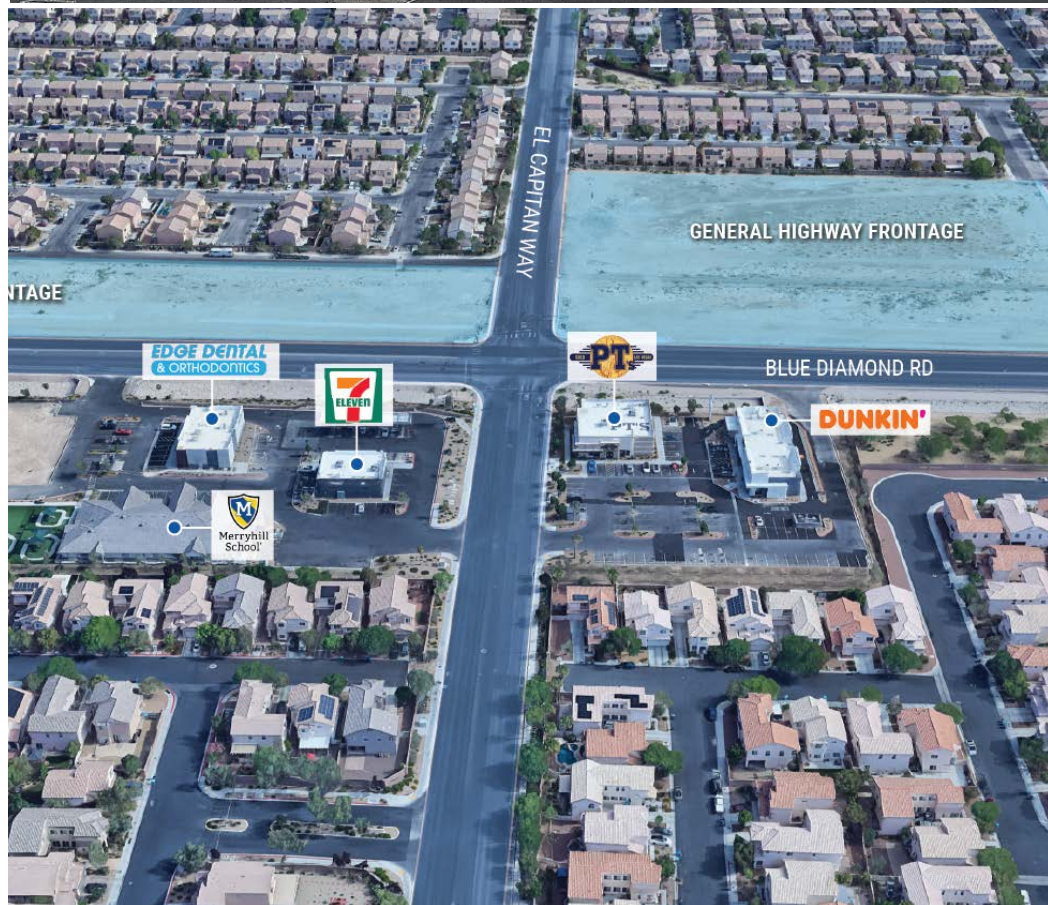
± 4,072 SF

VACANT SPACE



