

230 N NELLIS BLVD

Las Vegas, NV 89110

± 4,046 SF AVAILABLE



LEASING CONTACT



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9121 W Russell Rd
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Las Vegas, NV 89148



PROPERTY HIGHLIGHTS

230 N Nellis Blvd
Las Vegas, NV 89110

±4,046 SF AVAILABLE

- Two-tenant freestanding building with great exposure along Nellis Blvd
- Pad share with Pearle Vision and cross access to adjoining parcels occupied by Verizon, Mattress Firm, Raising Cane's
- Major retailers in the immediate area include Walmart, Ross, Burlington, PetSmart, Target and Kohls



\$3.00 PSF/Mo NNN
Est \$0.30 PSF/Mo
LEASE RATE



COMMERCIAL GENERAL (C-G)
ZONING

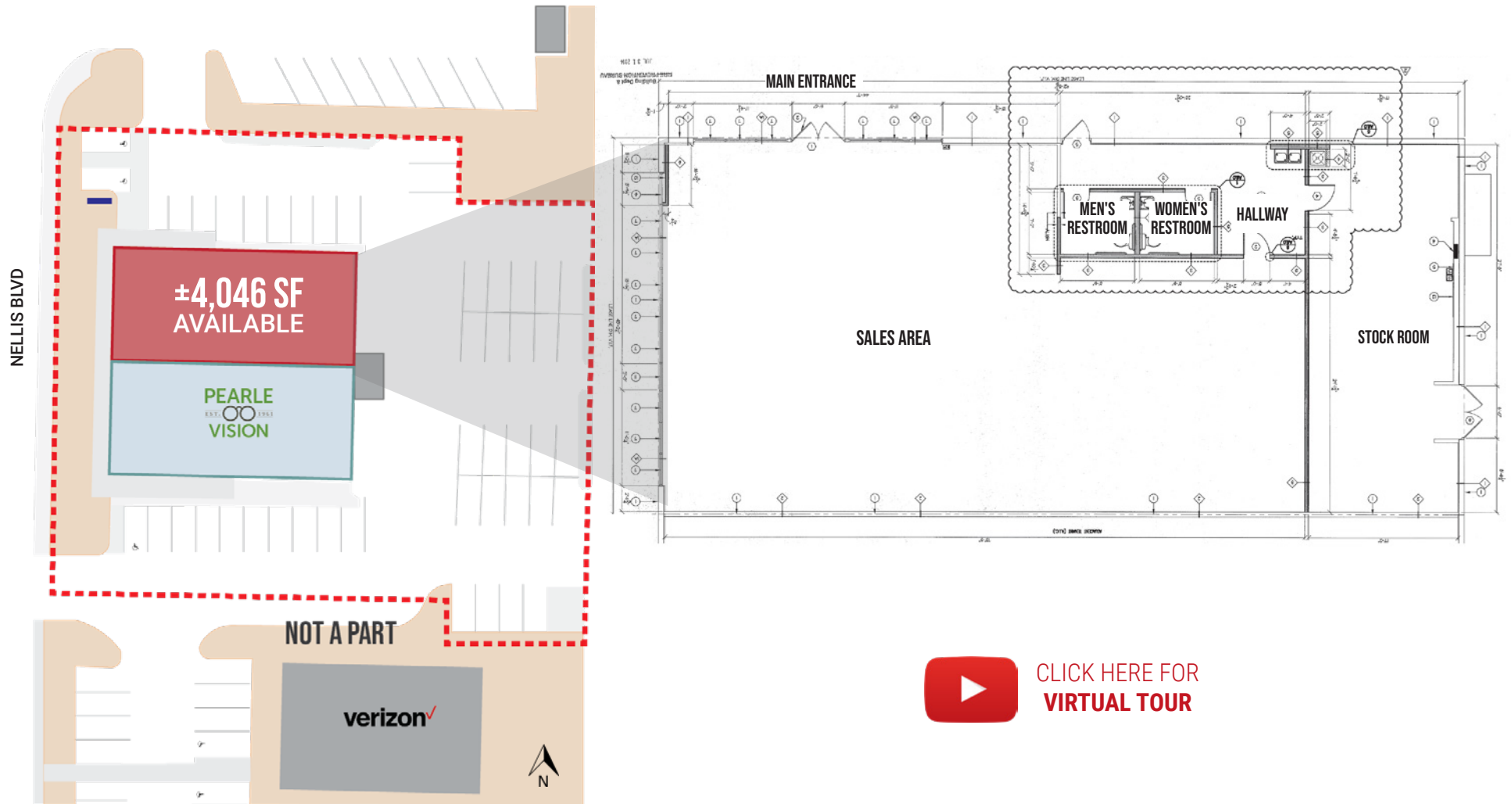


140-33-310-005
APN



SITE PLAN

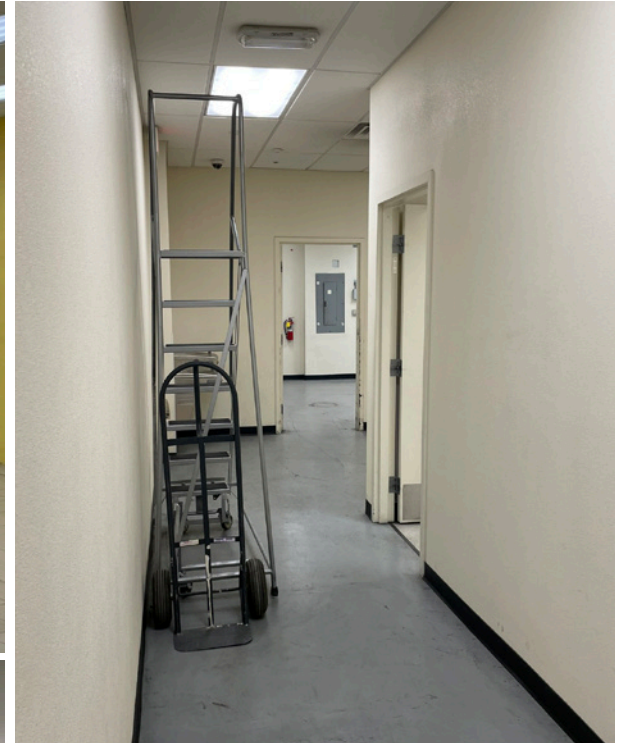
230 N Nellis Blvd
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CLICK HERE FOR
VIRTUAL TOUR

PROPERTY PHOTOS

230 N Nellis Blvd
Las Vegas, NV 89110



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
30,722	215,315	448,263



AVERAGE HOUSEHOLD INCOME

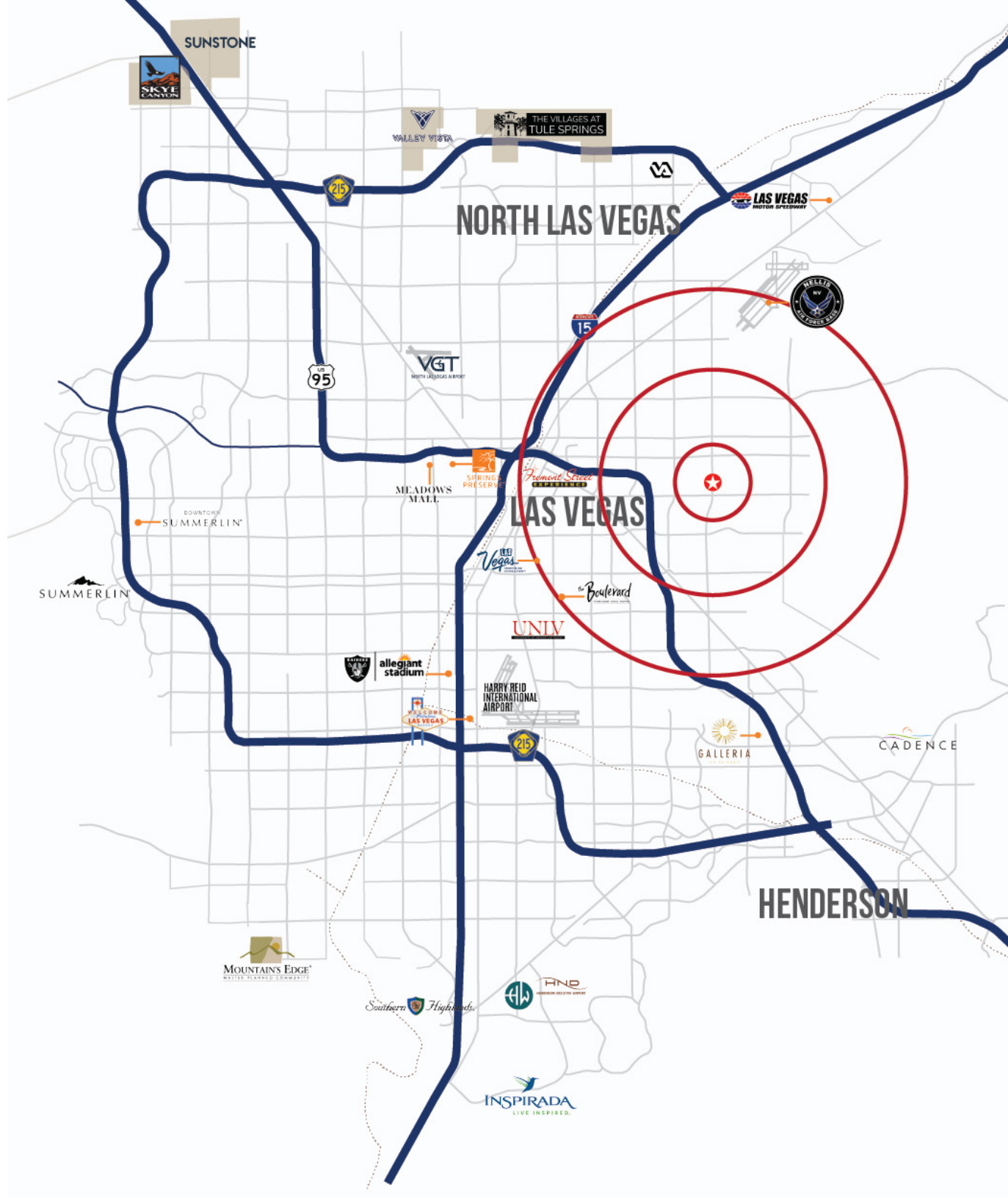
1 Mile	3 Miles	5 Miles
\$70,249	\$74,745	\$74,893



