

DESERT INN & MCLEOD

±0.44 AC PAD FOR SUB-GROUND LEASE

E/NEC Desert Inn Rd & McLeod Dr,
Las Vegas, NV 89121



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**

±0.44 AC RETAIL PAD

Opportunity to sub-ground lease a ±0.44 AC pad just east of the northeast corner of Desert Inn Road and McLeod Drive in Las Vegas, NV.

- ✓ Excellent roadside visibility on Desert Inn Road with exposure to high vehicle counts exceeding ±38,500 VPD daily.
- ✓ Convenient location situated just 4.7 miles east from the Las Vegas Strip and 4 miles south from Downtown Las Vegas.
- ✓ Surrounded by established businesses, retail centers, and dining options, creating a built-in customer base.
- ✓ Located in an area with growing residential and commercial developments, encouraging long-term business opportunities.

162-12-801-009
APN

COMMERCIAL GENERAL (CG) ZONING

 **\$50,000 PER YEAR**
ASKING RATE



JOIN THESE RETAIL TENANTS



EZ PAWN



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

roicre.com

DETAILED AERIAL

PAD FOR GROUND SUB-LEASE

E/NEC Desert Inn Rd & McLeod Dr
Las Vegas, NV 89121



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

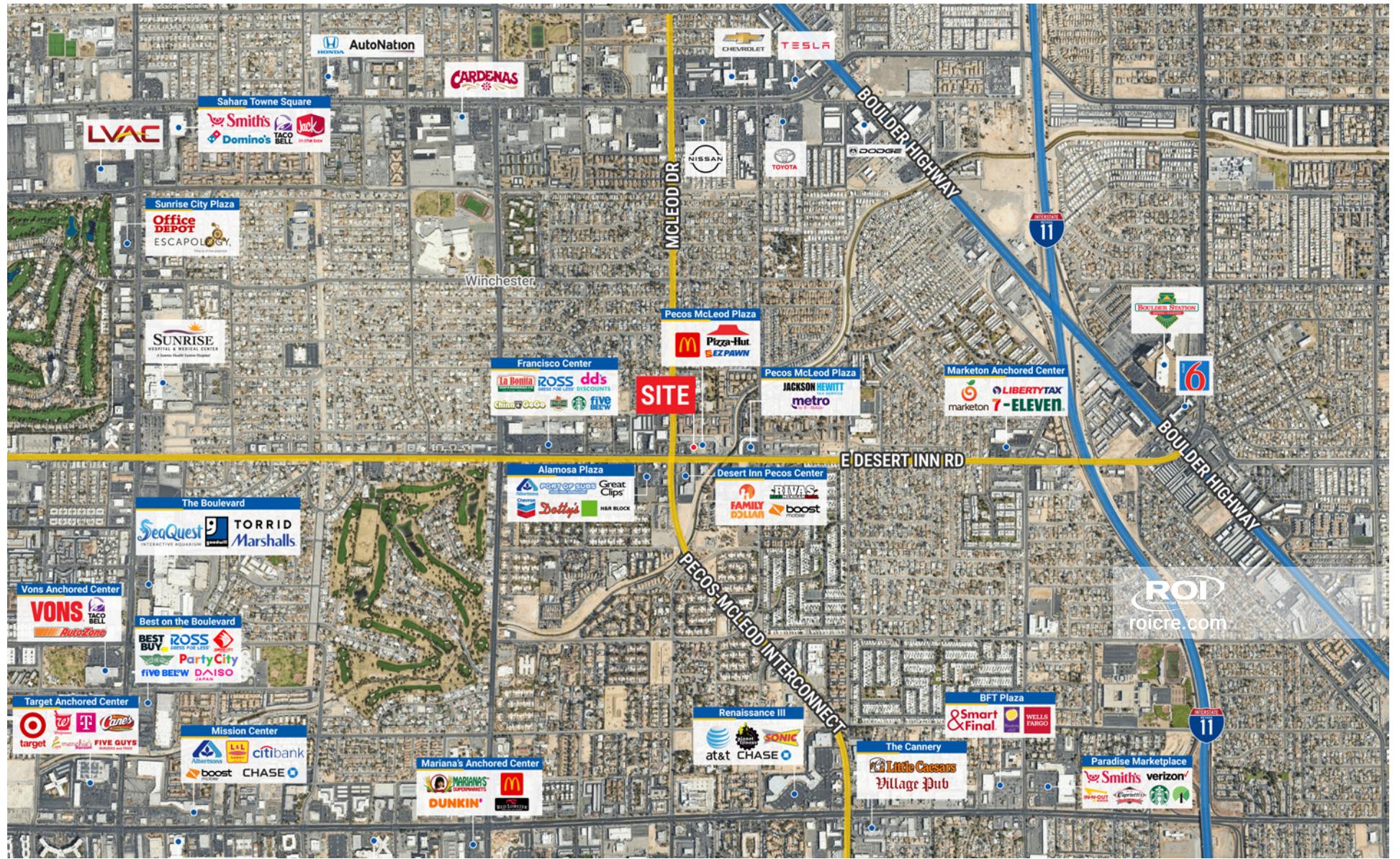
roicre.com

ROI
Commercial Real Estate

TRADE AREA AERIAL

PAD FOR GROUND SUB-LEASE

E/NEC Desert Inn Rd & McLeod Dr
Las Vegas, NV 89121



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate.

roiocre.com

ROI
Commercial Real Estate

AREA DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
21,101	226,570	507,959



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$85,633	\$74,413	\$78,916



TRAFFIC COUNTS

E DESERT INN RD	MCLEOD DR
37,000 VPD	21,800 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024

PAD FOR GROUND SUB-LEASE

E/NEC Desert Inn Rd & McLeod Dr
Las Vegas, NV 89121



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

roicre.com

ROI
Commercial Real Estate



DESERT INN & MCLEOD

E/NEC Desert Inn Rd & McLeod Dr
Las Vegas, NV 89121



graski retail team

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

NV License # BS.0015934.LLC

MAUREEN PARCHIA

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

GEORGE OKINAKA

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

JONATHAN SERRANO, MBA

Senior Associate

702.570.5099

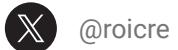
jonathan@roicre.com

NV License # S.0183243

Let's Stay Connected!



roicre



@roicre



@roi.cre



roicre

DISCLAIMER

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

Demographics are provided by SitesUSA using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Georeferenced data herein are provided by Placer Labs, Inc. and is provided without representation or warranty.

Photos contained herein are property of their respective owners. Photos do not guarantee the current condition of the property.