

FOR LEASE

2000 N Las Vegas Blvd
North Las Vegas, NV 89030

±2,560 SF FREE-STANDING BUILDING



AI GENERATED BUILDING RENDERING



graskiretailteam

roicre.com

Contact our team today!

KIT GRASKI

Director

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GEORGE OKINAKA

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PROPERTY HIGHLIGHTS

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The Graski Retail Team is pleased to present the opportunity to lease a former convenience store on a hard corner of Lake Mead Blvd & Las Vegas Blvd, right in the heart of the 29-acre North Las Vegas Gateway Project.

- ✓ Freestanding building on 0.28 AC located on the hard corner of Las Vegas Blvd & Lake Mead Blvd
- ✓ High traffic signalized intersection with over 60,000 VPD (combined)
- ✓ Near the entrance to I-15 via Lake Mead interchange
- ✓ Adjacent to the North Las Vegas Gateway District



PLEASE INQUIRE
ASKING RENT



139-23-203-005
APN



REDEVELOPMENT AREA/DOWNTOWN CORE (R-A DC)
ZONING



POPULATION

1 MILE	23,259
3 MILES	194,165
5 MILES	505,559



TRAFFIC COUNTS

LAKE MEAD BLVD	48,000 VPD
LAS VEGAS BLVD	12,100 VPD



AVERAGE HOUSEHOLD INCOME

1 MILE	\$56,357
3 MILES	\$66,850
5 MILES	\$78,046

Source:
SitesUSA 2025
TRINA, NV DOT 2024



DETAILED AERIAL

FOR LEASE
2000 N Las Vegas Blvd
North Las Vegas, NV 89030



TRADE AREA AERIAL

FOR LEASE
2000 N Las Vegas Blvd
North Las Vegas, NV 89030





2000 N LAS VEGAS BLVD

Las Vegas, NV 89030



graski**retail**team

www.roicre.com



9121 W Russell Rd
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Las Vegas, NV 89148

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Let's keep in touch.



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