



Price:

\$749,000

7910 Dean Martin Drive is located in the southwest part of Las Vegas, within the 89139 ZIP code, just minutes from the Las Vegas Strip and Allegiant Stadium. This area, often associated with neighborhoods like Enterprise and Southern Highlands, offers a dynamic blend of commercial development, accessibility, and proximity to major entertainment and logistics hubs.

APN: 177-08-402-001

Lot Size: 0.72 Acres

Zoning: IP – Industrial Park

Planned Land Use: BE – Business Employment

Land Use Plan Area: Enterprise

For Sale ± 0.72 Acres at Dean Martin

7910 Dean Martin Drive, Las Vegas, NV



Area Description:

7910 Dean Martin Drive is located in the southwest part of Las Vegas (ZIP 89139), just minutes from the Las Vegas Strip and Allegiant Stadium. This area, associated with neighborhoods like Enterprise and Southern Highlands, offers a dynamic mix of commercial development, accessibility, and proximity to major entertainment and logistics hubs.

Location and Accessibility:

Situated in the southwest Las Vegas submarket, the property benefits from strategic access to major transportation corridors. Dean Martin Drive is a key north-south arterial road paralleling I-15, providing direct routes to Downtown Las Vegas, the Strip, and the airport.

- **Geographic Context:** Located between Russell Road and Blue Diamond Road, the site lies in a prime logistics and commercial corridor with a mix of industrial, office, and service-oriented developments.
- **Connectivity:** Less than 1 mile from I-15 and minutes from I-215, the location offers excellent regional access for employees, clients, and freight operations.

Demand and Activity:

The 89139 area is experiencing strong commercial and industrial growth, driven by Las Vegas's economic diversification and infrastructure investments. Its proximity to Allegiant Stadium, the Strip, and major distribution centers makes it attractive to businesses in logistics, e-commerce, entertainment production, and professional services.

Transportation Links:

- **Freeways:** Immediate access to I-15 and I-215 supports efficient trucking and commuting.
- **Airport Proximity:** Just 10 minutes from Harry Reid International Airport, ideal for logistics and business travel.
- **Access to Key Hubs:** Quick routes to the Strip, Green Valley, and the resort corridor support businesses in hospitality, entertainment, and retail.

**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 **Fax:** 702.475.7545

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

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Demographics

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	4,690	96,342	349,154
2030 Projected Population	4,673	99,529	368,721
Projected Annual Growth 2025 to 2030	0.1%	0.7%	1.1%
2025 Estimated Households	2,170	37,805	141,946
2030 Projected Households	2,179	39,239	150,698
Projected Annual Growth 2025 to 2030	0.1%	0.8%	1.2%
2025 Est. Median Age	39.3	38.9	38.3

Household Income

2025 Est. Average Household Income	\$122,920	\$118,930	\$116,083
2025 Est. Median Household Income	\$76,476	\$90,283	\$86,519

Education

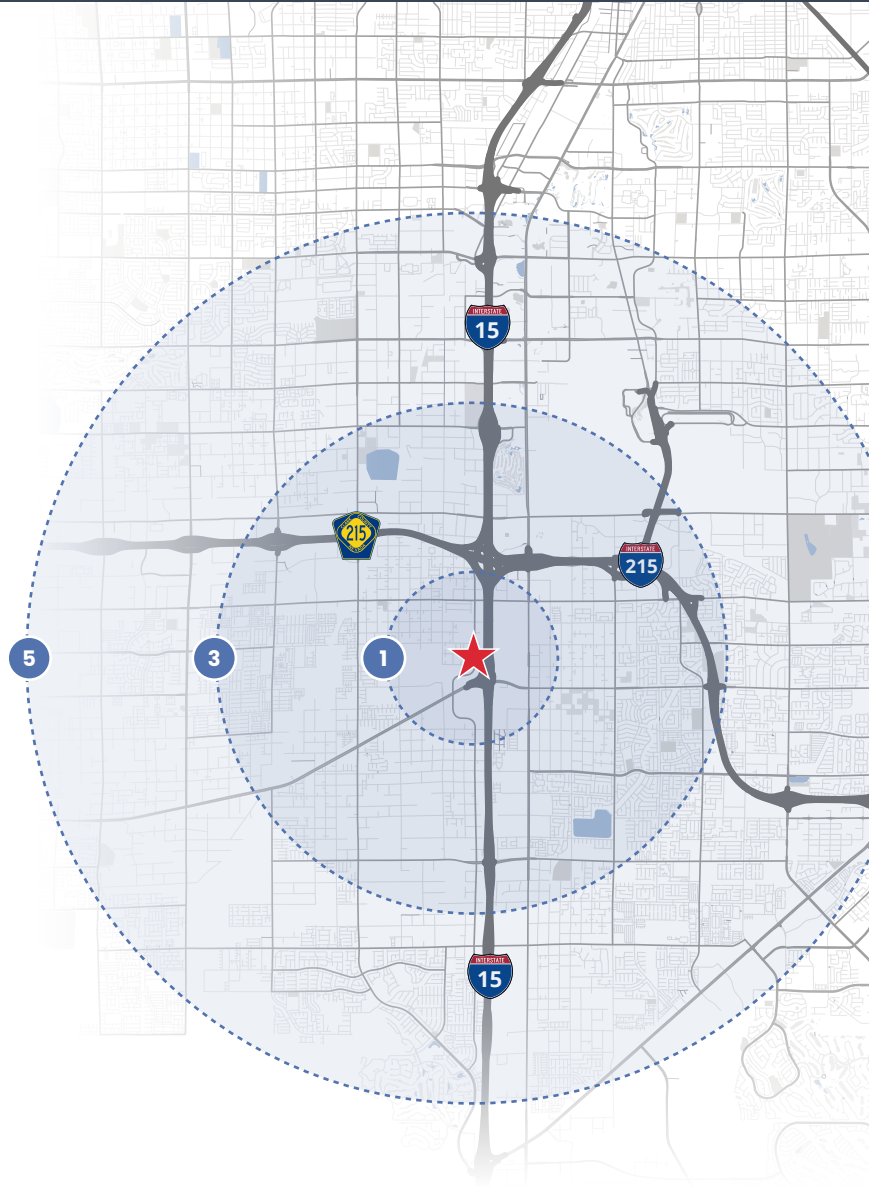
2025 Est. Some College	22.7%	22.2%	22.5%
2025 Est. Bachelor Degree Only	20.9%	22.7%	22.9%

Workforce

2025 White Collar Workers	57.2%	58.3%	58.2%
2025 Blue Collar Workers	42.8%	41.7%	41.8%

Housing

2025 Est. Owner-Occupied	27.0%	49.1%	44.5%
2025 Est. Renter-Occupied	62.1%	44.5%	48.4%



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Chris Lexis, SIOR
Principal
+1 702 637 7580
chris.lexis@avisonyoung.com
NV Lic. #: S.062998.LLC

Joe Leavitt, SIOR
Principal
+1 702 637 7577
joe.leavitt@avisonyoung.com
NV Lic. #: S.062543.LLC

James Griffiths, SIOR
Principal
+1 702 637 7718
james.griffis@avisonyoung.com
NV Lic. #: S.170947

Ryan Mote
Associate
+1 702 340 0641
ryan.mote@avisonyoung.com
NV Lic. #: S.183543

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