

For Sale

±6,600 SF Retail - Owner/User or Investment



2991 W. Lake Mead Boulevard
N. Las Vegas, Nevada 89032

**AVISON
YOUNG**

±6,600 SF Retail - Owner/User or Investment

2991 W. Lake Mead Blvd. N. Las Vegas, NV 89032

PROPERTY HIGHLIGHTS

Located along the heavily traveled W. Lake Mead Boulevard corridor in North Las Vegas, this **±6,600 SF multi-tenant retail property** offers a rare opportunity for both investors as well as owner/users.

The ±3,440 SF vacant suite creates immediate upside and allows an owner/user the ability to qualify for SBA financing, while the existing, successful laundromat tenant provides an excellent source of steady in-place income.

Positioned near the upcoming HYLO Park redevelopment, the property is poised to benefit from renewed investment and revitalization that is expected to bring new energy, traffic, and long-term growth to the surrounding area.

TOTAL SIZE
±6,600 SF

LAND ACRES
±0.96 AC

APN
139-20-202-004

YEAR BUILT
2002

VACANCY
52% Perfect for Owner/User

SUITES
Two Suites

PARKING RATIO / SPACES
7.46: 1000 (47 Total)

ZONING
C-1 Neighborhood Commercial

JURISDICTION / SUBMARKET
N. Las Vegas



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INVESTMENT HIGHLIGHTS

SUITE 100

±3,440 SF - Vacant

52% of building - Perfect for Owner/User

SUITE 200

±3,160 SF - Leased

EXISTING TENANT

**Smiley's Discount
Laundromat**

EXISTING TENANT REMAINING TERM

Exp. 4/30/28 (three, 5-yr options)

CURRENT MONTHLY RENT

\$5,496/month (3% annual increase)

LEASE TYPE

Modified Gross

Tenant pays whole building water, trash

PROPERTY TAXES

\$9,184.70 (July 2025 - June 2026)

ASKING PRICE

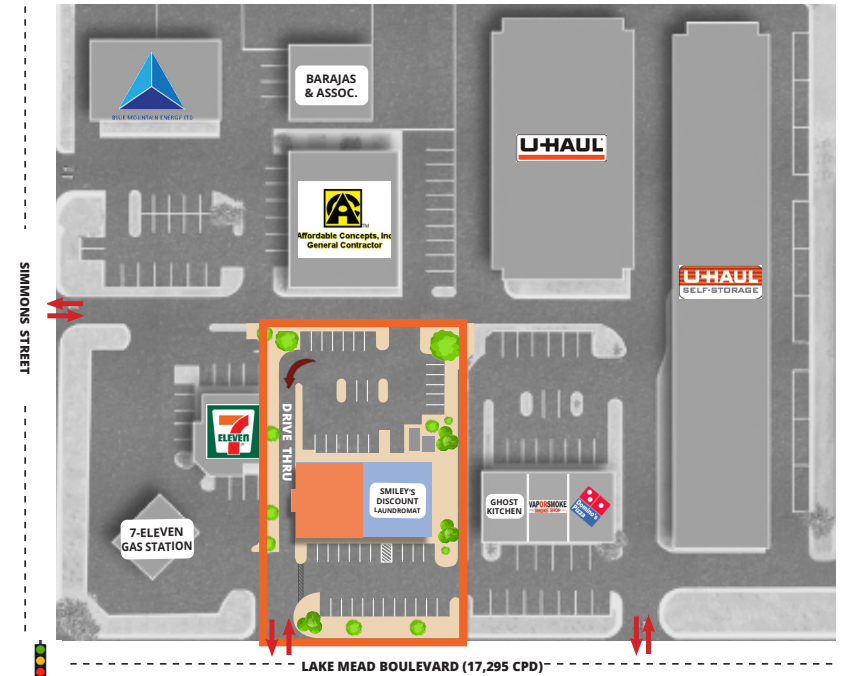
\$1,400,000

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DRIVE-THRU CAPABILITY



- This property offers upside for re-tenanting or a valuable owner/user opportunity **with a drive thru.**
- **Pylon signage & high-traffic** offers excellent tenant exposure.

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Hylo Park

Less than 1 mile away, HYLO PARK is now under construction, planned to open in 2027.

HYLO PARK is a massive 73-acre, \$300M-\$600M+ mixed-use development at Lake Mead Boulevard & Rancho Drive, transforming the former Fiesta Rancho and Texas Station casino sites into a much needed a walkable, family-friendly community to this area.

