

IN-LINE SPACE & PLANNED FUTURE RETAIL

LEASE, GROUND LEASE, BTS, RBTS

NWC of E Ann Rd & N 5th St
Las Vegas NV, 89031

 **BLISS**
car wash.
COMING SOON



5TH ST | 12,400 VPD



ANN RD | 14,400 VPD

 **GOStoreIt**
SELF STORAGE

 **ARCO**
ampm

CALL US FOR
MORE INFO

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 **ROI**
Commercial Real Estate
roicre.com

PROPERTY HIGHLIGHTS

±2,711 - 5,830 SF
AVAILABLE

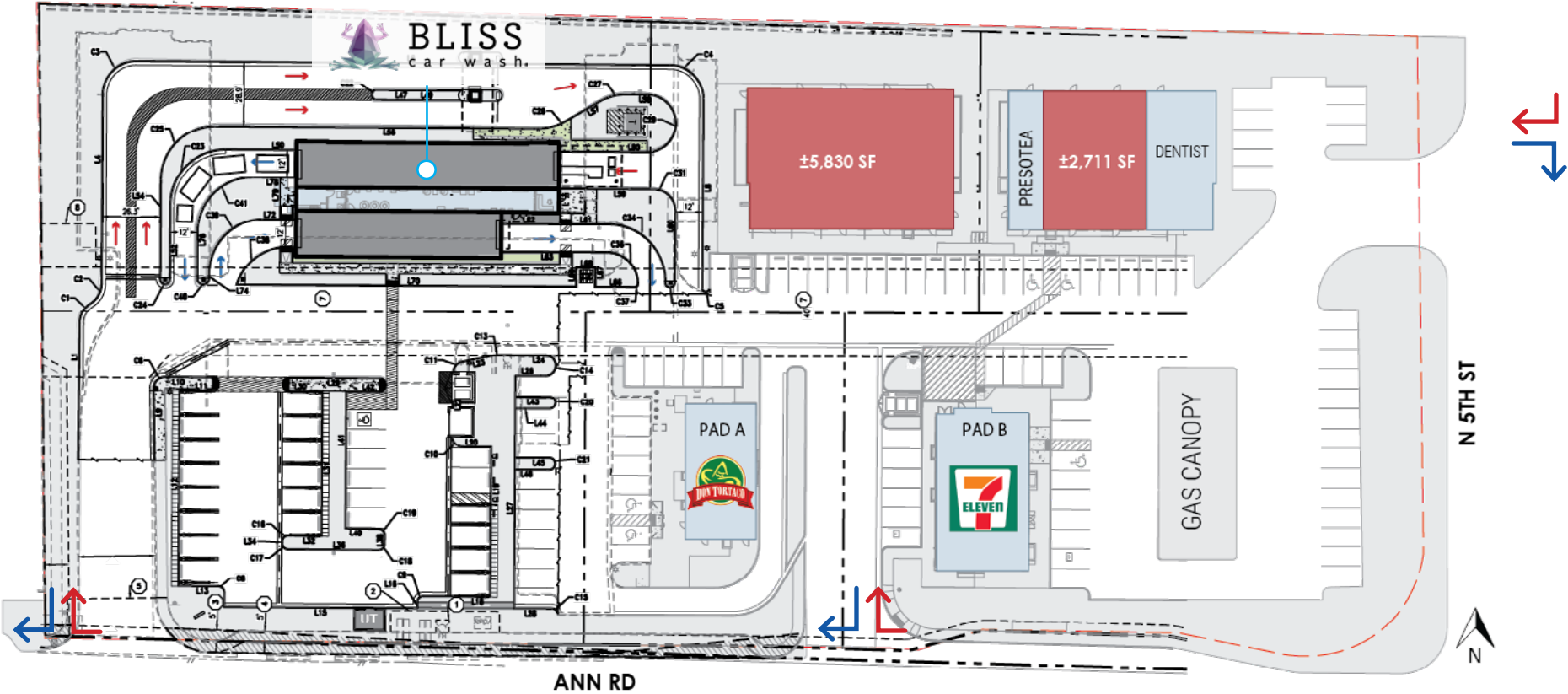
- ±2,711 SF In-line space - available immediately
- ±5,830 SF planned future retail - under construction
Delivery by 3rd Qtr 2026
- Easy access to I-215 beltway and high traffic counts on the 5th Street Corridor
- The 5th Street Corridor is a preferred N/S arterial for residents of North Las Vegas and serves as an alternative to I-15. The City of North Las Vegas is currently in the process of widening 5th Street to increase traffic flow
- Located adjacent to Sedona Ranch residential community with 710 single-family homes and 384 multi-family units
- Over 7 schools with approximately 7,000+ students within 1.5 miles of center
- Site plan subject to change based on qualified tenant's needs
- Join 7-Eleven, Don Tortaco, and Sedona Ranch Dental

