

PADS WITH DRIVE-THRU

LEASE, GROUND LEASE, BTS, RBTS OPPORTUNITY

SITE

Landini's Pizzeria
 Great Clips
 ENZY RAVEN
 Thai
 SUBWAY
 Tide DRY CLEANERS
 DOLLAR LOAN CENTER
 Delicate DENTAL
 Foxtail COFFEE CO.
 LifeStorage

O VATION

PACE

SPECTRUM
APARTMENT HOMES

7-ELEVEN
 Dotty's

MY SELF STORAGE SPACE

CVS

GRAMERCY

DW BISTRO
 ANIMA RAW FITNESS
 Pinches Tacos

AutoZone
 NSB
 The Lodge

StorageWest



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PROPERTY HIGHLIGHTS

PAD A: 0.34 AC
PAD B: 0.22 AC

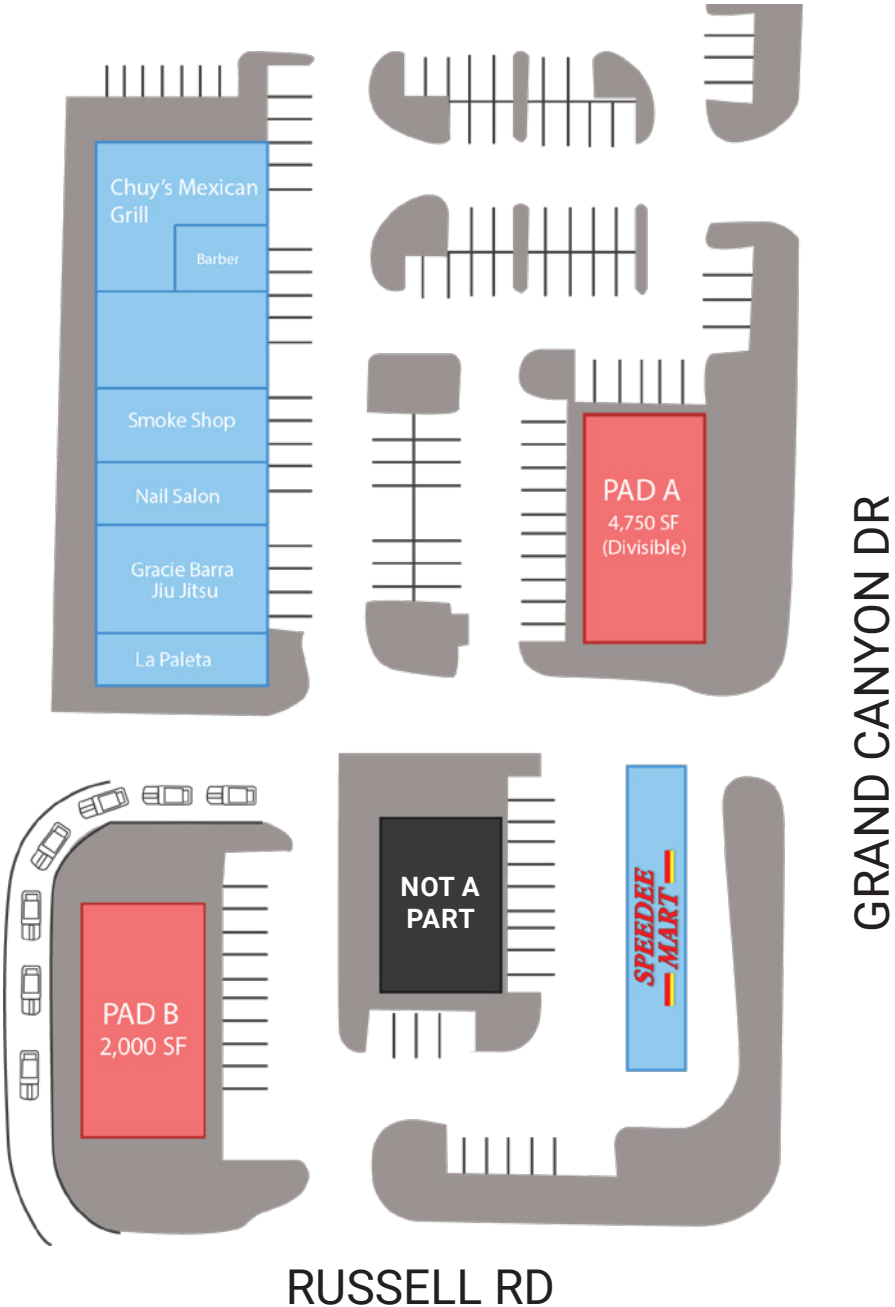
- Easy access to strong demographic communities with high income
- Easy access to 215 freeway
- Site plan is moldable for qualified tenants
- Drive Thru Opportunities available on both pads
- Signalized intersection
- APN: 163-30-418-005



