



FIESTA MARKETPLACE

703 West Lake Mead Parkway, Henderson, Nevada

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Las Vegas Market

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EXECUTIVE SUMMARY

OVERVIEW
SUMMARY
HIGHLIGHTS

OVERVIEW

Lake Mead Pkwy and Fiesta
Henderson Blvd,
Las Vegas, NV 89015

Zoning

C- "Commercial"

Price

\$2.1 million Ground

Lease (improved)

135k/year NNN

We are proud to present the opportunity to acquire or lease the last remaining pad at the SEC of Lake Mead Parkway & Fiesta Henderson Boulevard in Las Vegas, NV.

Fully entitled fast-food pad with drive-thru, offers prime visibility and accessibility in one of Henderson's high-traffic commercial corridors. Situated on 30,516 SF of C-zoned land, the site benefits from excellent freeway access via a signalized intersection and proximity to key area demand drivers. The pad is part of a larger development, enhancing the site's overall customer draw and synergy for surrounding businesses.

Positioned along Lake Mead Parkway, a major arterial serving the master-planned communities of Cadence and Lake Las Vegas. Surrounding national and regional tenants include Chevron, Wendy's, Regal Cinemas, and Subway, further enhancing the pad's visibility and consumer appeal.

Located adjacent to the Henderson Sports Complex, the pad is ideally suited for a quick-service restaurant or similar high-volume user seeking a strategic presence in a growing trade area.

SUMMARY

HIGHLIGHTS

- Fast Food pad with drive-thru for Ground Lease
- Excellent Freeway Access With Signalized Light
- 25,998 Manufacturing / Warehouse Workers within 2 Miles
- Pad sits on main traffic artery for Cadence and Lake Las Vegas
- Lake Mead Pkwy 57,000 VPD East Bound
- I-11 Traffic North Bound 98,000 VPD
- 215 West Bound 146,000 VPD
- Next to Fiesta Hotel & Casino
- Lat/Long: 36.033168, -115.006606