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SCHEMATIC SITE PLAN

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
28,162	157,835	351,496



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$101,375	\$107,755	\$97,625



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
1,233	22,129	57,611



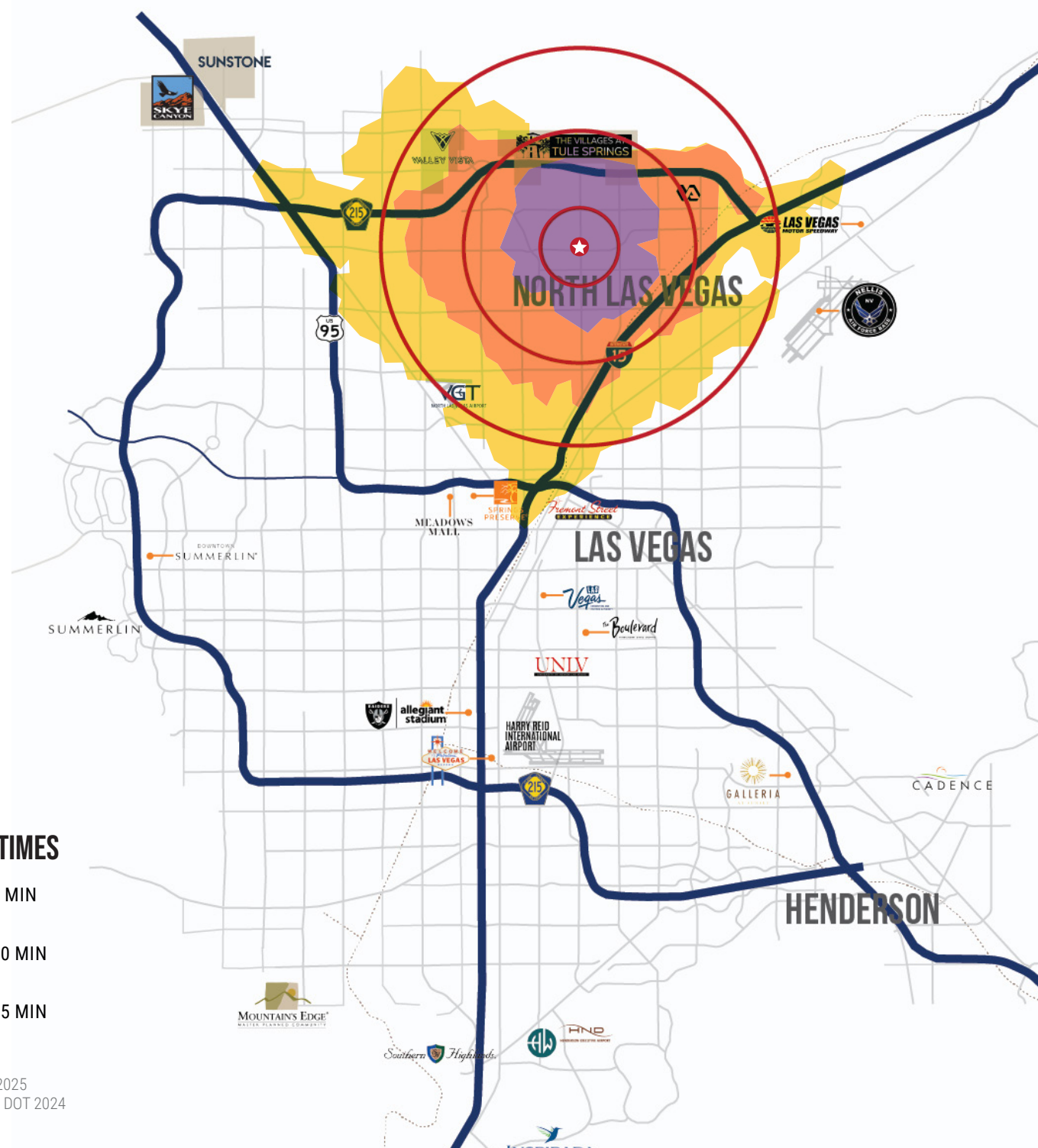
TRAFFIC COUNTS

5th St	Ann Rd
13,400 VPD	14,600 VPD

DRIVE TIMES

	5 MIN
	10 MIN
	15 MIN

Sources:
SitesUSA 2025
TRINA, NV DOT 2024





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FOR MORE INFORMATION

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