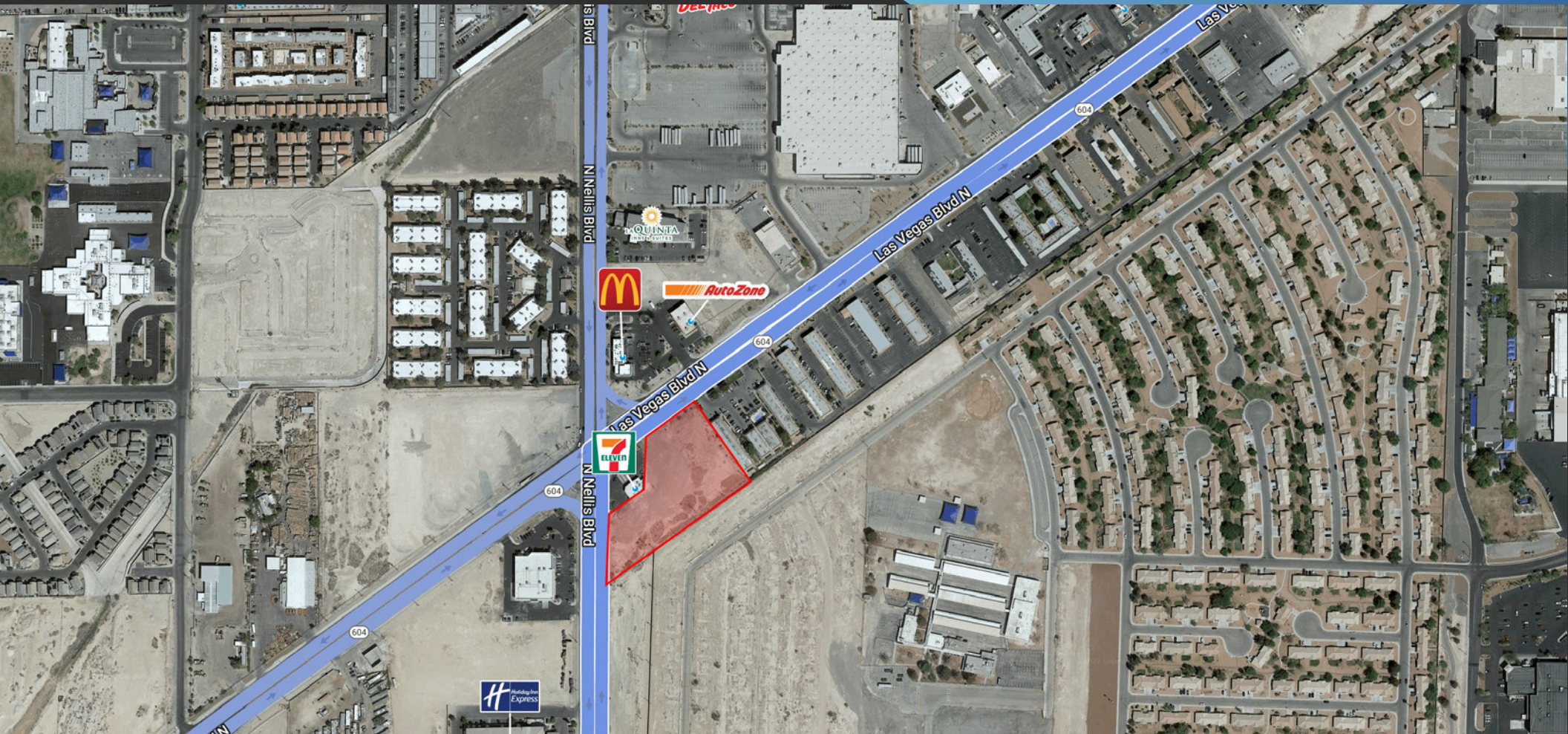


E/SEC Las Vegas Blvd & Nellis Blvd  
Las Vegas, NV 89115



± 2.81 AC AVAILABLE | LAND

# PADS FOR GROUND LEASE

## \$50K PER AC PER YEAR

graski retail team

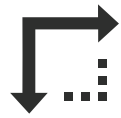


9121 W Russell Rd  
Suite 111  
Las Vegas, NV 89148

roicre.com

# PROPERTY HIGHLIGHTS

We are pleased to present the opportunity to ground lease a ± 2.81 acre parcel located just east of the southeast corner of Las Vegas Blvd. and Nellis Blvd. in Las Vegas, NV. It is located just minutes away from the I-15 freeway and the Nellis Air Force Base. Major traffic generators in the area include McDonald's, Auto Zone and La Quinta Inn & Suites.