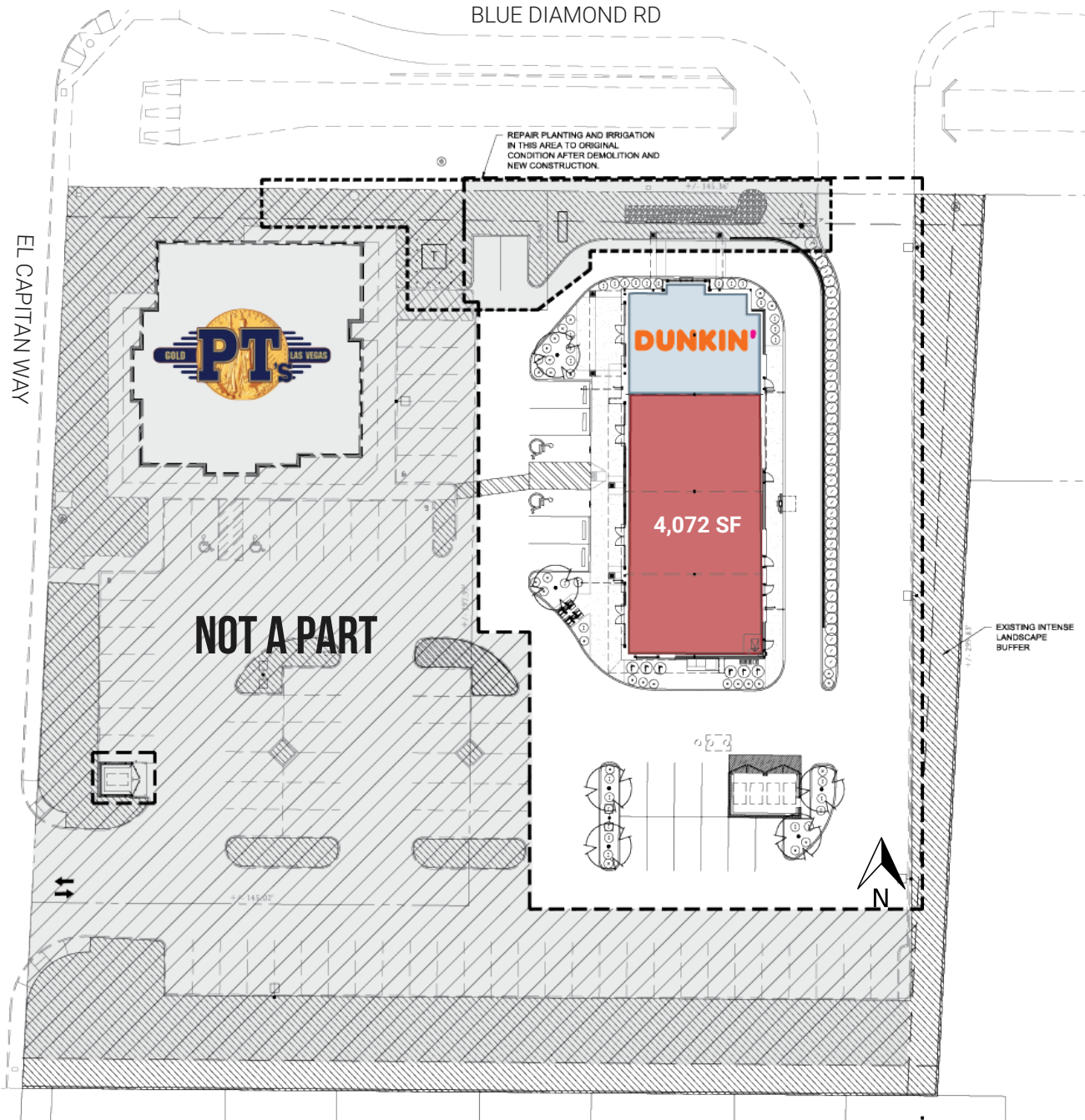
COMMERCIAL GENERAL (CG)