TRAFFIC COUNTS

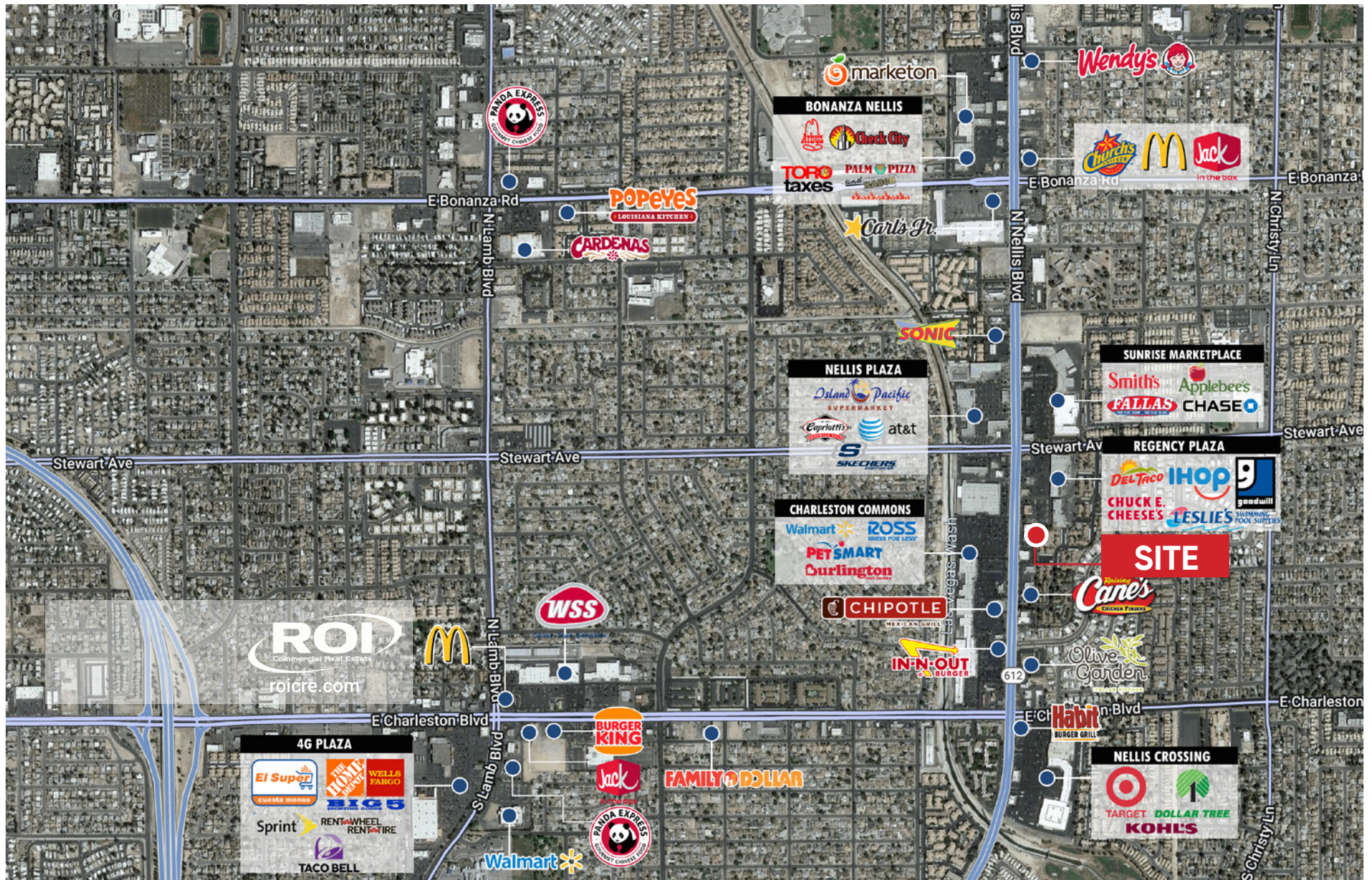
Charleston Blvd	Nellis Ave
34,000 VPD	47,500 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2024



TRADE AREA AERIAL

230 N Nellis Blvd
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FOR MORE INFORMATION

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