

# SALE

## 2.27 ACRES OF LAND FOR SALE

Patrick Lane and Santa Margarita Street (Rainbow and Patrick) Las Vegas, NV 89118



**SALE PRICE**

**\$2,570,911**

**Taylor Peterson**  
725 400 8080

**Ron Opfer**  
702 768 7238



**COLDWELL BANKER**  
**COMMERCIAL**  
**PREMIER**

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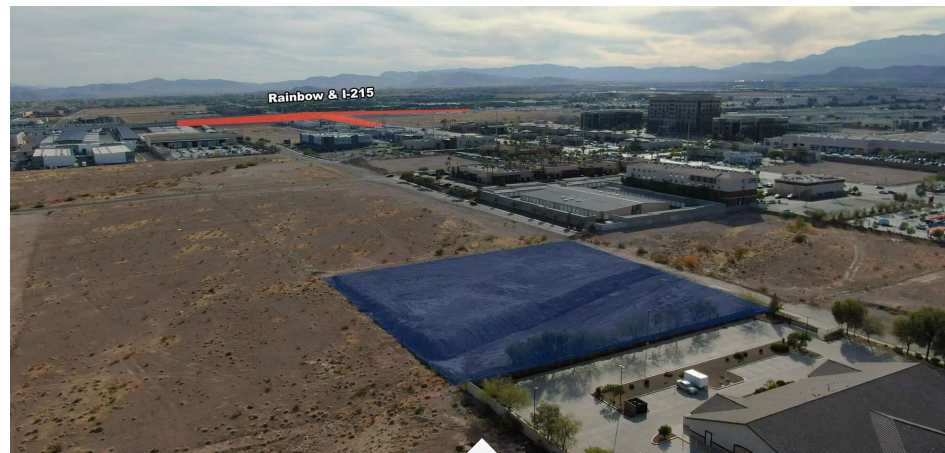
### PROPERTY DESCRIPTION

Rare opportunity to purchase land with approved site plans and NOFA for an office/industrial building in Southwest Las Vegas. The 2.27 acres are graded flat land and the ½ street dedication has already been taken.

### LOCATION DESCRIPTION

Located just East of Rainbow Blvd off of Patrick Lane. The intersection is Patrick Lane and Santa Margarita Street. Easy access to the I-215.

- \* 10 minutes to the Airport
- \* 15 minutes to the Strip
- \* 15 minutes to Downtown Summerlin
- \* 25 minutes to Downtown Las Vegas



- Approved site plan with NOFA
- 45,500 VPD on Rainbow Blvd
- Easy access to I 215
- 15 min from Harry Reid International Airport
- Central location

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### LOCATION INFORMATION

Street Address	Patrick Lane and Santa Margarita Street (Rainbow and Patrick)
City, State, Zip	Las Vegas, NV 89118
County	Clark
Market	Las Vegas MSA
Sub-market	Southwest Las Vegas
Cross-Streets	Rainbow Boulevard and Patrick Lane
Nearest Highway	I-215
Nearest Airport	Harry Reid International Airport

### BUILDING INFORMATION

Number of Lots	1
Best Use	Owner/Builder

### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	Business Employment (BE)
Lot Size	2.27 Acres
APN #	163-35-301-014
Lot Frontage	332 ft
Lot Depth	300 ft
Corner Property	No
Traffic Count	45,500
Traffic Count Street	Rainbow Blvd

