

# 7060 GILESPIE STREET

FOR SALE OR LEASE



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

## JEFFREY MITCHELL

jmitchell@mwcrc.com  
direct 702.374.0211  
B.7448.LLC  
[View Profile](#)

## IAN DAVIS

idavis@mwcrc.com  
direct 702.374.0219  
S.184738  
[View Profile](#)

## PROPERTY DETAILS

7090 GILESPIE STREET, LAS VEGAS, NV 89119

- Asking Price: **\$1,749,000**
- 0.56 Acre Parcel
- Municipal Approved Plans Available
- 3,933 SF Possible Size with Drive Thru
- Strategically Located Across from Las Vegas Car Rental Facility, Airport Trade Area
- Dense Daytime Population
- High Tourist Traffic
- Located on Gillespie Street, N-S Connector Between Sunset Road & Warm Springs Road
- APN: 17704701014

## 2023 DEMOS

### EST. POPULATION

1 MILE » **2,131**  
3 MILE » **75,797**  
5 MILE » **359,410**



### EST. HOUSEHOLDS

1 MILE » **795**  
3 MILE » **30,935**  
5 MILE » **146,943**



### EST. AVERAGE HH INCOME

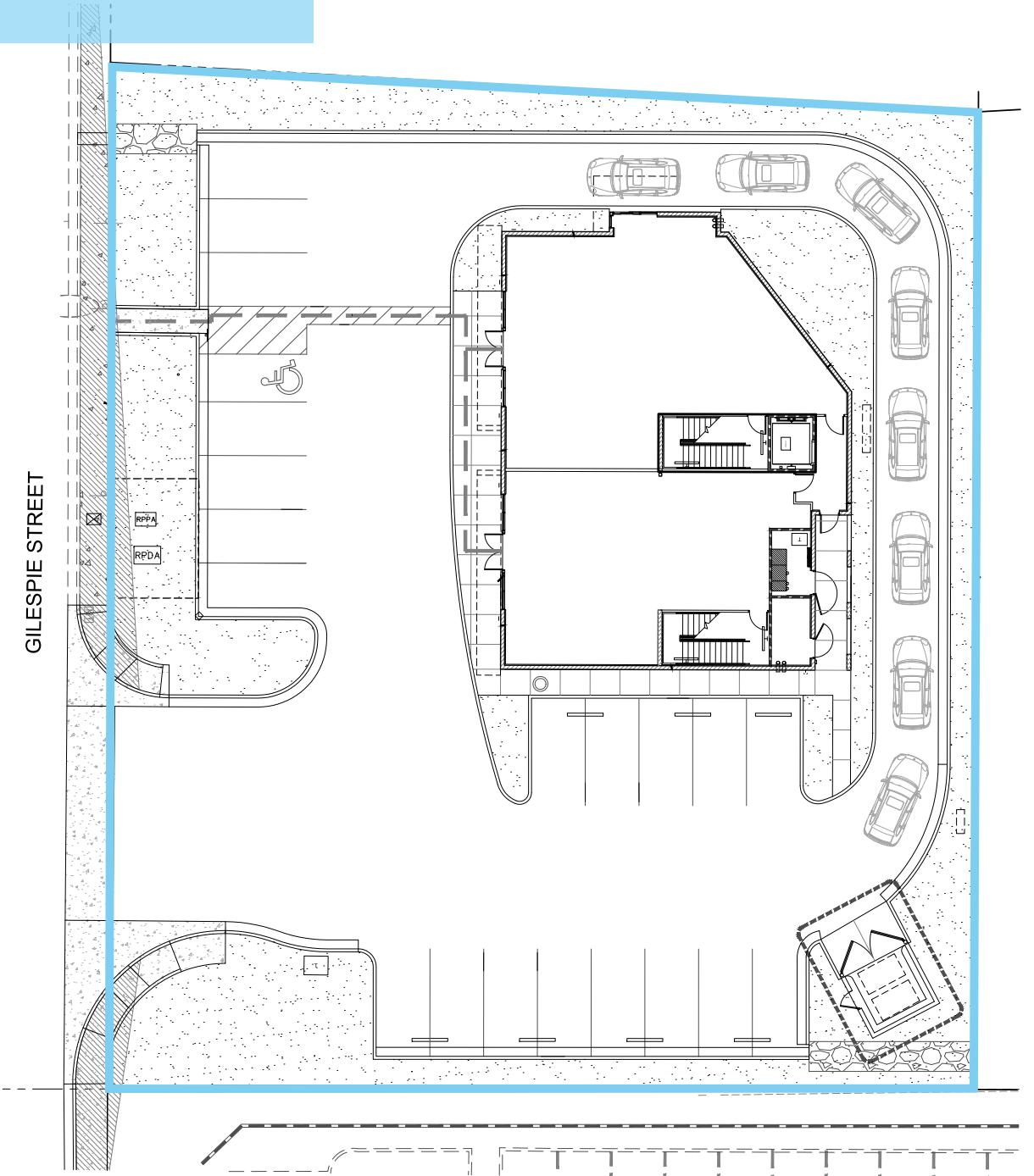
1 MILE » **\$144,867**  
3 MILE » **\$111,162**  
5 MILE » **\$96,011**