ZONING



PROPERTY SITE PLAN

8965 BLUE DIAMOND RD
Blue Diamond & El Capitan SEC
Las Vegas, NV 89178



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
27,848	103,274	229,646



AVERAGE HOUSEHOLD INCOME

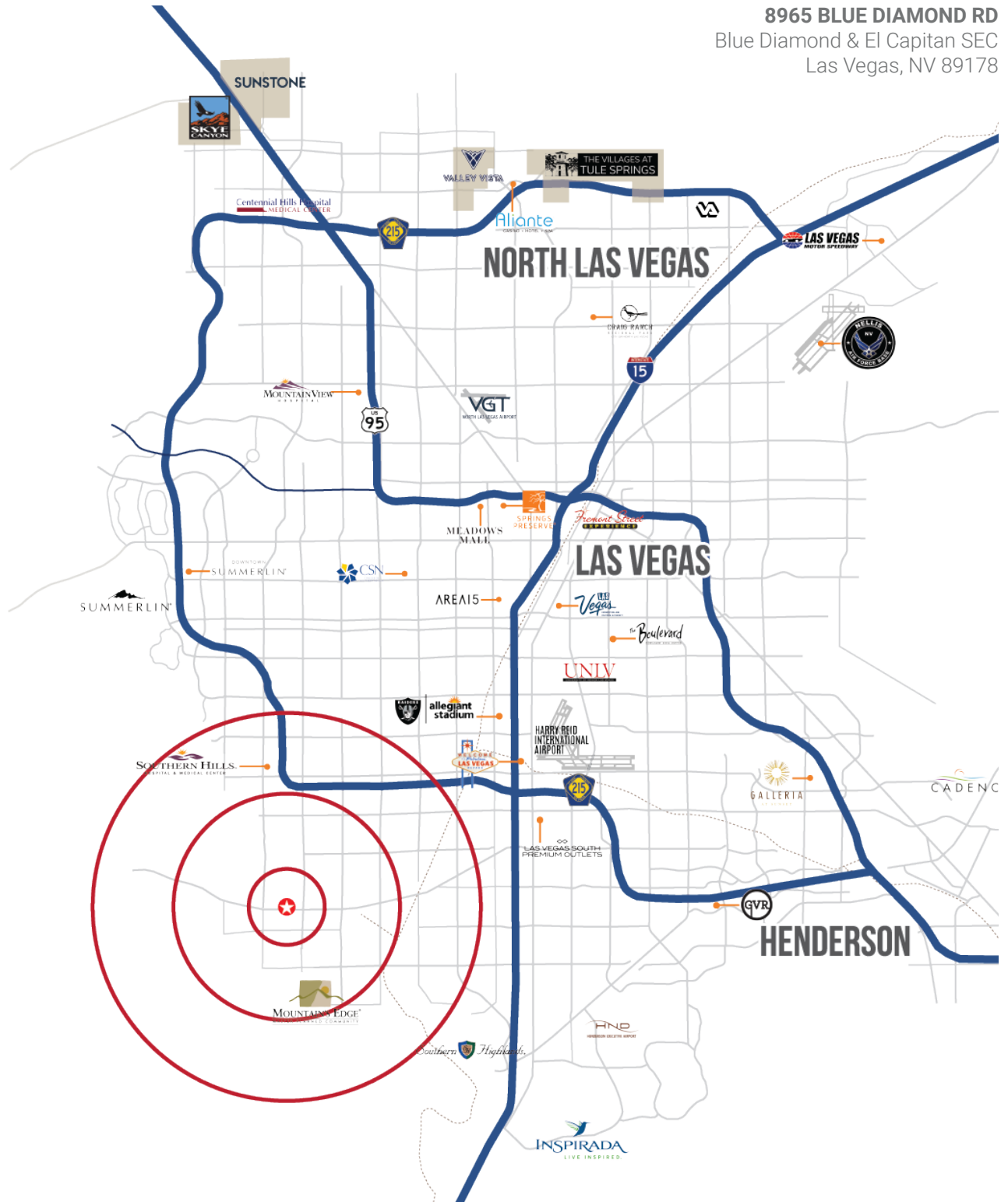
1 Mile	3 Miles	5 Miles
\$126,371	\$134,685	\$131,428



