

# FOR LEASE

2000 N Las Vegas Blvd  
North Las Vegas, NV 89030

±2,560 SF FREE-STANDING BUILDING



AI GENERATED BUILDING RENDERING



graski retail team

roicre.com

## Contact our team today!

### KIT GRASKI

Director

702.570.5377

kgraski@roicre.com

NV License # BS.0015934.LLC

### GEORGE OKINAKA

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

### MAUREEN PARCHIA

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

### JONATHAN SERRANO, MBA

Senior Associate

702.570.5099

jonathan@roicre.com

NV License # S.0183243

# PROPERTY HIGHLIGHTS

## ±2,560 SF FOR LEASE

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 & and 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

<b>1 MILE</b>	23,259
<b>3 MILES</b>	194,165
<b>5 MILES</b>	505,559



### TRAFFIC COUNTS

<b>LAKE MEAD BLVD</b>	48,000 VPD
<b>LAS VEGAS BLVD</b>	12,100 VPD



### AVERAGE HOUSEHOLD INCOME

<b>1 MILE</b>	\$56,357
<b>3 MILES</b>	\$66,850
<b>5 MILES</b>	\$78,046

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024

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



# 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](http://www.roicre.com)



9121 W Russell Rd  
STE 111  
Las Vegas, NV 89148

## Contact our team today!

### KIT GRASKI

Director

702.570.5377

[kgraski@roicre.com](mailto:kgraski@roicre.com)

NV License # BS.0015934.LLC

### GEORGE OKINAKA

Executive Vice President

702.570.5376

[gokinaka@roicre.com](mailto:gokinaka@roicre.com)

NV License # S.0045747

### MAUREEN PARCHIA

Vice President

702.570.5124

[mparchia@roicre.com](mailto:mparchia@roicre.com)

NV License # S.0169395

### JONATHAN SERRANO, MBA

Senior Associate

702.570.5099

[jonathan@roicre.com](mailto:jonathan@roicre.com)

NV License # S.0183243

Let's keep in touch.

