

THE CURVE

SEC CR 215 & Sunset Rd
Las Vegas, NV



PADS FOR
GROUND LEASE

JOIN:



LAST UPDATED: 8/18/2023

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LICENSE# BS.0146680.LLC

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Aaron Hodgdon

Developed by
Hodgdon Group

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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✓ SUMMARY

- ✓ Pads Available For Ground Lease
- ✓ Lease Rate: Contact Broker
- ✓ Available Q2 2025
- ✓ APNs: 176-05-510-005

🗨️ FEATURES

- 🗨️ Anchored by Future Ashley Homestore
- 🗨️ Easy Freeway Access
- 🗨️ Located next to IKEA
- 🗨️ Traffic: CR 215-96,500 ADT

Sunset Rd-14,600 ADT



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DUNBAR
commercial

XTEAM
RETAIL ADVISORS

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SITE



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UNLV
RESEARCH
FACILITY

THE ALCOVE
456 LUXURY
APARTMENTS

SW APARTMENTS
310 LUXURY UNITS

THE BEND
MIXED USE
DEVELOPMENT

Durango Dr

138,300 ADT

INTERCHANGE

14,600 ADT

Sunset Rd

10,000 ADT

PICERNE
APARTMENTS



Ashley
HOMESTORE



UC
LIFETIME
FITNESS

30,900 ADT

Frontage Rd

96,500 ADT

SITE

INTERCHANGE



53,300 ADT

DURANGO

DURANGO STATION
HOTEL & CASINO -

uncommons™

Mixed Use
Development



Average Daily Traffic provided by Utah Department of Transportation or Inrix.
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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Las Vegas, NV

3 MILE DEMOGRAPHICS

2024
Population



139,908

2024 Average
Household Income



\$117,346

2024
Households



54,015

5-Year Projected
Population Growth

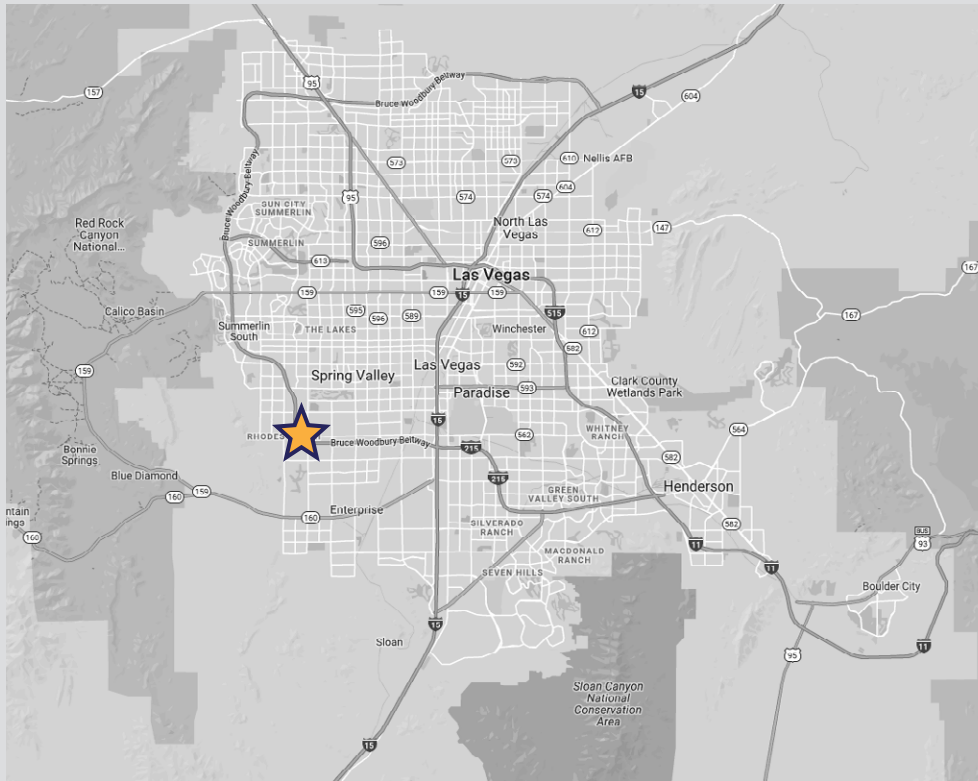


6.95%

2024
Employees



55,759



DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	19,389	128,542	325,212
Households	8,010	49,327	124,465
Average Household Size	2.42	2.60	2.61
2024 Summary			
Population	21,396	139,908	348,941
Households	8,835	54,015	133,559
Families	5,016	34,040	84,008
Average Household Size	2.42	2.59	2.61
Owner Occupied Housing Units	3,845	30,915	77,705
Renter Occupied Housing Units	4,990	23,100	55,854
Median Age	35.2	37.7	38.5
Median Household Income	\$85,933	\$93,772	\$85,131
Average Household Income	\$104,911	\$117,346	\$112,477
2029 Summary			
Population	24,873	149,907	364,477
Households	10,437	58,700	141,128
Families	5,875	36,716	88,346
Average Household Size	2.38	2.55	2.58
Owner Occupied Housing Units	4,055	32,785	82,529
Renter Occupied Housing Units	6,382	25,915	58,599
Median Age	37.3	39.2	40.0
Median Household Income	\$103,239	\$107,489	\$101,612
Average Household Income	\$121,392	\$135,725	\$131,337
Trends: 2024-2029 Annual Rate			
Population	3.06%	1.39%	0.88%
Households	3.39%	1.68%	1.11%
Families	3.21%	1.53%	1.01%
Owner Households	1.07%	1.18%	1.21%
Median Household Income	3.74%	2.77%	3.60%



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