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[www.mwcrc.com](#)

# 7060 GILLESPIE STREET

## POTENTIAL SITE PLAN



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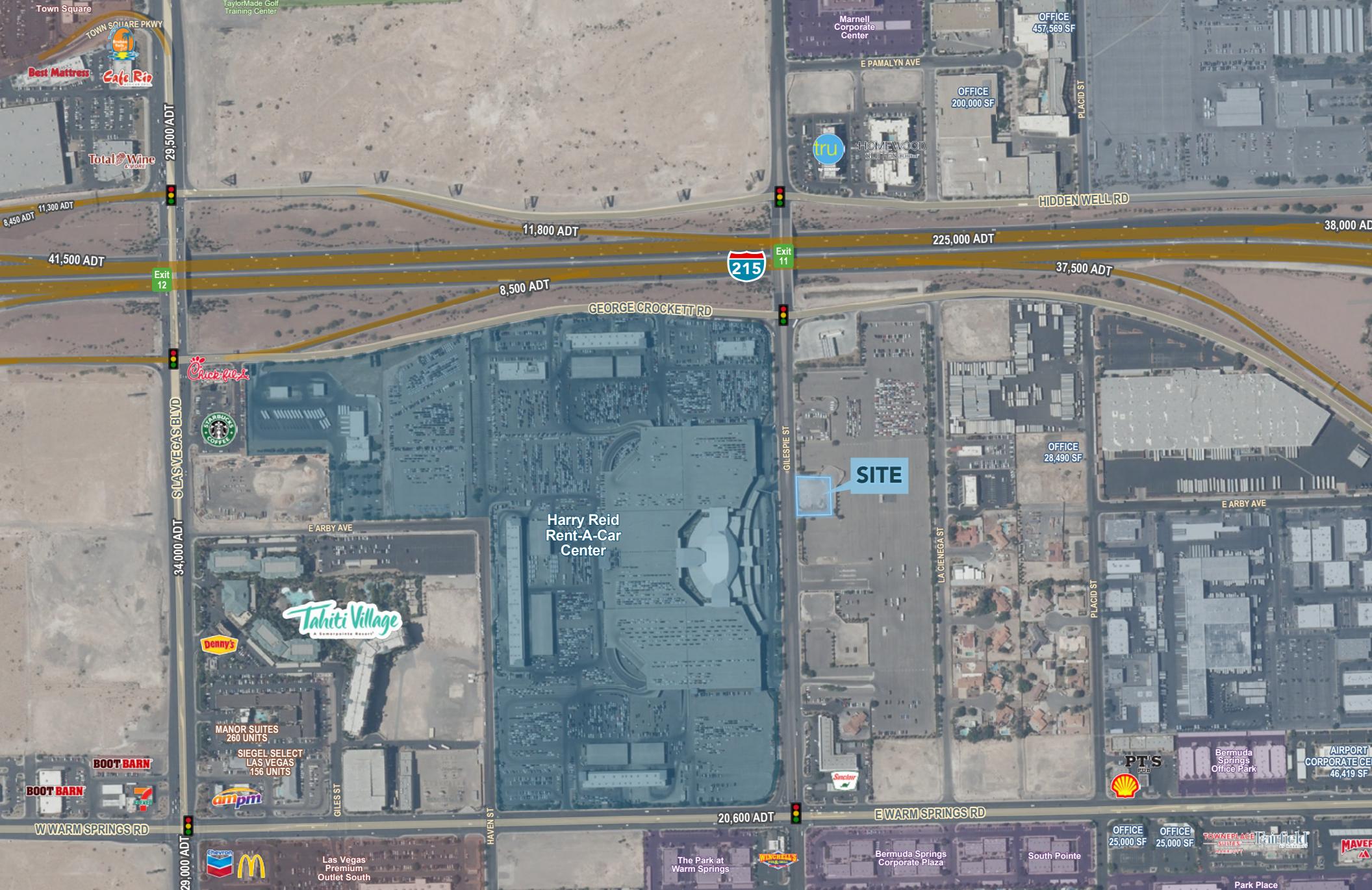
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

