



WEST CRAIG ROAD

±1.42 Acres for Sale

SITE

SITE

CALIMESA STREET

Land for Sale

±1.19 acres

East Craig Road & Calimesa Street
Las Vegas, NV 89115

Michael Longi, CCIM

PRINCIPAL, CAPITAL MARKETS

michael.longi@avisonyoung.com

d) 1 702 637 7292 | c) 1 702 340 7184

NV RE License # BS.0045463

Avison Young • 10845 Griffith Peak Drive • Suite 100 • Las Vegas NV 89135 • avisonyoung.com

© 2026 Avison Young - Nevada LLC. The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

**AVISON
YOUNG**



PROPERTY DETAILS

The property consists of 6 parcels having Craig Road frontage with Neighborhood Commercial proposed landuse. Located near Nellis Air Force Base in the northeast submarket, with convenient access to I-15 and CC 215 Beltway.

Buyer to verify all zoning, utilities and due diligence.

LIST PRICE: \$149,000

AREA

±1.19 gross acres

Additional acreage to the west is also available

APN

140-05-203-003 (0.09 ac)

140-05-203-002 (0.21 ac)

140-05-303-001 (0.30 ac)

140-05-303-002 (0.22 ac)

140-05-302-001 (0.37 ac)

ZONING

Residential Single Family 20 (RS20)

PLANNED LAND USE

Neighborhood Commercial (NC)

LOCATION

The property is located on Craig Road & Puebla Street, near Nellis Air Force Base and North Las Vegas Boulevard in the northeast part of town. The site provides easy access to I-15, approximately 1.5 miles from the I-15/Craig Road interchange.

DEMOGRAPHICS

2024	1 mi	3 mi
Population (est)	21,994	92,632
Households	7,461	29,315
Household income (avg)	\$62,113	\$78,537
Total housing units	8,064	31,590
Owner occupied housing	26.1%	42.7%
Renter occupied housing	73.9%	57.3%
Median home value	\$322,522	\$336,435
Median Rent	\$1,244	\$1,245

TRAFFIC COUNT



approx. 21,100 cars per day on Craig Rd. at Nellis Blvd.
approx. 2,500 cars per day on Puebla St. at Craig Road

