

SHADOW HILLS PAD

2041 N. Jones Blvd. Las Vegas, Nevada 89108

RETAIL PAD
For Lease

GROUND LEASE | BUILD-TO-SUIT



US 95 HWY. • 221,000 VPD

W. LAKE MEAD • 25,738 VPD

Walmart
Neighborhood Market



N. JONES • 21,775 VPD

PAD
±0.37 AC
±16,117 SF

State Farm

Doritos

Domino's



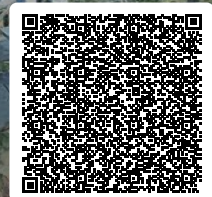
Crashburne
SUPER PAWN

MDLGroup

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SCAN/CLICK TO VIEW PADS

PAD Highlights

- PAD is located in a high visibility retail shopping center on a main intersection
- Located at the intersection of W. Lake Mead Blvd. and N. Jones Blvd.
- Only ±1.3 Miles to the US 95 Highway
- Pylon signage available
- High traffic counts of ±47,513 at the intersection
 - ±25,738 VPD at W. Lake Mead Blvd.
 - ±21,775 VPD at N. Martin Luther King Blvd.
- Major national tenants at the plaza, including 7-11, Burger King, Domino's Pizza, Dotty's and State Farm



Property Details



CONTACT BROKER

Lease Rate



±16,117 SF

Available Space



NORTHWEST

Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	28,610	193,337	447,877
Ave. Household Income			
2025 Ave. Household Income	\$75,401	\$84,846	\$96,039



Lease Details



CONTACT BROKER

Lease Rate



±16,117 SF

Available Space



NORTHWEST

Submarket

PAD Details

- + Parcel ID** 138-24-215-008
- + Zoning** Limited Commercial (C-1)
- + Jurisdiction** Las Vegas - 89108
- + Submarket** Northwest
- + PAD** ±0.37 AC / ±16,117 SF
- + Traffic Counts**

W. Lake Mead Blvd.	±25,738 VPD
N. Jones Blvd.	±21,775 VPD
- + Availability:** Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



● Power Retail
 ● Hotel & Casino
 ● Hospital
 ● Parks & Recreation
 ● Airport
 ● Sports
 ● Academia
 ● Municipal

