

±2,100 SF AVAILABLE PAD SPACE FOR LEASE

9035 Blue Diamond Rd
Blue Diamond & El Capitan SWC
Las Vegas, NV 89178



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ROI
Commercial Real Estate
roicre.com

PROPERTY HIGHLIGHTS

± 2,100 SF AVAILABLE

- Interior Endcap space
- Endcap tenant is Edge Dental & Orthodontics
- Cross access with 7-Eleven, Merryhill School and HCA Healthcare
- 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



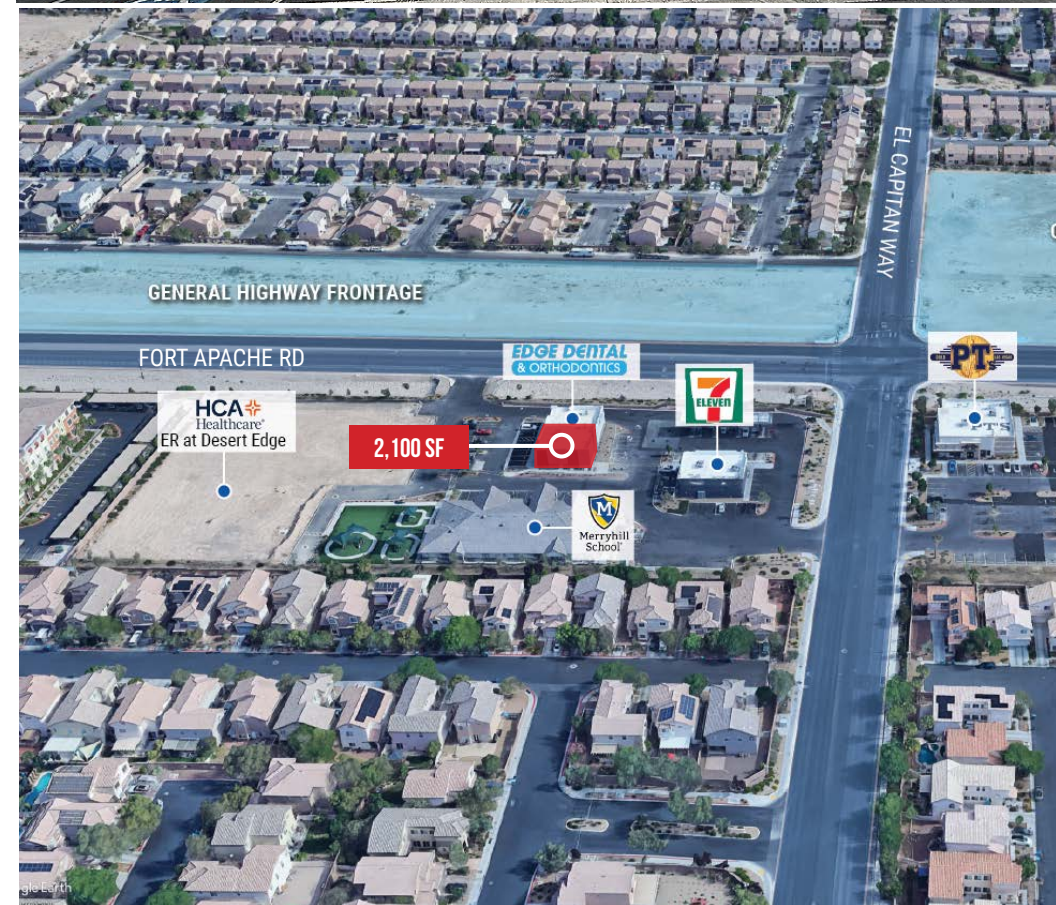
± 2,100 SF

VACANT SPACE



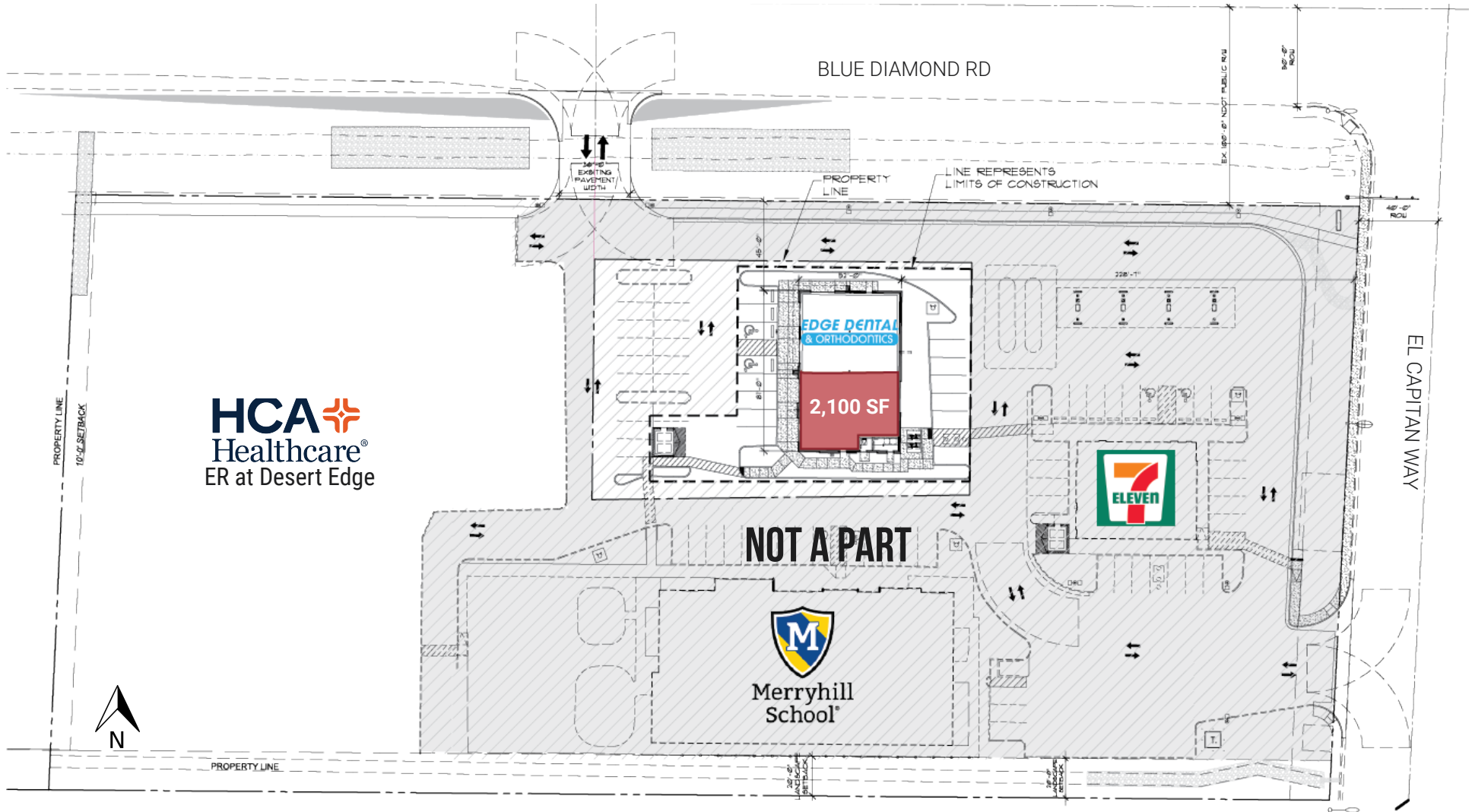
COMMERCIAL GENERAL (CG)

ZONING



PROPERTY SITE PLAN

9035 BLUE DIAMOND RD
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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