\$2.100,000

Asking Price



\$135,000/year NNN

Lease Rate



Owner / User

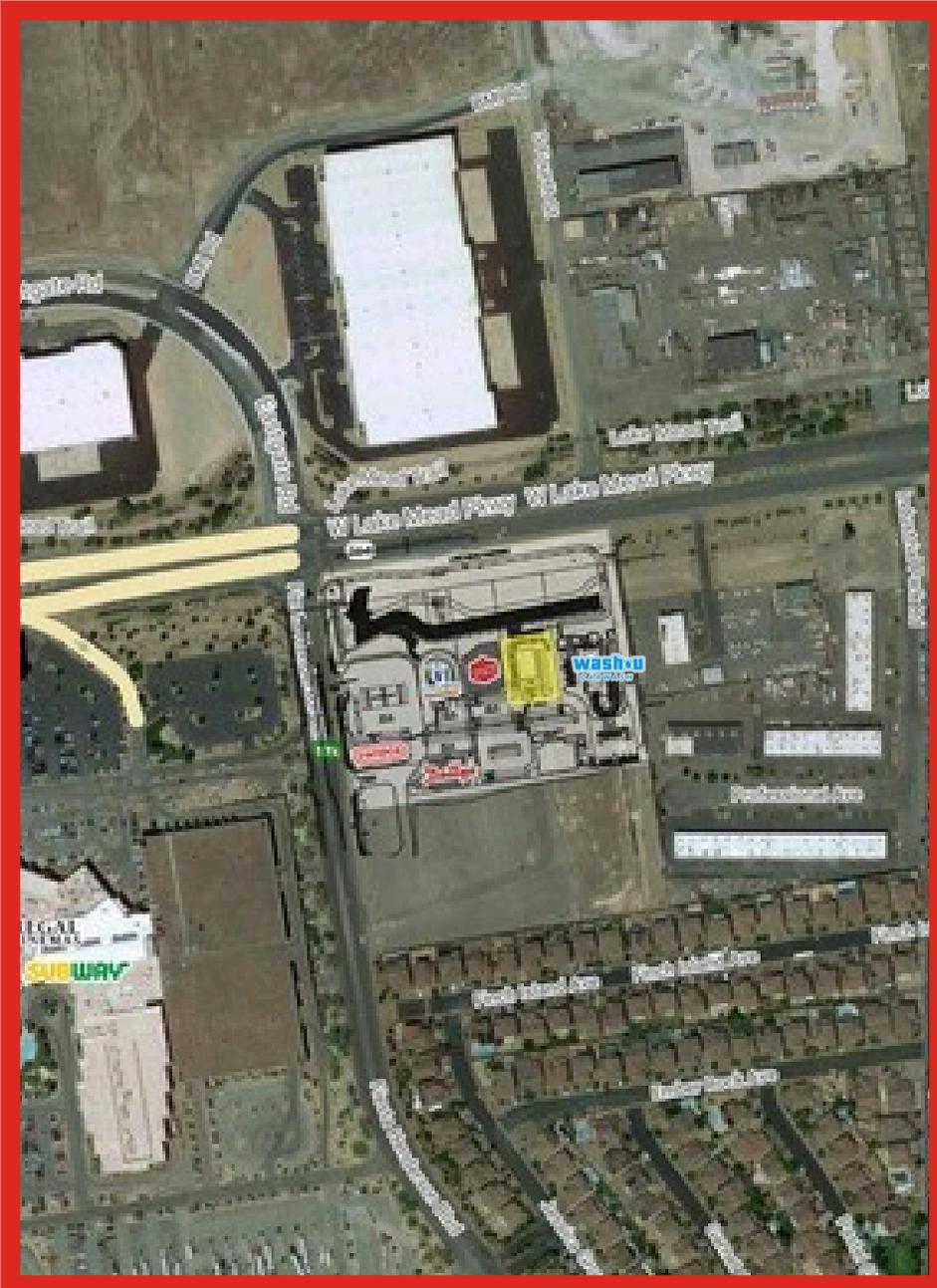
Type



30, 516 Sq-Ft

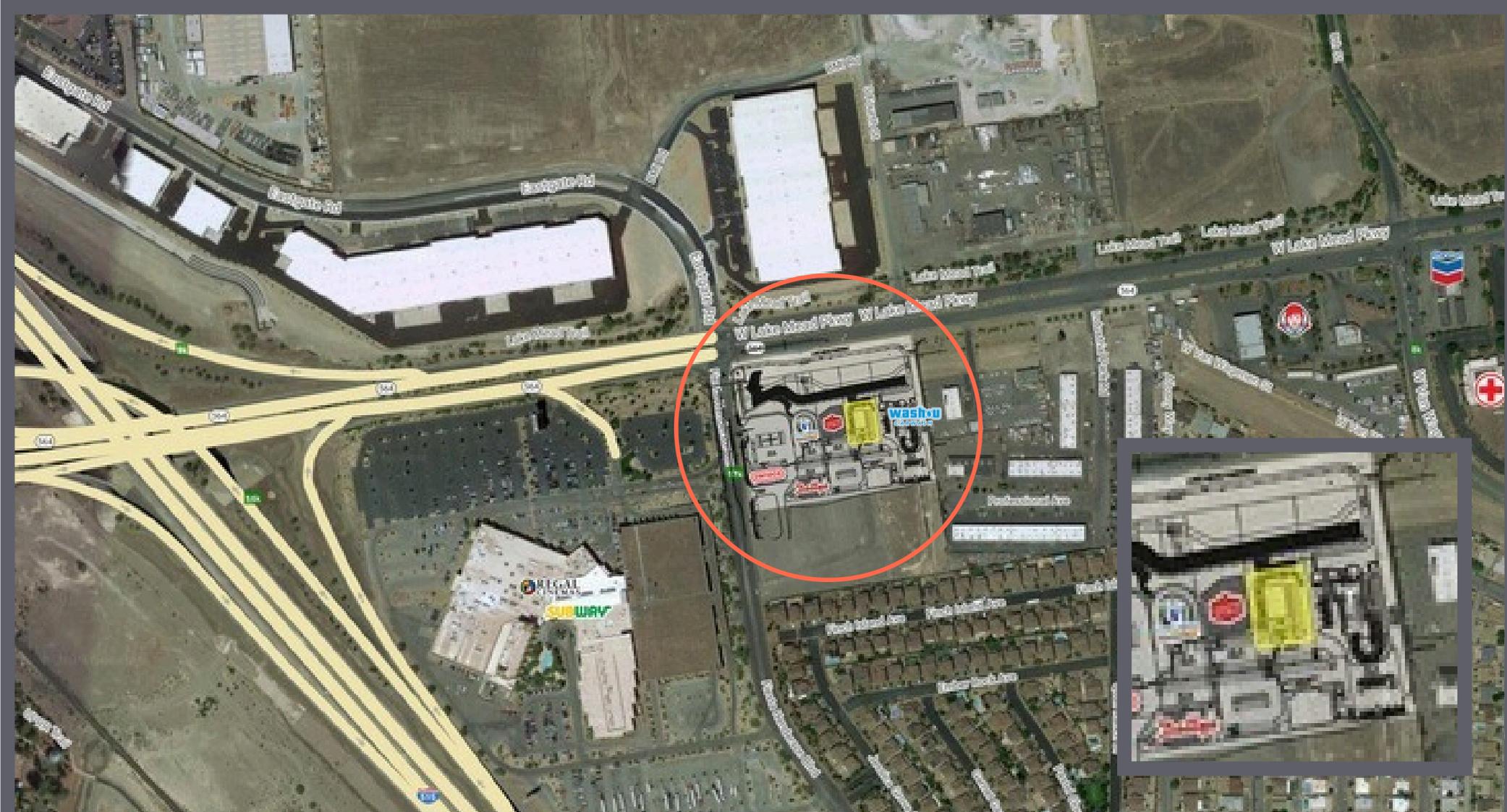
