

BLUE DIAMOND & EL CAPITAN WAY

FOR LEASE

VIEW DRONE FOOTAGE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

SEC BLUE DIAMOND RD & EL CAPITAN WAY
LAS VEGAS, NEVADA 89178

- Suite Size Available: 1,300 - 4,072 SF
- Join Dunkin Donuts & PT's Tavern
- Brand New Development on Blue Diamond Road
- Zoning: C 2 (General Commercial)
- Located at Signalized Intersection
- Mountains Edge Master Plan Leads Significant Residential Growth Surrounding the Property

2023 DEMOS

EST. POPULATION

1 MILE » 23,651
3 MILE » 92,922
5 MILE » 210,837

EST. HOUSEHOLDS

1 MILE » 8,589
3 MILE » 33,580
5 MILE » 76,607

EST. MEDIAN HH INCOME

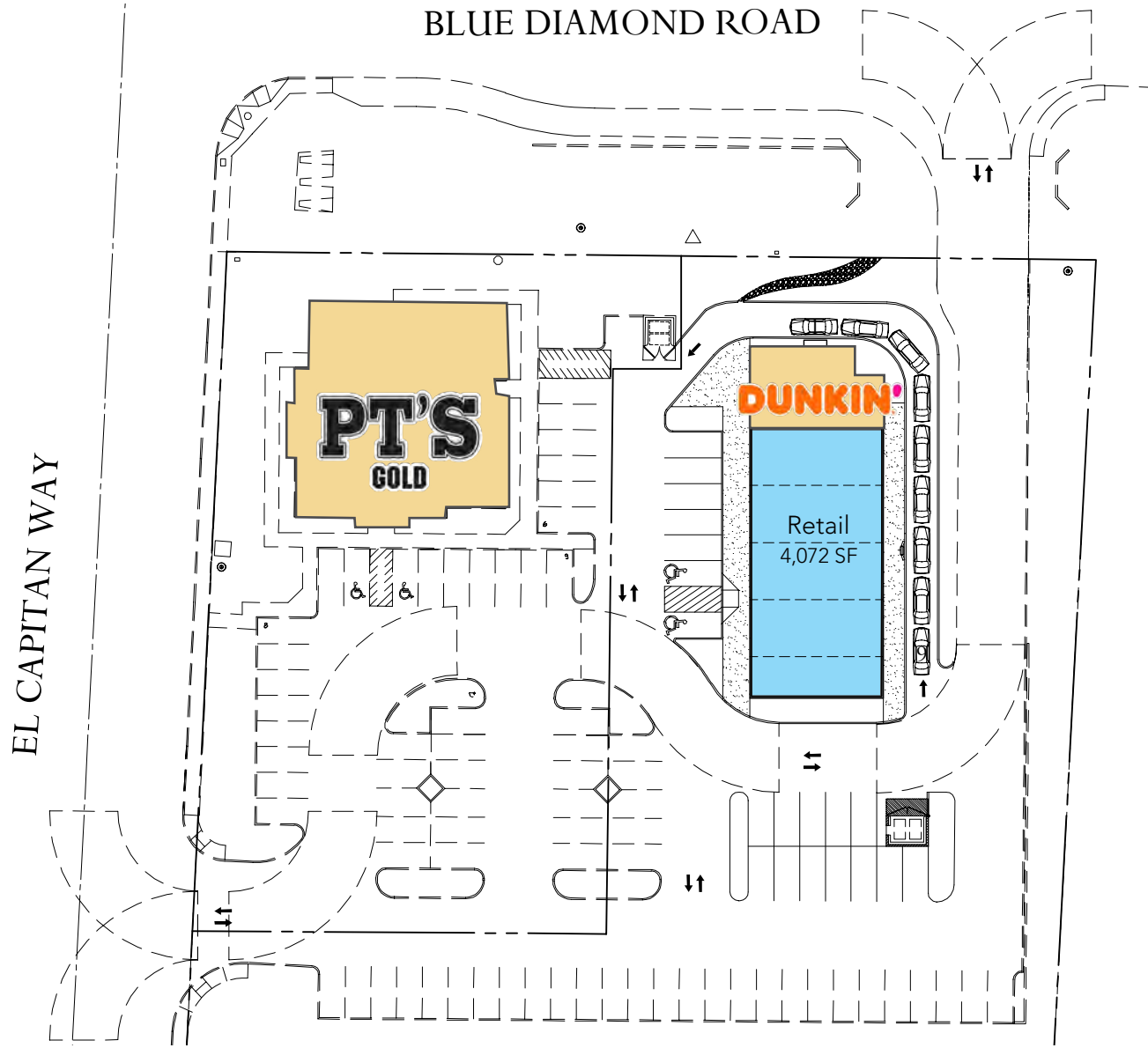
1 MILE » \$89,142
3 MILE » \$93,272
5 MILE » \$91,793