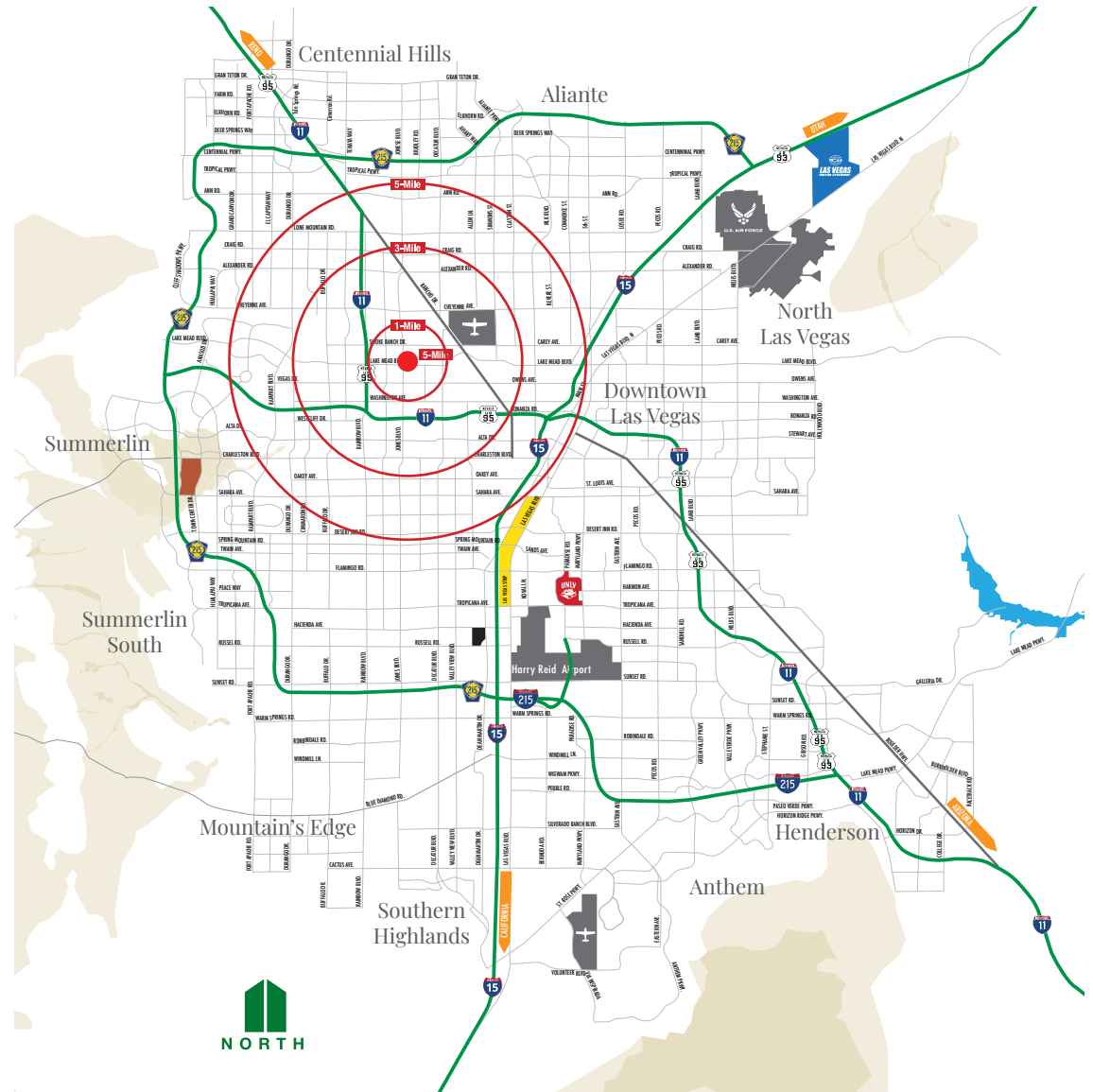


Population	1 mile	3 miles	5 miles
2010 Population	27,557	178,657	417,156
2020 Population	28,810	189,675	438,840
2025 Population	28,610	193,337	447,877
2030 Population	28,877	198,324	459,433
2010-2020 Annual Rate	0.45%	0.60%	0.51%
2020-2025 Annual Rate	-0.13%	0.36%	0.39%
2025-2030 Annual Rate	0.19%	0.51%	0.51%
2025 Median Age	34.4	37.1	39.2

Households	1 mile	3 miles	5 miles
2025 Wealth Index	48	61	77
2010 Households	9,246	63,246	149,902
2020 Households	9,943	68,556	162,812
2025 Total Households	10,060	70,987	169,052
2030 Total Households	10,230	73,495	175,037
2010-2020 Annual Rate	0.73%	0.81%	0.83%
2020-2025 Annual Rate	0.22%	0.67%	0.72%
2025-2030 Annual Rate	0.34%	0.70%	0.70%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$75,401	\$84,846	\$96,039
2030 Average Household Income	\$86,193	\$95,872	\$107,351
2025-2030 Annual Rate	2.71%	2.47%	2.25%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,708	71,872	171,424
2020 Total Housing Units	10,494	72,457	173,090
2025 Total Housing Units	10,496	74,247	177,697
2025 Owner Occupied Housing Units	4,626	36,099	92,650
2025 Renter Occupied Housing Units	5,434	34,888	76,402
2025 Vacant Housing Units	436	3,260	8,645
2030 Total Housing Units	10,772	77,337	184,969
2030 Owner Occupied Housing Units	4,846	38,102	97,122
2030 Renter Occupied Housing Units	5,384	35,393	77,916
2030 Vacant Housing Units	542	3,842	9,932



Nevada Tax Advantages

NEVADA

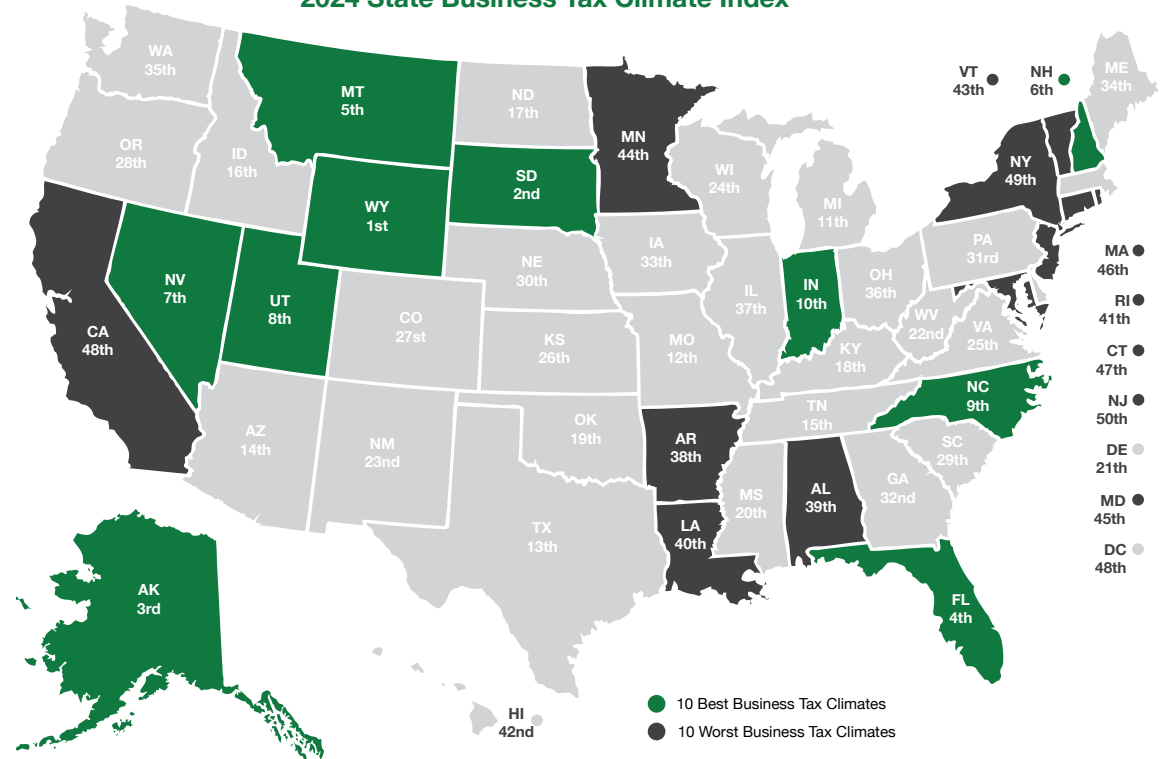
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.



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Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services

		
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--