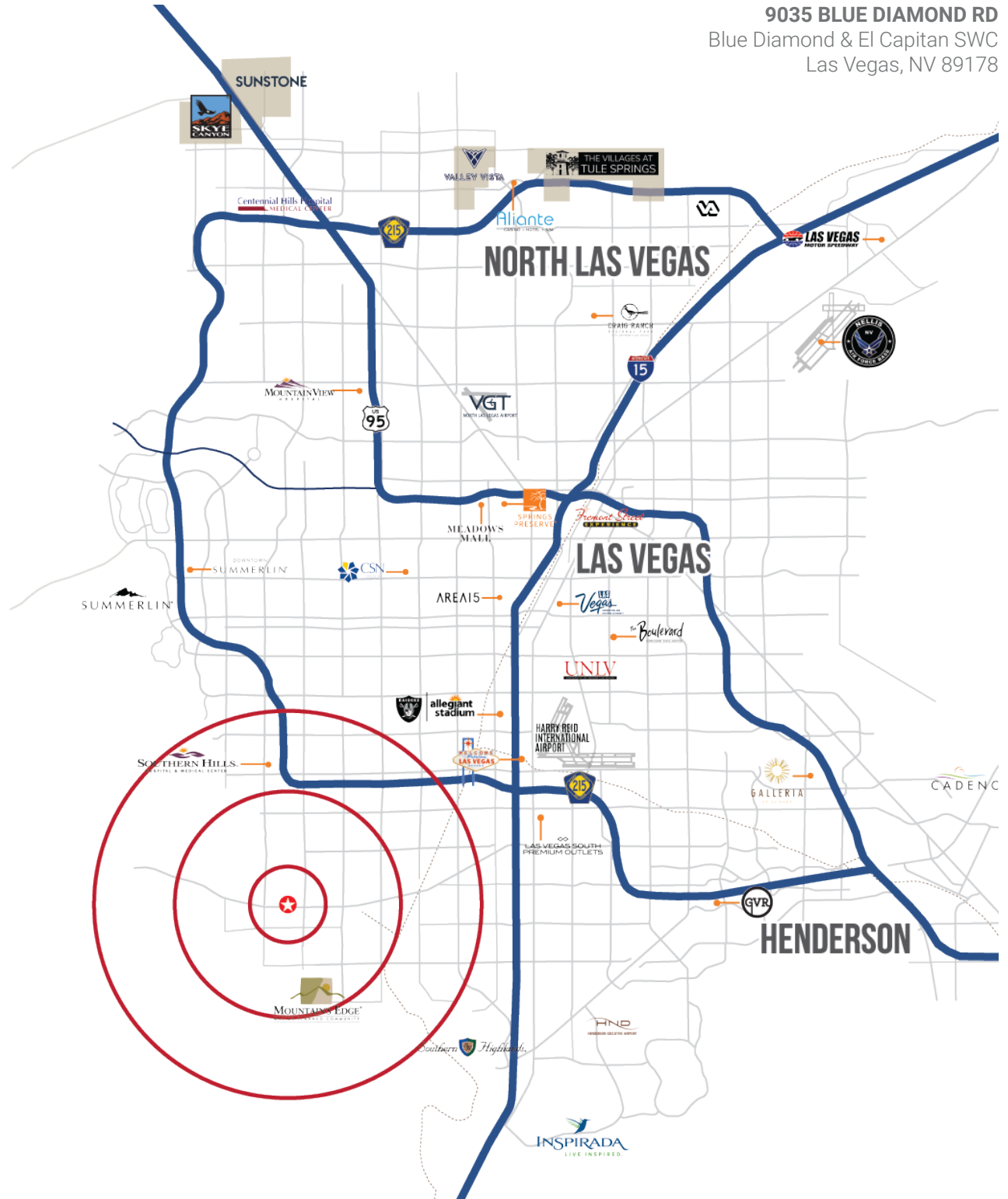


TRAFFIC COUNTS

Blue Diamond Rd

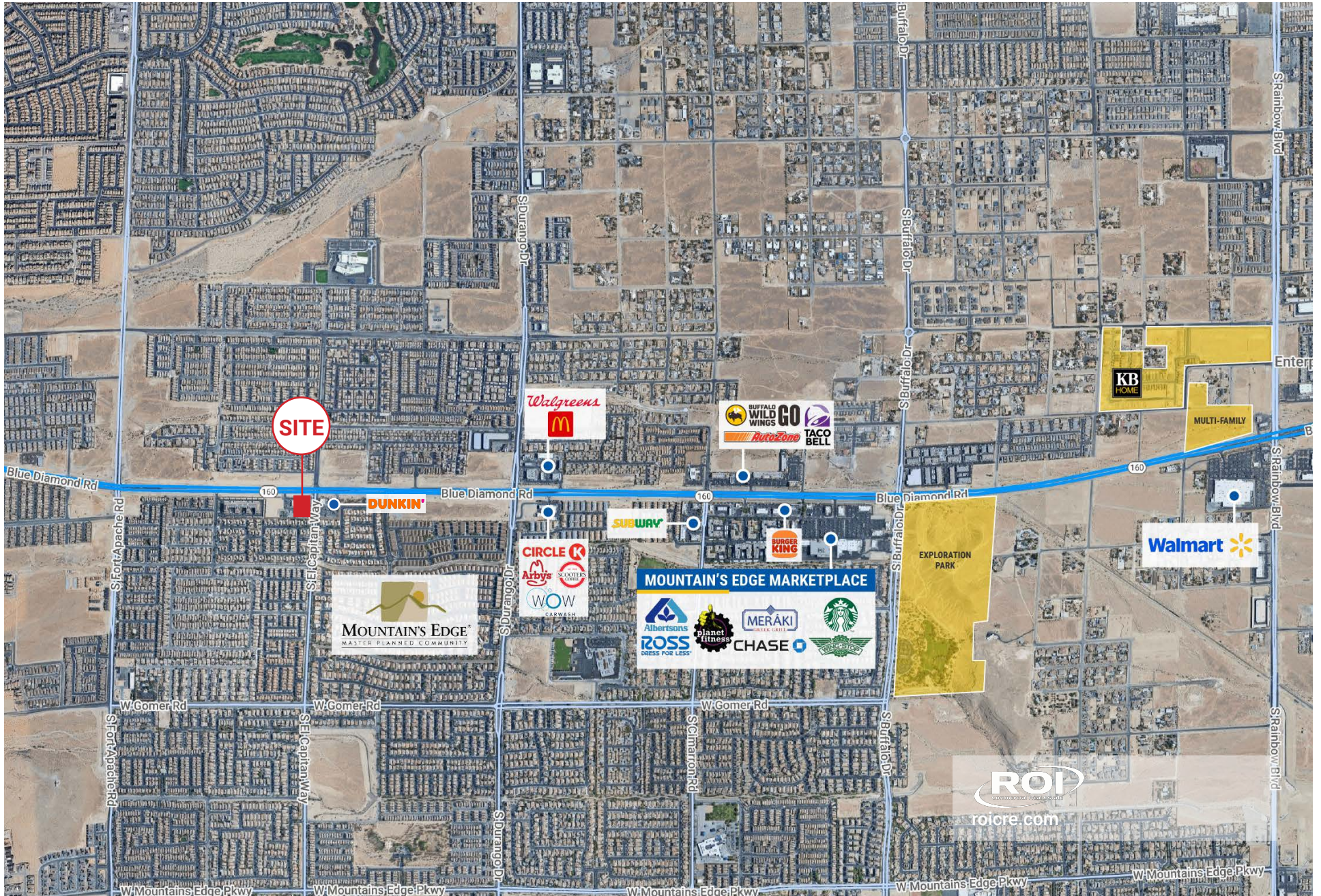
50,500 VPD

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TRADE AREA AERIAL