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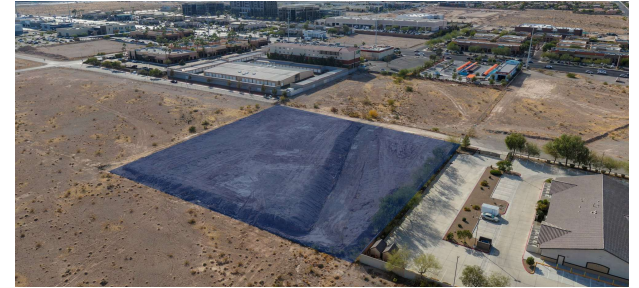
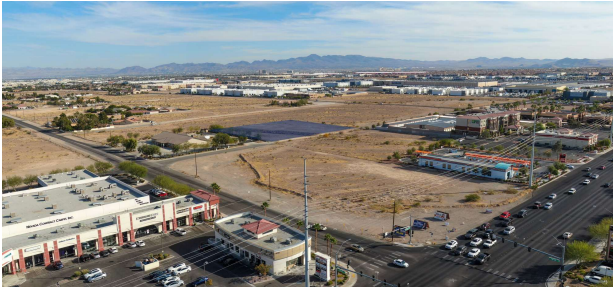
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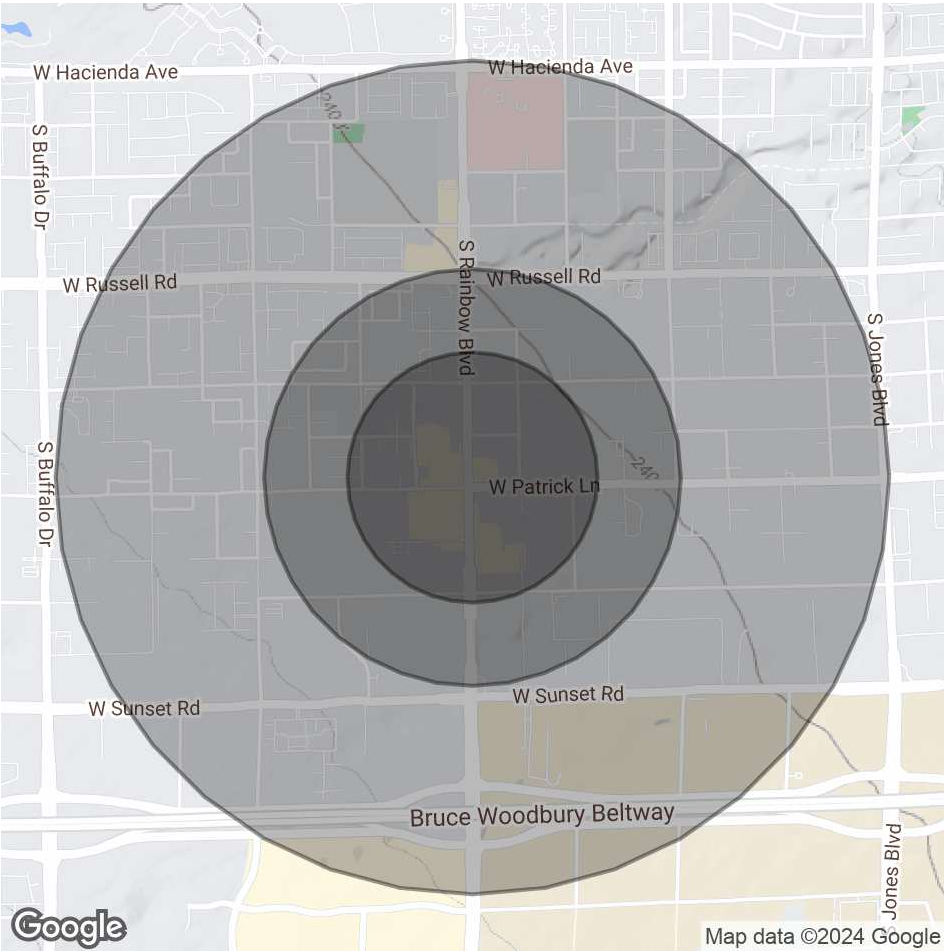
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	98	991	6,799
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	370	2,596
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$102,293	\$100,475	\$105,093
Average House Value	\$494,994	\$482,033	\$522,118

Demographics data derived from AlphaMap



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