**±2.81 AC**



**140-04-401-003**

**140-04-401-005**

**140-04-401-006**

APN

## ZONING

General Commercial (C-2)  
General Highway Frontage (H-2)

## NEARBY RETAIL



# SITE AERIAL



# PARCEL MAP

This map is for assessment use only and does NOT represent a survey.  
 No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.  
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- TAX DISTRICT LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

**BOOK** T20S R62E

101	102	103
124	123	122
139	140	141
162	161	160

**Scale:** 1" = 200'

**SECT.** 4


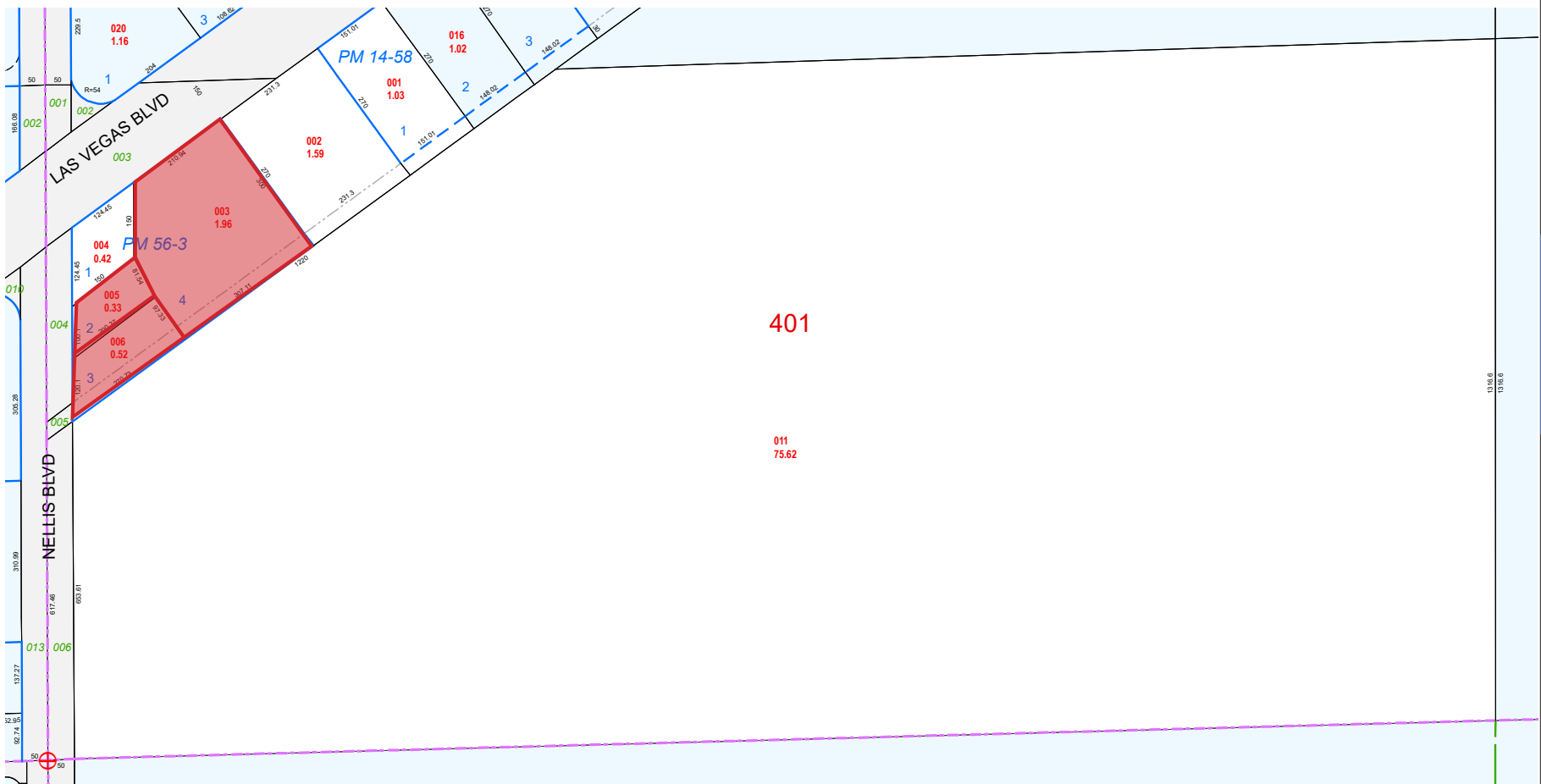
4	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