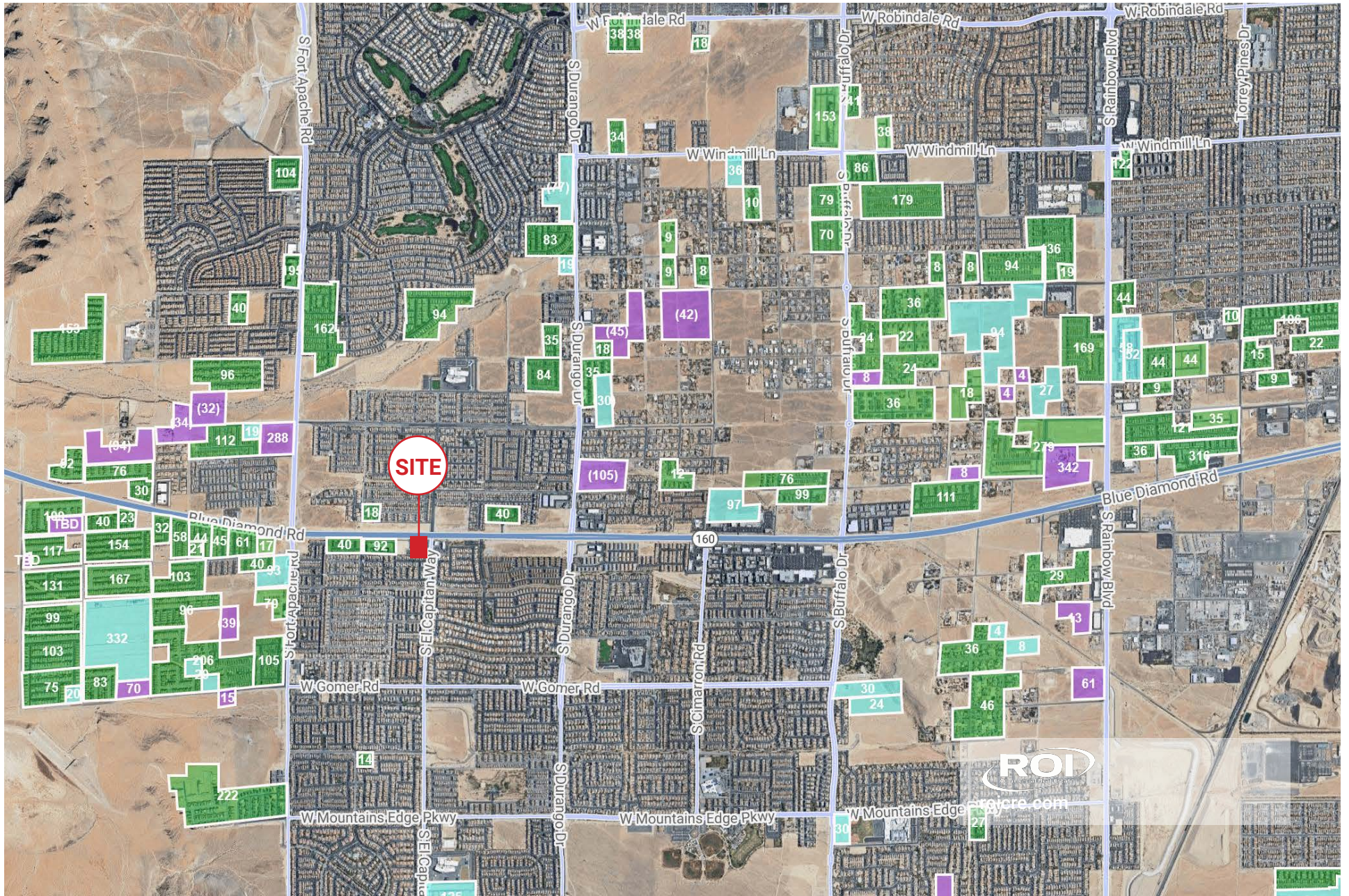
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HOUSING GROWTH

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PLANNED ON-GOING COMPLETED



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CALL US FOR MORE INFO

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Let's keep in touch.



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