TRAFFIC COUNTS

Blue Diamond Rd

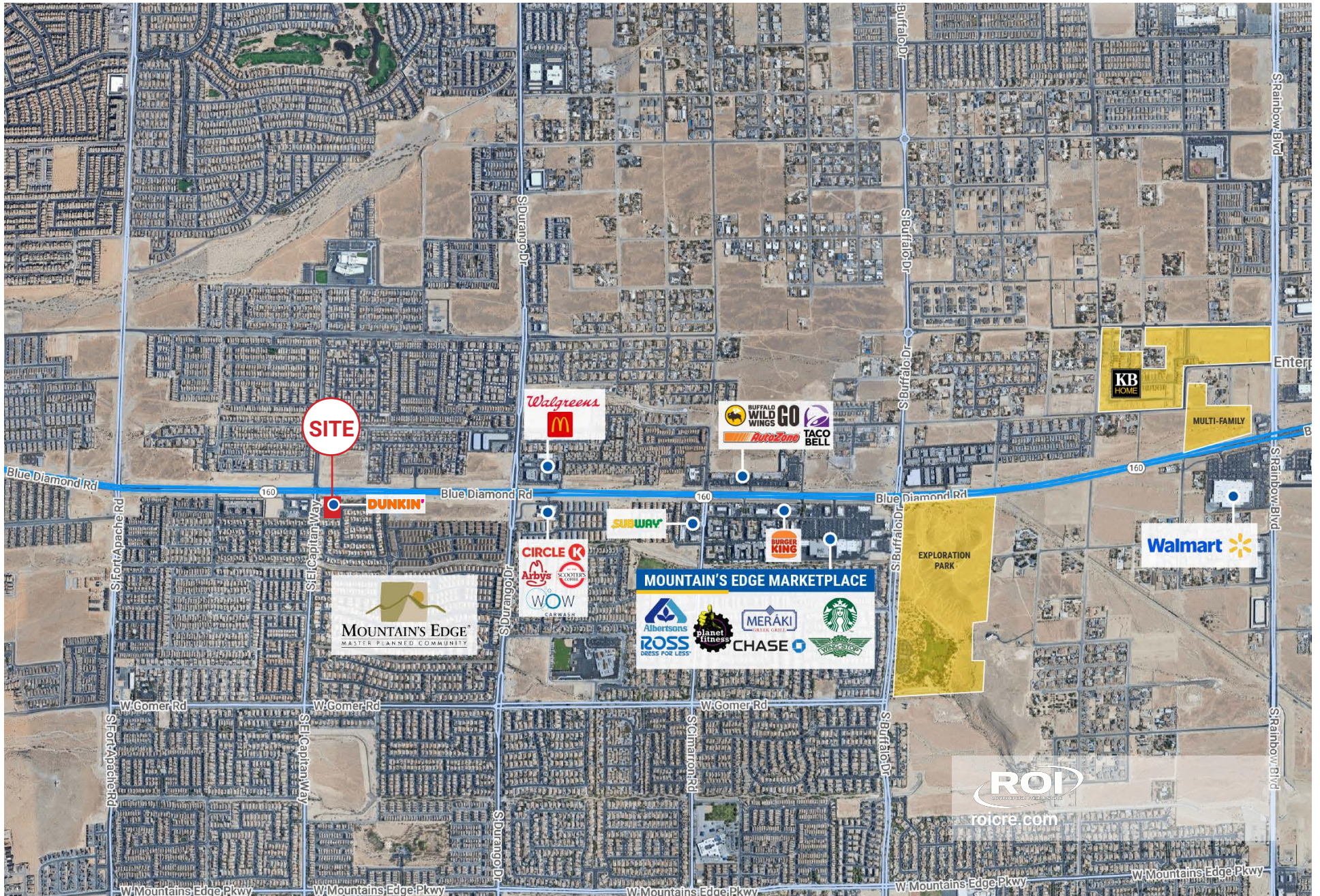
50,500 VPD



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TRADE AREA AERIAL

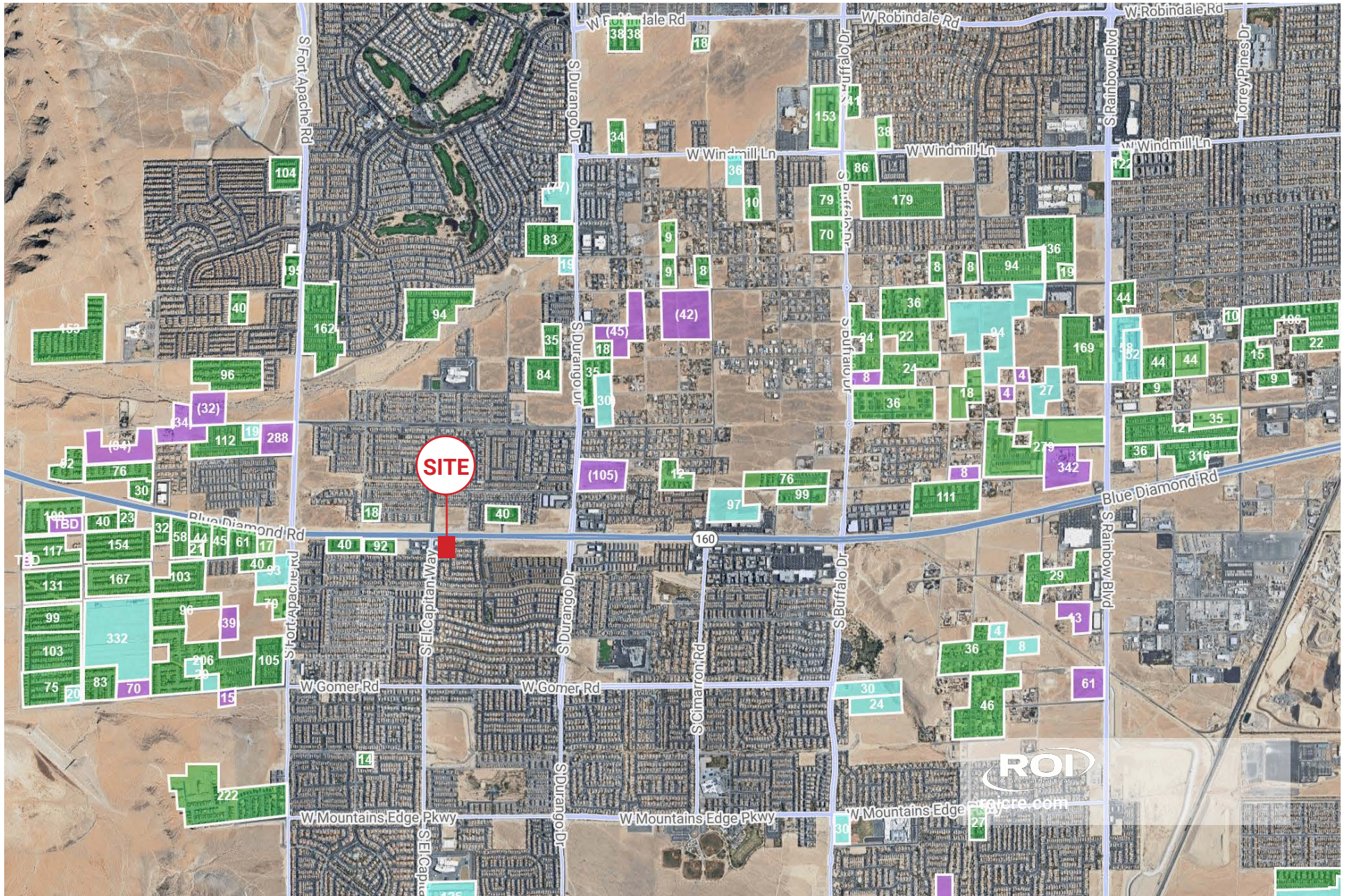
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Blue Diamond & El Capitan SEC
Las Vegas, NV 89178



HOUSING GROWTH

8965 BLUE DIAMOND RD
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Las Vegas, NV 89178


PLANNED ON-GOING COMPLETED



8965 BLUE DIAMOND RD
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LAS VEGAS, NV 89178




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03/13/25