Land Size

OFFERING
DETAILS



PLANS & AERIALS

S I T E P L A N S
A E R I A L S

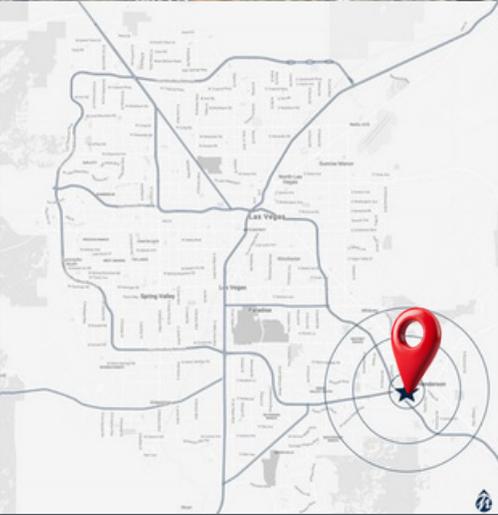


Type
Investment

Area
2,400 - 4,700 Sq-Ft

Status Lease
\$135K/Year NNN

Price
\$2.1 Million



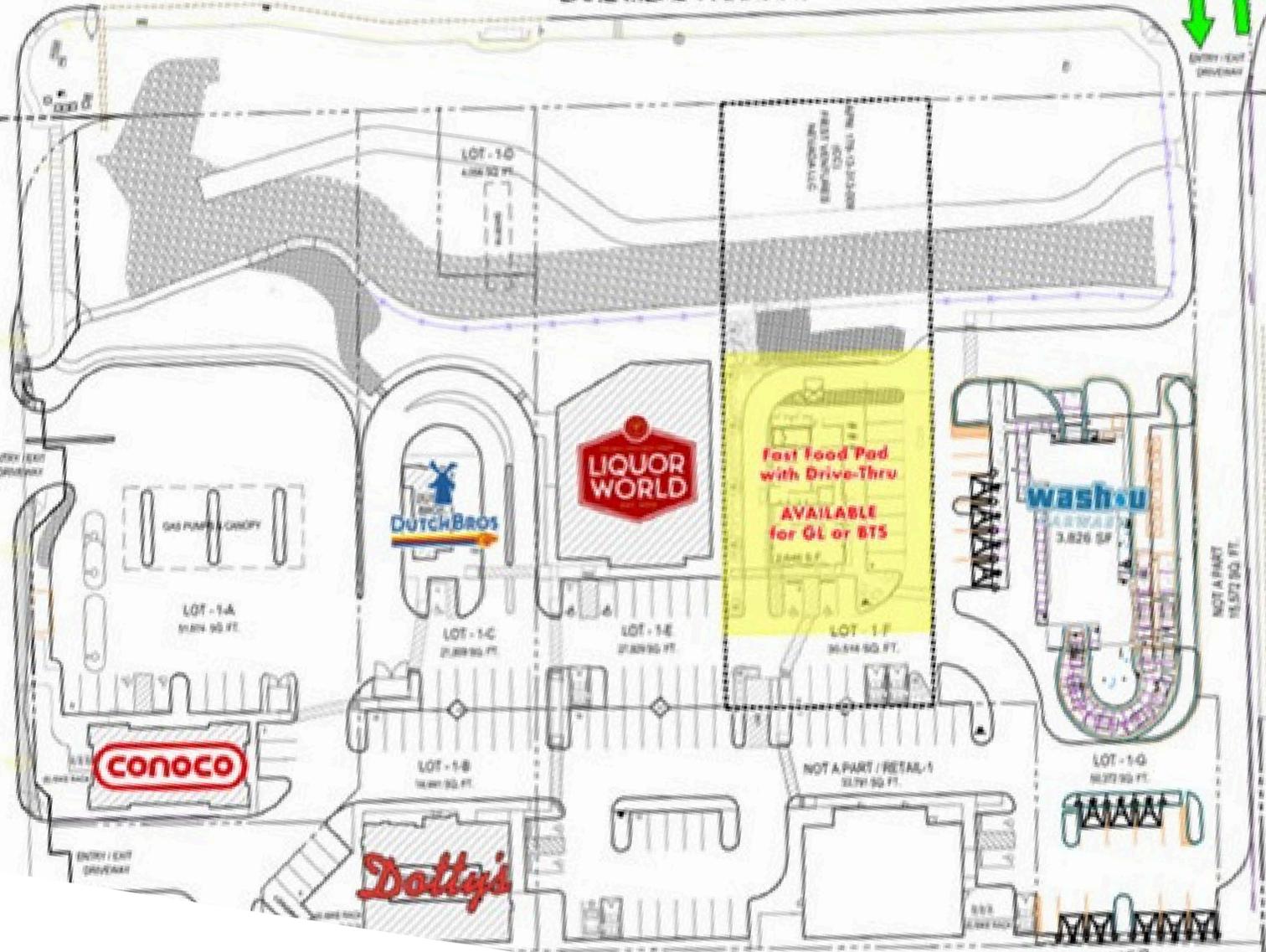
LOCATION



LAKE MEAD PARKWAY



FIESTA HENDERSON BLVD.



