

FOR LEASE



11925 S LAS VEGAS BLVD
Las Vegas NV, 89183

3,500 Sqft on
0.92 ACRES

Devon Sansone
(702) 321-1927
Devon@SansoneInvestments.com

 **SANSONE**
INVESTMENTS
Ben Atias
(725)600-1064
Ben@SansoneInvestments.com



Property Details

SF: 2,500

ACRES: 0.92 Acres

Zoned: CG (Commercial General)

Lease Rate: Contact Broker

Property Highlights

- 3,500 SF
- 40,075 SF of land
- 0.92 Acres Off Las Vegas Blvd
- Drive-Thru Capable
- Great Opportunity to Operate a Business on Las Vegas Blvd, Retail, Office, Outdoor Storage, and More!
- High Traffic Counts on Las Vegas Blvd
- 105 Feet Frontage on Las Vegas Blvd
- APN: 191-05-801-008

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Site

C-STORE,
RETAIL, OFFICE,
STORAGE

For Guidance
Contact Broker



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Aerial

10 Miles or 15 Minutes
To Las Vegas Strip

Great Access to I-15
Freeway



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SOUTHERN NEVADA

DEVELOPMENT PIPELINE

\$27 B+

DEMOGRAPHICS

POPULATION	2-mile	5-mile	10-mile
2024 Population	39,013	234,104	682,939

HOUSEHOLDS	2-mile	5-mile	10-mile
2024 Households	13,755	90,152	682,939

INCOME	2-mile	5-mile	10-mile
2024 Average	\$122,944	\$111,420	\$100,807

Household Income

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Property Overview

11925 Las Vegas Blvd, Las Vegas, NV 89183

Rare opportunity to lease 3,500 sqft along the iconic Las Vegas Boulevard. This 0.92-acre site features 105 feet of high-visibility frontage.

Zoning:

CG (COMMERCIAL GENERAL) | Planned
Land Use: Entertainment Mixed-Use (EM)
Access: Direct from Las Vegas Blvd &
Jonathan Drive; quick connections to I-15 via
St. Rose Parkway or Cactus Avenue
Nearby: M Resort Casino, master-planned
communities, South Las Vegas growth
corridor.

Highlights:

Prime Las Vegas Blvd visibility and frontage
Flexible ownership or ground lease options
Ideal for retail, office, or mixed-use
redevelopment
Positioned in a high-traffic, rapidly growing
area.



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**Contact us for more information on commercial spaces or
development in the Vegas Valley.**

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