

# IMPROVED 0.72 AC PAD

FOR SUBLEASE

Pyle St & Jones Blvd NWC  
Las Vegas NV, 89141



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# PROPERTY HIGHLIGHTS

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## 31,387.5 SF SUBLEASE

- Pad can accommodate a building with drive-thru
- Allowed uses include:
  - QSR
  - Coffee
  - Medical
  - Automotive
- Paved parking
- On site improvements completed "curbin off"
- Drive through lane completed
- Cross access to adjacent pad occupied by Green Valley Grocer and Shell



NEVADA POWER

PULTE HOMES

PULTE HOMES

PULTE HOMES

ROI  
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176-26-601-001  
APN



TRAFFIC COUNTS  
Jones Blvd - 16,500 VPD

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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



# POTENTIAL VIEWS

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# HOUSING GROWTH AREAS

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# AREA

**PYLE ST & JONES BLVD NWC**  
Las Vegas NV, 89141

## DEMOGRAPHICS



### POPULATION

1 Mile	15,076	\$113,005
3 Miles	105,848	\$108,741
5 Miles	258,013	\$101,540



### AVERAGE HHI

### DAYTIME POPULATION

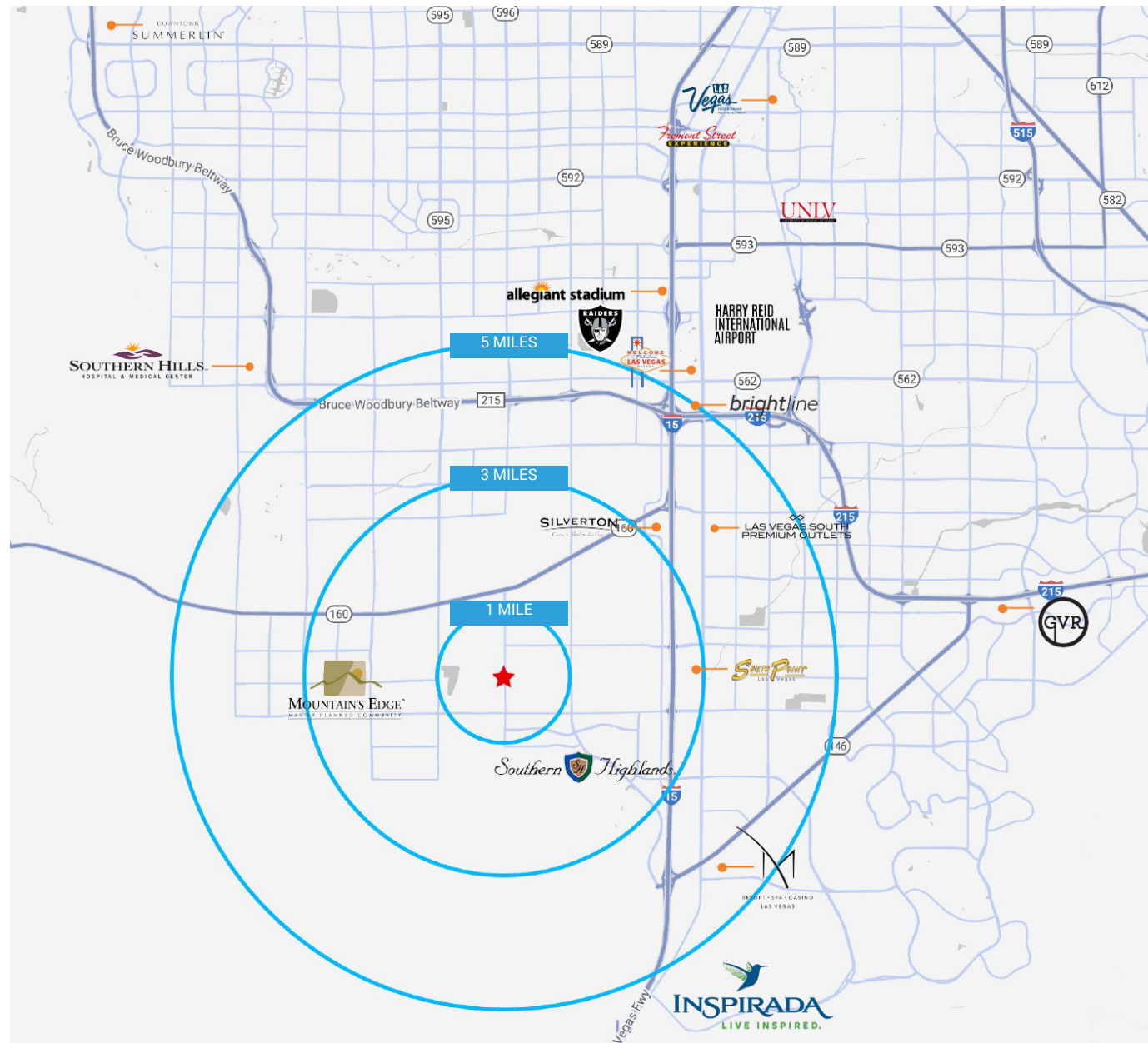


1 Mile	896
3 Miles	21,569
5 Miles	77,439



### TRAFFIC COUNTS

S Jones Blvd - 16,500 VPD



Sources:  
SitesUSA 2022  
TRINA, NV DOT 2021

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