Fast Food Pad with Drive-Thru
AVAILABLE for GL or BTS

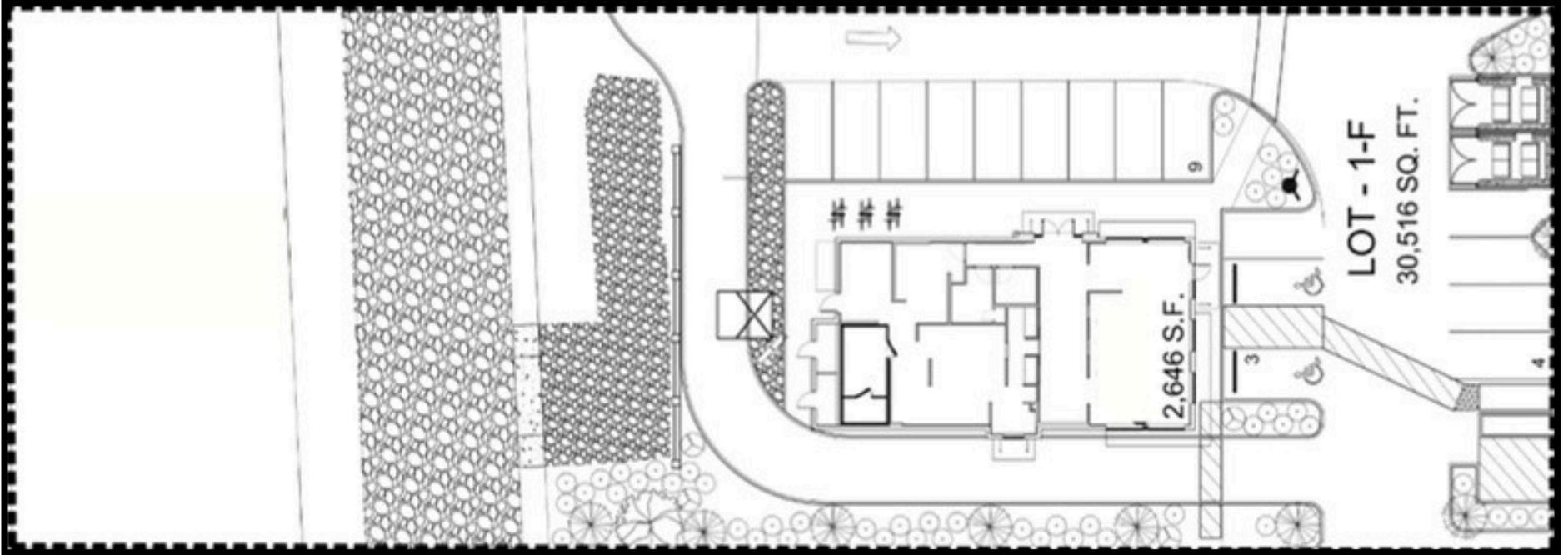
LIQUOR WORLD

Dutch Bros

conoco

Dotty's

wash-u



WashU Carwash

Liquor World



Fast Food Pad





XTREME
MANUFACTURING

BULK SUPPLEMENTS

Pollo Loco

Starbucks

JJ

TARGET

CVS pharmacy

LOWE'S

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

TEAM ACME

Cane's

Chick-fil-A

DISCOUNT TIRE

Carl's Jr.

564
564

Fast Food Pad

wash-u
CAR WASH & DETAIL

LIQUOR WORLD

Dolly's

CONOCO

W LAKE MEAD PARKWAY

TRADE AREA MAP



washo
CARWASH

*Fast Food
Pad*

**LIQUOR
WORLD**
EST. 2002





LAS VEGAS MARKET

DEMOGRAPHICS

M A R K E T O V E R V I E W

2023 DEMOGRAPHICS



2,400 - 4,700

Area Sq-Ft



64,500

Traffic Count



100,788

Population (3 Miles)



\$88,105

Average Household
Income (3 miles)



39,663

Households
(3 Miles)



39,102

Daytime Population
(3 Miles)