COMING SOON - 2027



- 150-175 room hotel
- Nearly 400 homes
- Retail/dining lifestyle center
- Youth sports complex
- Grocery store
- Restaurants (inc. In-N-Out)
- Bank & other shops
- A "pro for a day" sports village



Hylo Park

W. Lake Mead Blvd.

SITE

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DEMOGRAPHICS

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	18,767	162,008	511,711
Average Size Household	3.2	2.8	2.7

Household Income

2025 Est. Median Household Income	\$63,686	\$76,571	\$68,418
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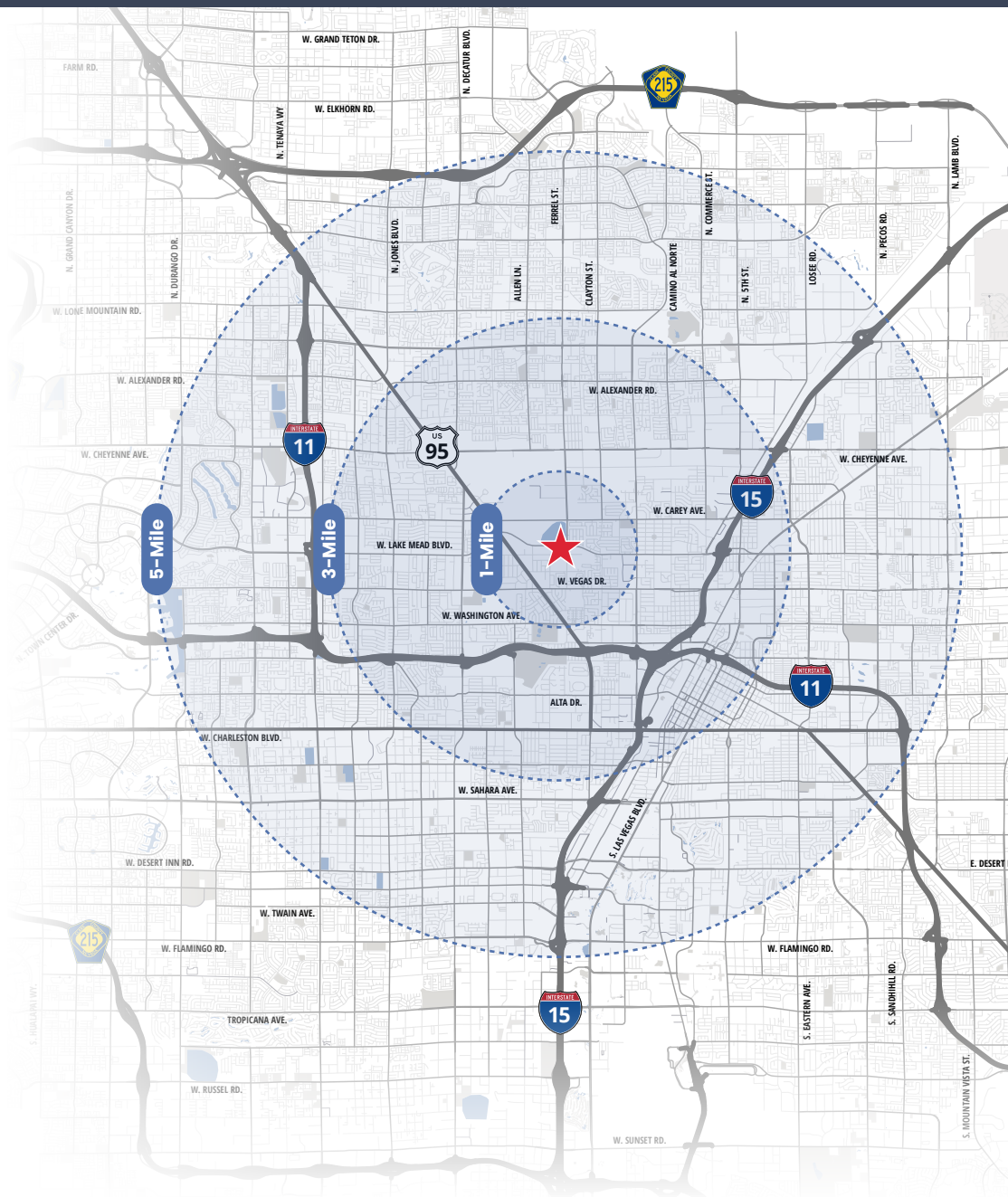
Housing

Total Households	5,930	56,291	185,213
Median Home Value	\$350,394	\$381,207	\$385,912



±1.2 miles to the I-11 Freeway

±17,295 cars per day on W. Lake Mead Boulevard



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POINTS OF CONTACT

Let's talk.

If you would like more information on this property, please get in touch.



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