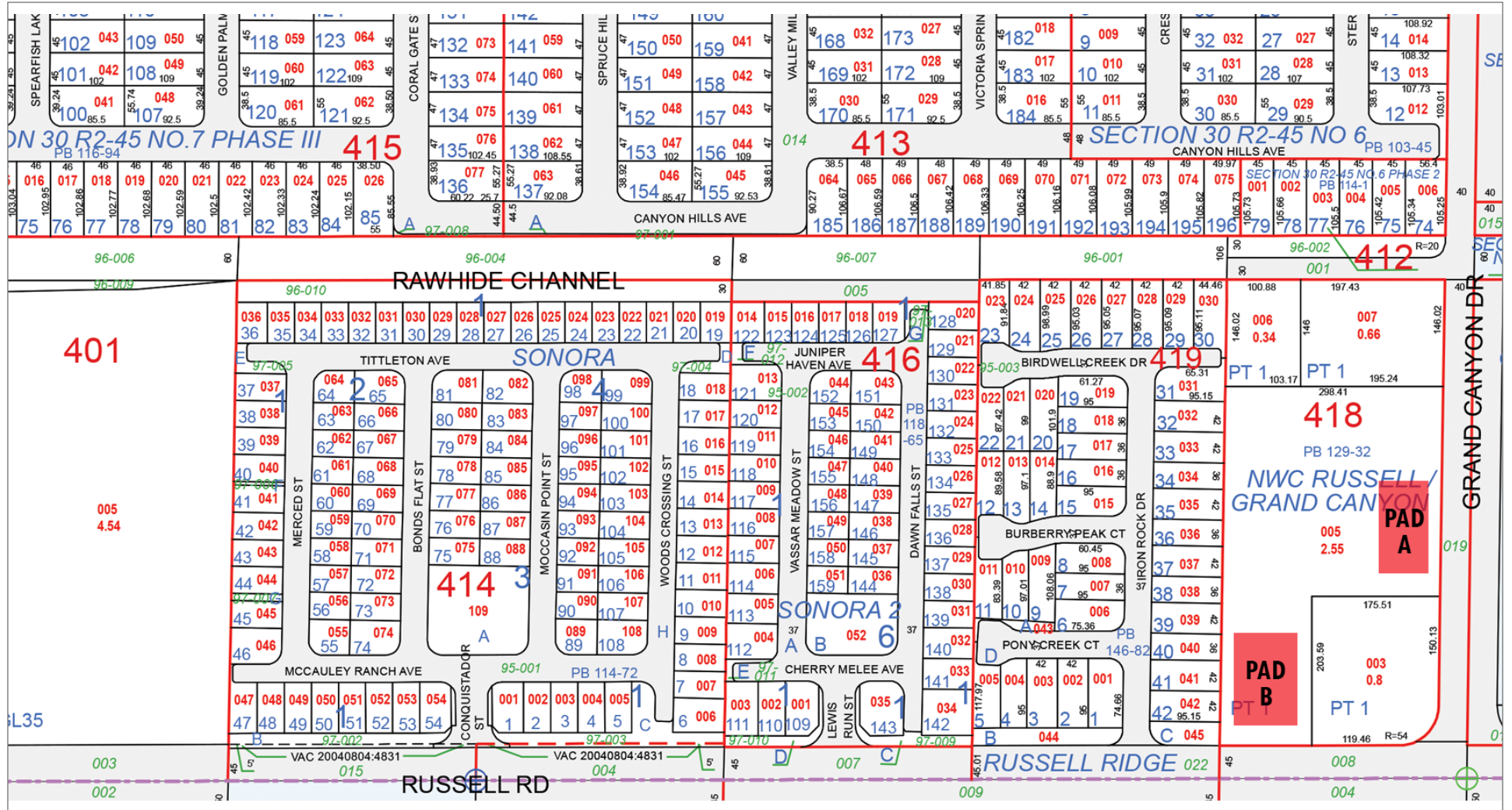
High growth Area



High income communities



ASSESSOR'S PARCEL MAP



TRADE AREA AERIAL



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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