Population

1-Mile
9,624

3-Miles
100,788

5-Miles
41,605



Average
Household
Income

1-Mile
\$84,315

3-Miles
\$88,105

5-Miles
94,637



Number of
Households

1-Mile
3,882

3-Miles
39,395

5-Miles
94,148

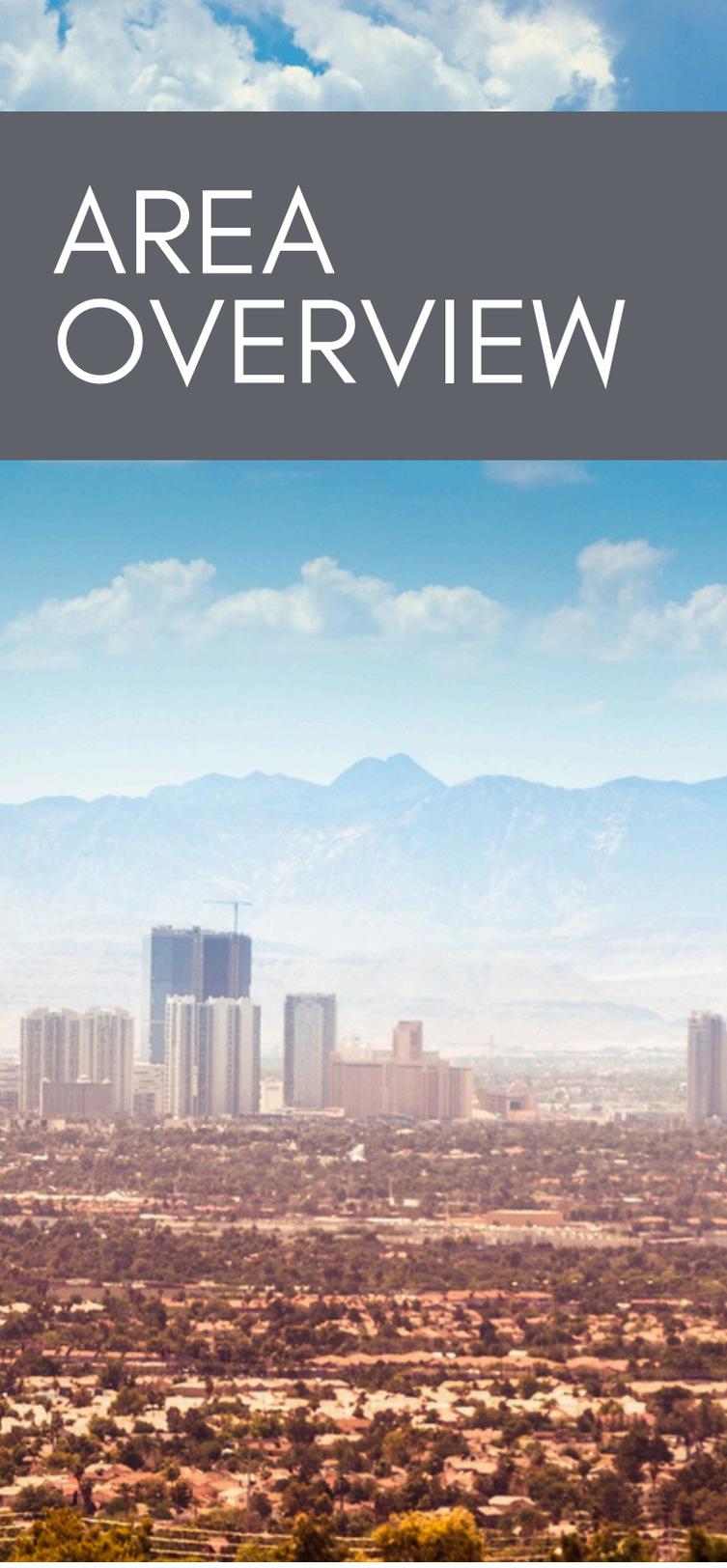


Daytime
Population
(Employees)

1-Mile
3,689

3-Miles
39,663

5-Miles
73,446



AREA OVERVIEW

Clark County is Nevada's largest county by population and home to more than 2.3 million residents and over 41.7 million visitors annually (2024).

The region offers extensive transportation infrastructure, including Harry Reid International Airport, major interstate access, and Union Pacific rail connections.

Henderson benefits from strong residential growth, a pro-business climate, and proximity to key destinations such as the Henderson Sports Complex, Lake Las Vegas, and Lake Mead National Recreation Area.

ECONOMIC DRIVERS & ACCESSIBILITY

Lake Mead Parkway Traffic: ±65,000 VPD

I-11 Traffic: ±141,000 VPD

Daytime Workforce: 83,405 employees within 3 miles

Key Industries: Manufacturing, logistics, healthcare, hospitality, and retail

Nearby Amenities: Chevron, Wendy's, Regal Cinemas, Subway, Henderson Sports Complex

NEVADA BUSINESS CLIMATE ADVANTAGES

Nevada offers a highly competitive business climate, ranking 7th best in the nation according to the Tax Foundation's 2023 State Business Tax Climate Index. The state imposes no personal or corporate income tax, and there are no taxes on pensions, social security benefits, or inventory. Businesses also benefit from the absence of gross receipts, franchise, estate, and inheritance taxes, as well as low Paid taxes and competitive utility rates. Compared to neighboring states, Nevada's tax environment stands out, California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th, and Utah 8th, making it an attractive location for investment and growth.



Travel

2.3M

Southern Nevada Residents

58.44 M

2024 Enplaned/Deplaned
Airline Passengers

70%

2023 Visitors

Travel ByPlane

29%

International Travelers
VisitingLas Vegas

Gaming

\$13.6 Bln

2024 Cla rk Country
Gaming Rev enue

\$809.77

Average Visitor's Gambling
Spending per trip

6.0 Mln

2024 Convention
Delegates

41.7 Mln

2024 Las Vegas Visitors

Occupancy

90.8%

2024 Weekend
Occupancy

63.9%

2024 U.S. National
Average Hotel Occupancy

80.4%

2024Las Vegas
Midweek Occupancy

83.6%

2024Las Vegas
City-Wide Occupancy



CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum (the “Memorandum”) is being delivered exclusively by [Your Brokerage Name] (the “Agent”) to a party who may be interested in the acquisition of the pad located at the SEC of Lake Mead Parkway & Fiesta Henderson Boulevard, Las Vegas, Nevada 89015 (the “Pad”), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the “Recipient”). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of this Confidentiality Agreement with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Pad. Neither the Agent nor any affiliates of the Agent, the Owner of the Pad, or any officers, employees, or agents of such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein.

Statements and estimates provided herein are based on various assumptions concerning anticipated results that may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, or any related parties shall have any liability with respect to or arising from any inaccuracy in such statements or estimates.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Pad in any jurisdiction in which such an offer would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as of the date hereof and is subject to change without notice. The Owner and the Agent reserve the right to engage in discussions or negotiations with one or more parties at any time without obligation to any other party.

The Owner and the Agent may request the return of this Memorandum and any related materials at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



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