

±0.66 AC PAD AVAILABLE

N/NEC LAS VEGAS BLVD & NELLIS BLVD
LAS VEGAS, NV 89115

**FOR GROUND LEASE OR
BUILD-TO-SUIT**



graski retail team

roicre.com

Contact our team today!

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PROPERTY HIGHLIGHTS

±0.66 ACRE PAD

Excellent opportunity to ground lease or build-to-suit on a ±0.66 acre parcel located just north of the northeast corner of Las Vegas Blvd and Nellis Blvd.

- ✓ Nearby industrial development includes the ±369,198 SF Craig Logistics Center, a new hub designed to drive increased traffic and activity in the area.
- ✓ Convenient location situated just minutes away from the I-15.
- ✓ Less than 5 minutes away from Nellis Air Force Base.
- ✓ Parcel location is advantageous for businesses catering to the needs of military personnel and their families

140-04-301-021
APN

📍 GENERAL COMMERCIAL (C-2)
ZONING

📏 ±0.66 AC
LAND AREA

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Las Vegas, NV 89115



JOIN NEARBY
RETAIL TENANTS



CSL Plasma 7-ELEVEN®

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
20,884	86,987	288,972



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$57,514	\$76,953	\$80,868



TRAFFIC COUNTS

LAS VEGAS BLVD	NELLIS BLVD
11,600 VPD	28,000 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024



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Let's Stay Connected!



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DISCLAIMER

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