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241 W. Charleston Blvd, Suite 103
Las Vegas, Nevada 89102
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BLUE DIAMOND & EL CAPITAN WAY

SITE PLAN

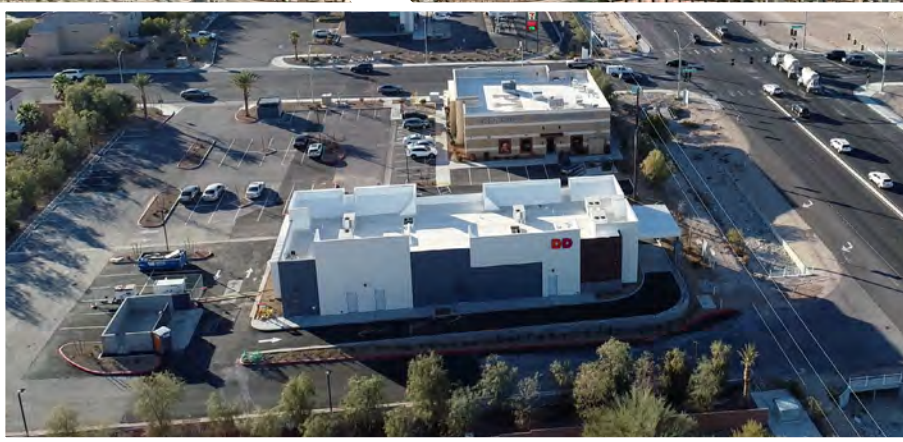


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