AREA DEMOGRAPHICS



POPULATION

1 Mile	28,926	\$110,320
3 Miles	121,948	\$111,479
5 Miles	298,942	\$109,786



AVERAGE HHI

DAYTIME POPULATION

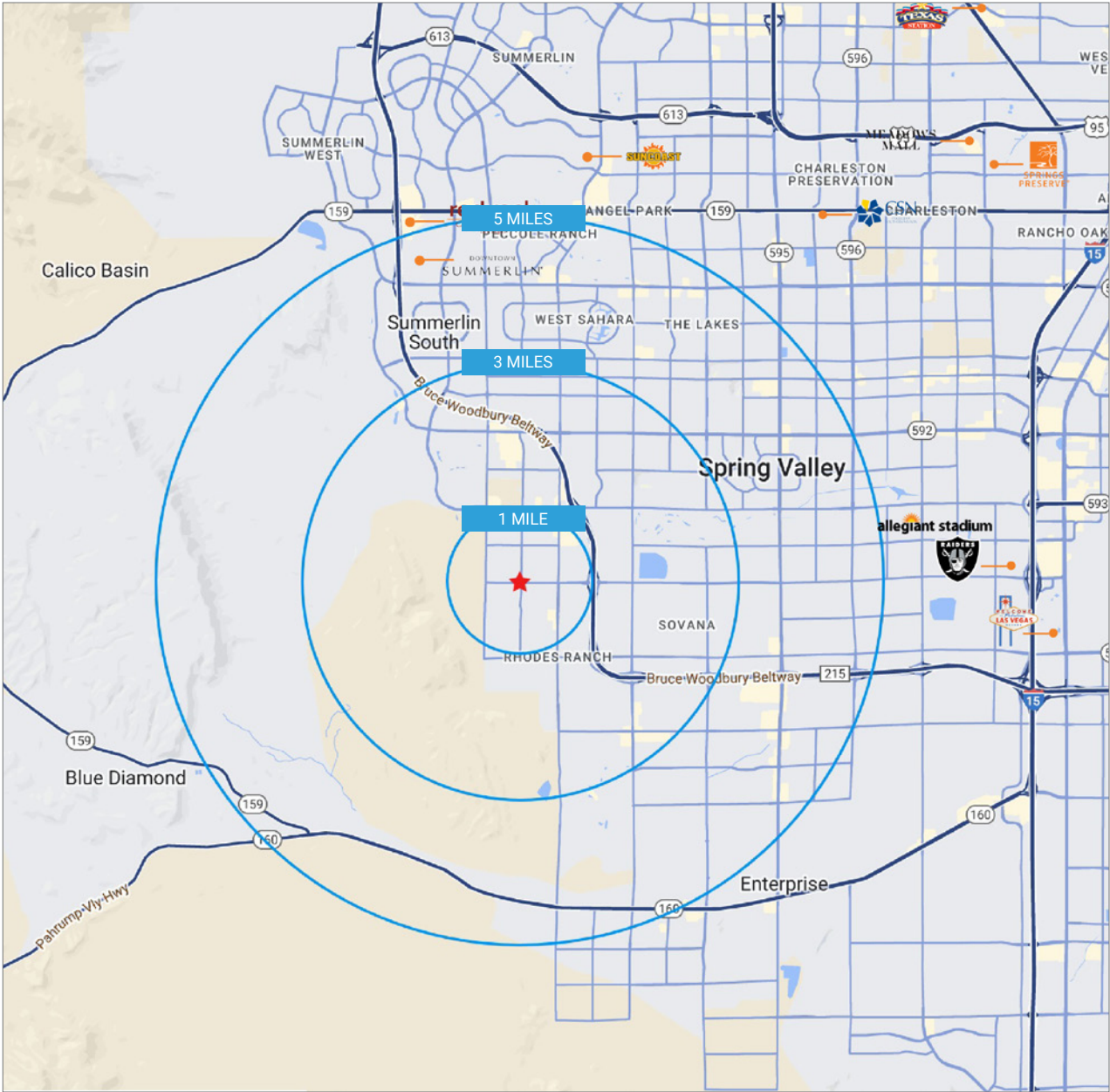


1 Mile	8,633
3 Miles	41,010
5 Miles	83,752



TRAFFIC COUNTS

Russell - 18,400 VPD
Grand Canyon 9,700 VPD



Sources:
SitesUSA 2022
TRINA, NV DOT 2021