**MAP** S 2 SW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

**Rev:** 8/31/2021

**140-04-4**

# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
26,199	101,781	189,368



## AVERAGE HHI

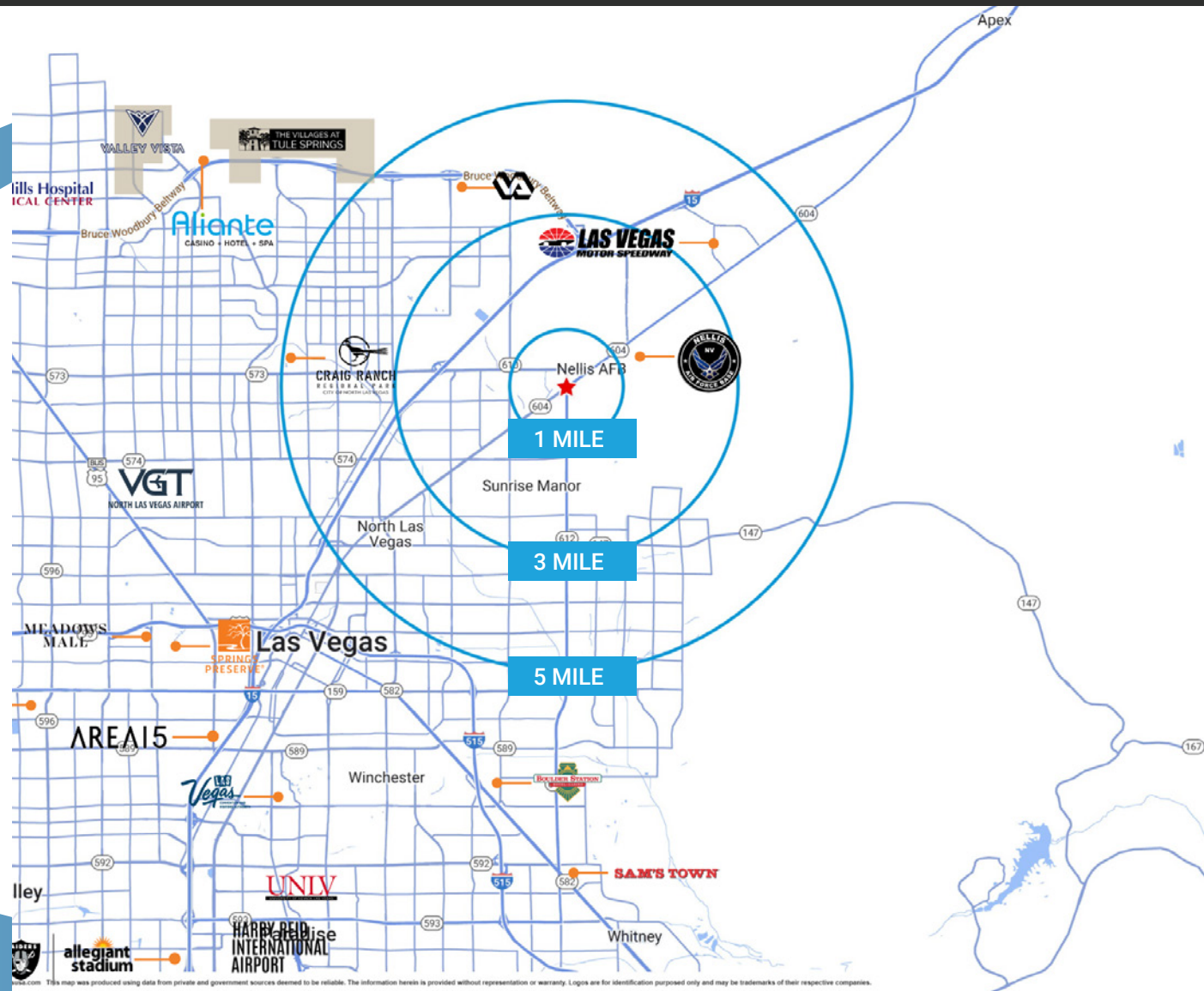
1 Miles	3 Miles	5 Miles
\$94,022	\$117,011	\$119,384



## TRAFFIC COUNTS

Las Vegas Blvd N - 17,000 VPD  
 N Nellis Blvd - 25,100 VPD

Source:  
 SitesUSA 2023  
 TRINA, NV DOT 2022



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. R.O.I Commercial Real Estate, Inc. All Rights Reserved.

# CONTACT US

## KIT GRASKI

Director  
 702.570.5377 | kgraski@roicre.com  
 NV License # BS.0015934.LLC

## GEORGE OKINAKA

Executive Vice President  
 702.570.5376 | gokinaka@roicre.com  
 NV License # S.0045747

## MAUREEN PARCHIA

Vice President  
 702.570.5124 | maureen@roicre.com  
 NV License # S.0169395

## JONATHAN SERRANO

Senior Associate  
 702.570.5099 | jonathan@roicre.com  
 NV License # S.0183243

## JEREMY VITALE

Associate  
 702.550.4951 | jvitale@roicre.com  
 NV License # S.0189657