

4391 E WASHINGTON AVE

LAS VEGAS, NV 89110

Lease/Sale Brochure



FOR SALE, LEASE, OR GROUND LEASE



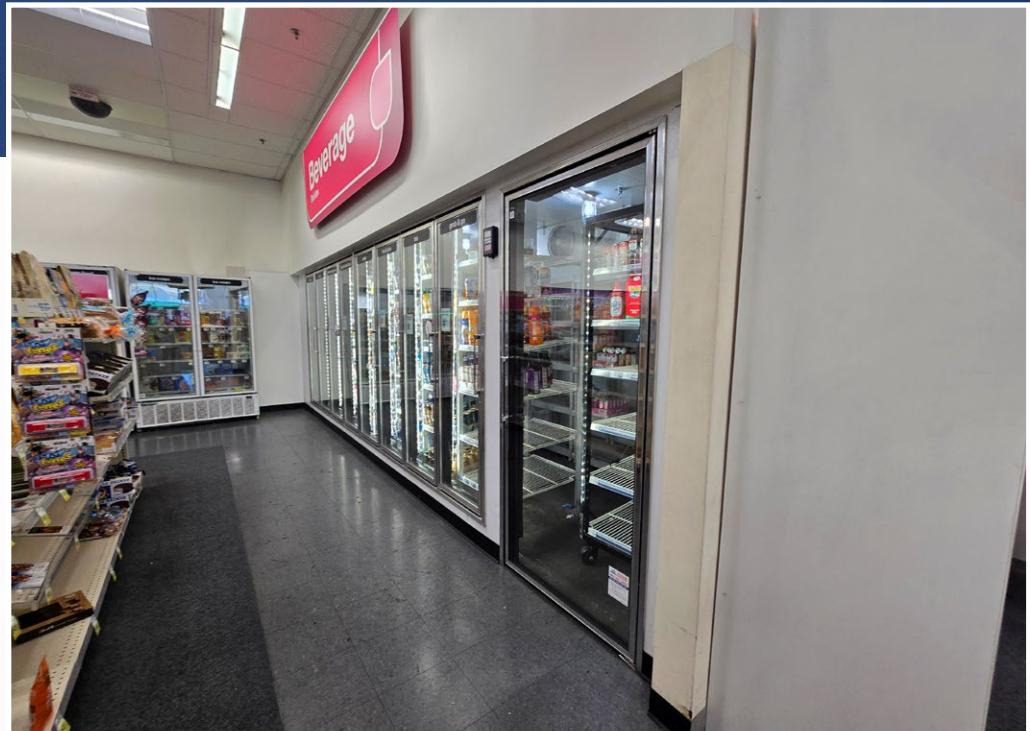
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LIC No. 192815 (NV)

MATTHEWS™

PROPERTY DESCRIPTION

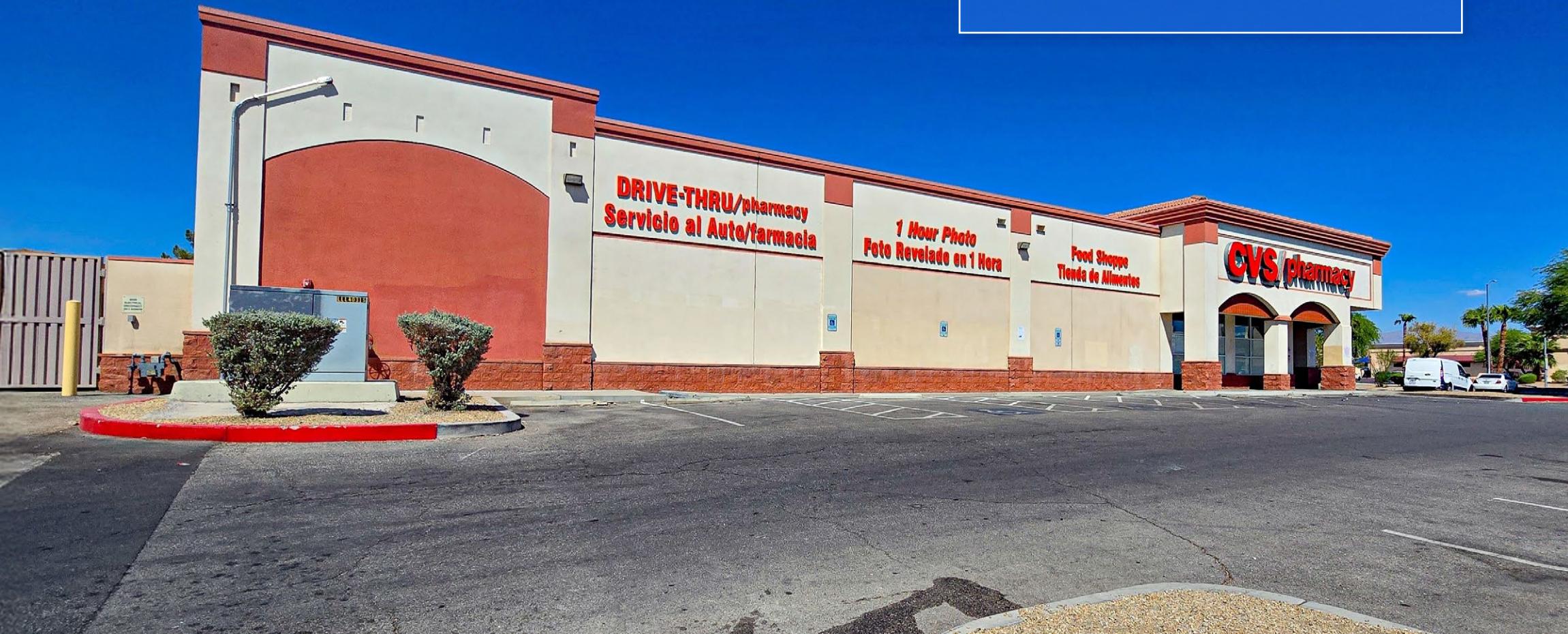
Welcome to 4391 E Washington Rd, a single-tenant retail property offering $\pm 11,945$ square feet of prime retail space. Positioned on ± 1.94 acres at the signalized intersection of East Washington Avenue and Lamb Boulevard, this location provides excellent visibility with ± 339 feet of frontage on Lamb Boulevard and ± 250 feet of frontage on Washington Avenue, benefiting from over $\pm 39,000$ daily vehicles passing by.

