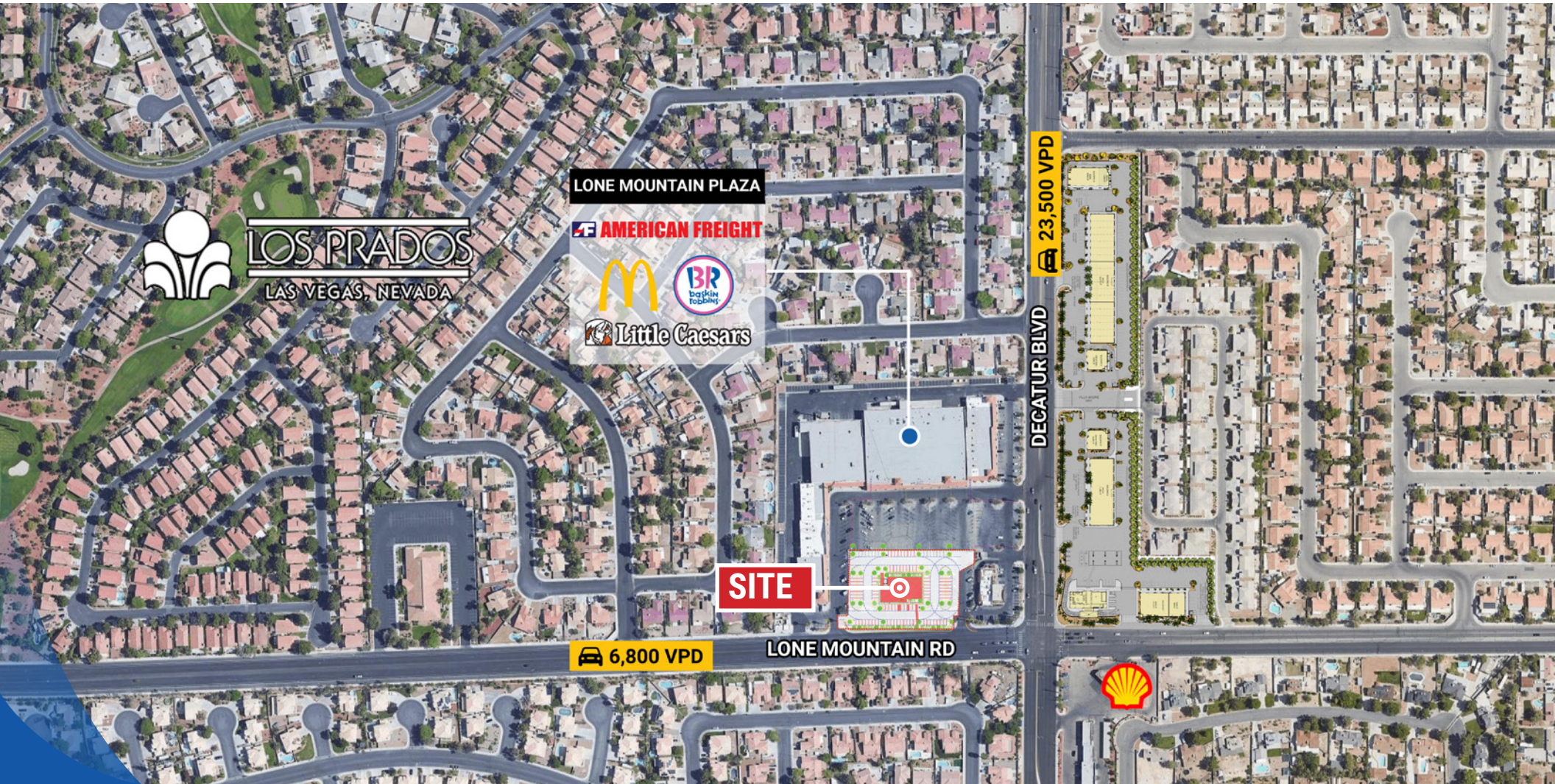


LONE MOUNTAIN PLAZA

±5,260 SF PAD AVAILABLE

Lone Mountain & Decatur NWC
Las Vegas, NV 89130



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ROI
Commercial Real Estate
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LONE MOUNTAIN PLAZA

Lone Mountain Rd & Decatur Blvd NWC
Las Vegas, NV 89130

±5,260 SF PAD AVAILABLE

- Proposed Drive Thru or Supper Club
- Cross access with McDonald's and American Freight
- Site plan moldable based on qualified Tenant's needs
- Ground Lease, Build to Suit, Reverse Build to Suit options available

 **±1.5 AC**
LAND AREA

 **125-36-818-001**
APN

 **LIMITED COMMERCIAL (C-1)**
ZONING

roicre.com



- Located in rapidly growing Northwest Las Vegas submarket
- Serves the Los Prados Master Planned Community and surrounded by mature residential neighborhoods
- Close proximity and easy access to both US-95 and 215 Beltway
- Excellent visibility along Decatur Blvd with exposure to over 23,500 VPD with cross-access to Lone Mountain Rd