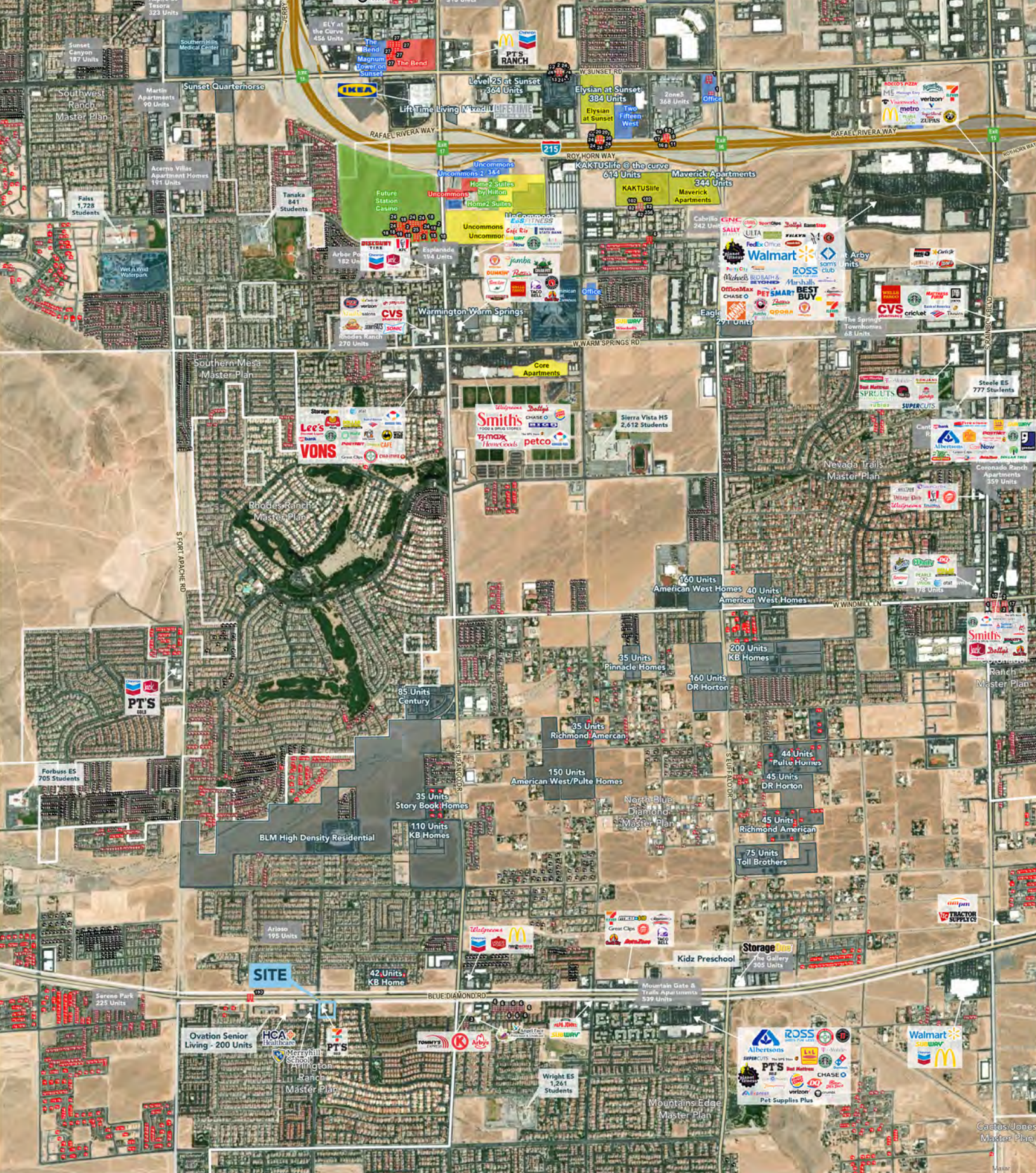
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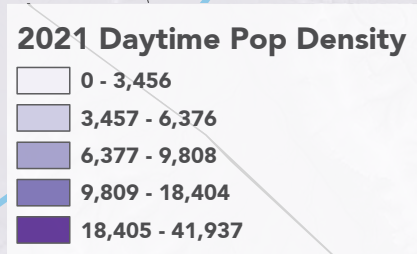
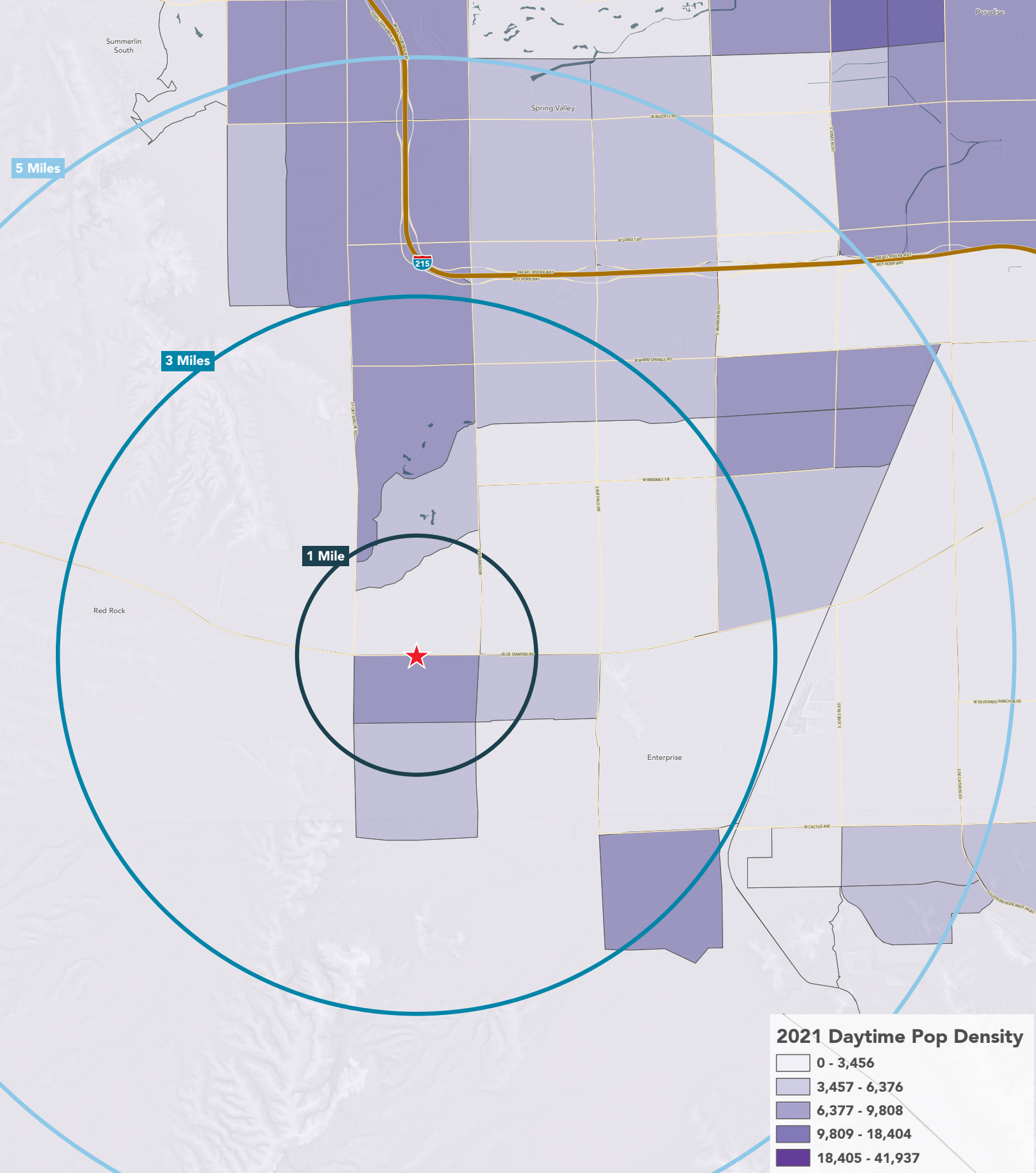


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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.