Conveniently located just minutes from I-515, the property offers easy access for both customers and employees, featuring a drive-thru and 54 surface parking spaces. Nearby landmarks include Desert Pines High School, Futuro Academy, Equipo Academy, Mater Academy, Oran K. Gragson Elementary School, Gary Reese Freedom Park, and Desert Pines Golf Club, making this an ideal retail space in a well-connected and thriving community.



LEASE/SALE HIGHLIGHTS

- Single Tenant Building with Drive-Thru
- Formerly CVS Pharmacy (Vacated)
- Hard corner at a signalized intersection with great visibility
- High Traffic Volume \pm 39,000 VPD (E Washington Ave & N Lamb Blvd)
- Turnkey Retail Space w/versatile layout for various uses
- Ample parking with superior frontage & accessibility
- Ready for immediate occupancy
- Northeast Las Vegas Submarket
- CAM/NNN: Tenant pays for taxes, insurance and maintenance directly
- C-1 Zoning, City of Las Vegas



\$1.70-\$2.00 PSF NNN

Asking Rent

CONTACT BROKER

Sales Offers & Ground Lease

\pm 11,945 SF

Space Available

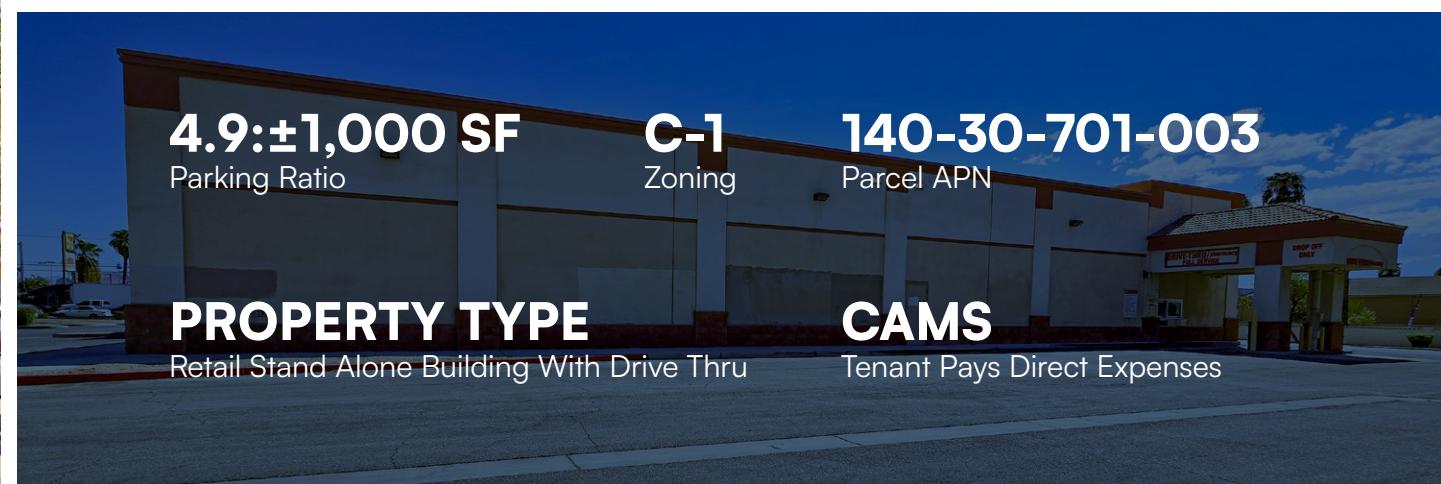
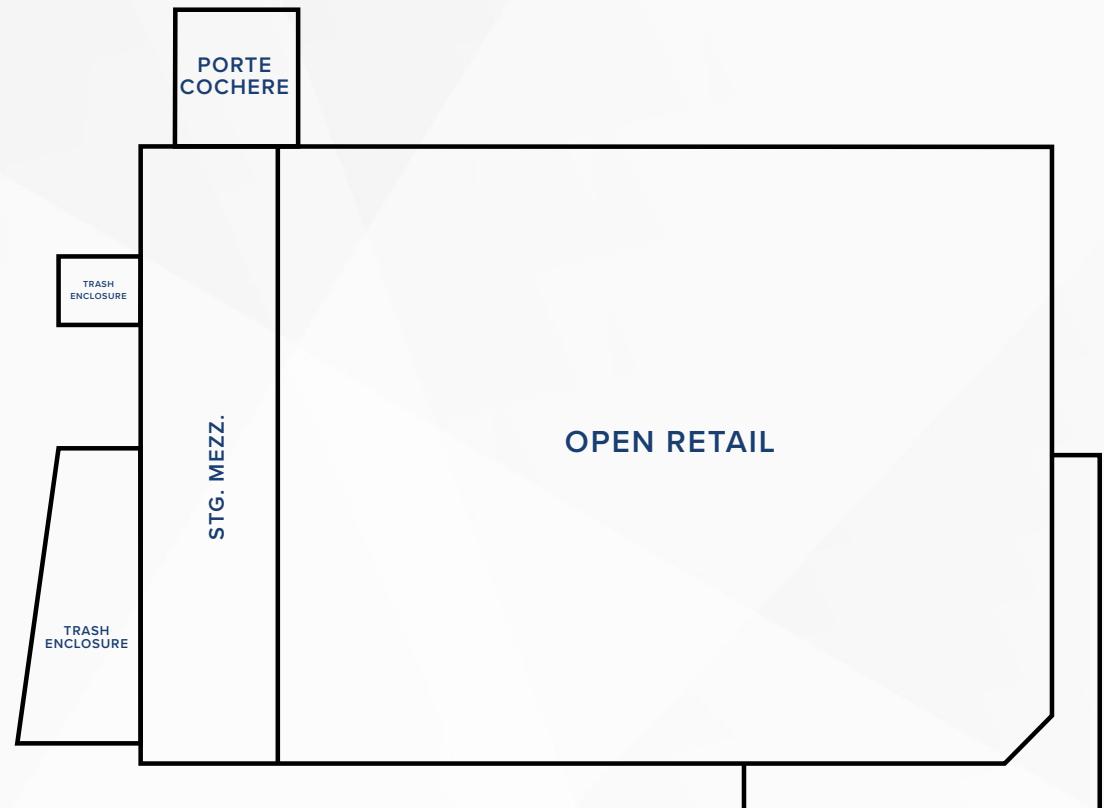
\pm 1.94 AC