SHOPPING CENTER
RETAILERS



 **AMERICAN FREIGHT**



 **Little Caesars**

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

Lone Mountain Plaza
Lone Mountain & Decatur NWC
Las Vegas, NV 89130



POPULATION

1 Mile	3 Miles	5 Miles
16,498	163,971	432,469



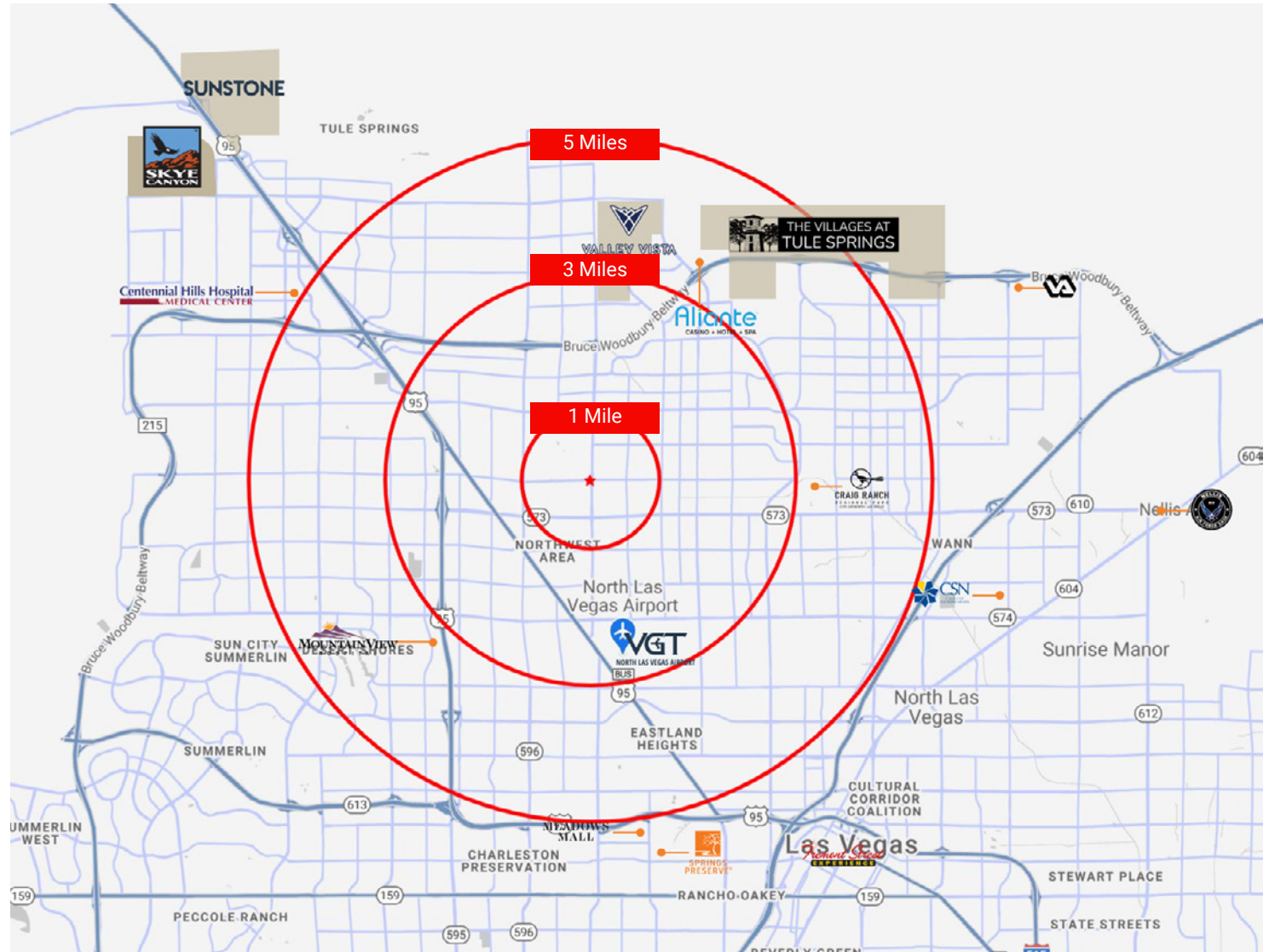
AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$93,777	\$96,308	\$97,297



TRAFFIC COUNTS

Lone Mountain Rd - 6,800 VPD
Decatur Blvd - 23,500 VPD



Sources:
SitesUSA 2023
TRINA, NV DOT, 2022

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TRADE AREA AERIAL

Lone Mountain Plaza
Lone Mountain & Decatur NWC
Las Vegas, NV 89130



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CALL US FOR MORE INFO

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