Land Available

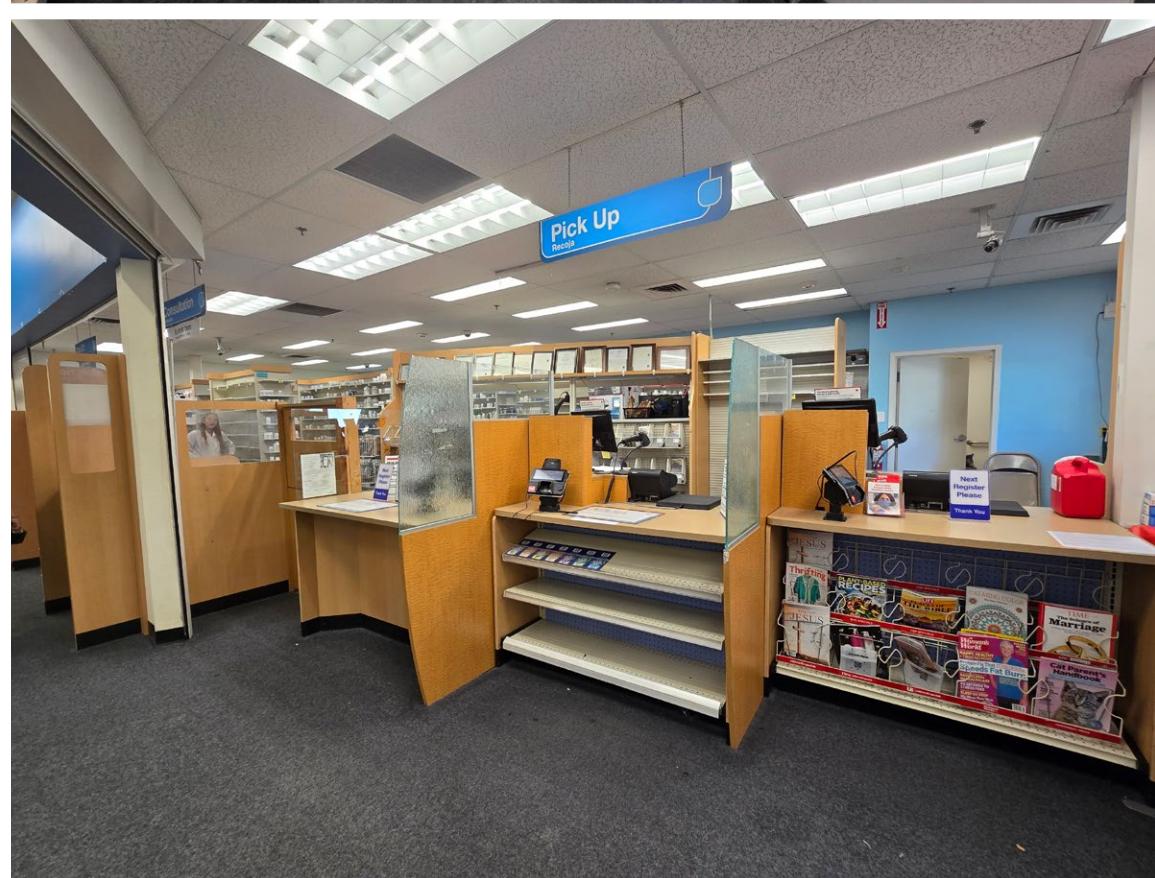
2002

Year Built

SITE PLAN



INTERIOR PHOTOS





College of Southern Nevada
North Las Vegas
±30,000 Students



Nellis US Air Force Base
KLSV
±46,500 Employees

±192,000 VPD



Fiesta Plaza



Lamb Blvd ± 39,000 VPD

Sunrise Vista Golf Course
Golf Course

Mario C & Joanne Monaco Middle School
±1,020 Students

Subject
Property

Eldorado High School
±2,046 Students



INTERSTATE
15

Gary Reese Freedom Park
±1.5 Miles Away



Washington Ave ± 15,000 VPD



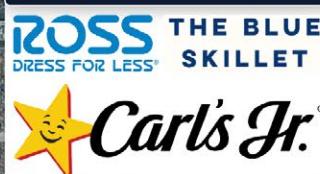
± 123,000 VPD

Desert Pines Golf Club
Golf Course

Desert Pines High School
±3,040 Students

Equipo Academy
±855 Students

Sunrise Mountain Plaza



Sunrise Marketplace



Charelston Commons



Oran K. Gragson Elementary
±539 Students

LAS VEGAS, NV

4391 E Washington Rd is located within the established and growing Northeast Las Vegas submarket, characterized by a strong residential base supported by neighborhood-oriented retail and commercial uses. The surrounding communities provide a consistent consumer presence, while nearby retail corridors contribute to sustained traffic and long-term market stability.

The property benefits from excellent regional accessibility, with convenient proximity to Interstate 15, U.S. Route 95, and major arterial roadways. This strategic location allows for efficient connectivity throughout the greater Las Vegas metropolitan area, enhancing visibility and accessibility for both commuter and destination-driven traffic. The immediate trade area is supported by a dense and diverse population exceeding 232,000 residents within a three-mile radius, providing a solid demographic foundation for a wide range of commercial uses. The area offers a broad mix of retail, dining, entertainment, and recreational amenities, reinforcing the location's appeal for daily needs and discretionary spending.

Northeast Las Vegas continues to benefit from ongoing residential growth and infrastructure investment, supporting sustained demand and long-term viability for both businesses and residents.



\$52,755 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

73,587 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

232,987 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$1.8B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY



MARKET OVERVIEW



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EXCLUSIVELY LISTED BY



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DAVID HARRINGTON | BROKER OF RECORD | LIC Lic. No: B.1003120.CORP (NV)

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