

DESERT INN & MCLEOD

±0.44 AC PAD FOR SUB-GROUND LEASE

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



Contact our team today!

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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.

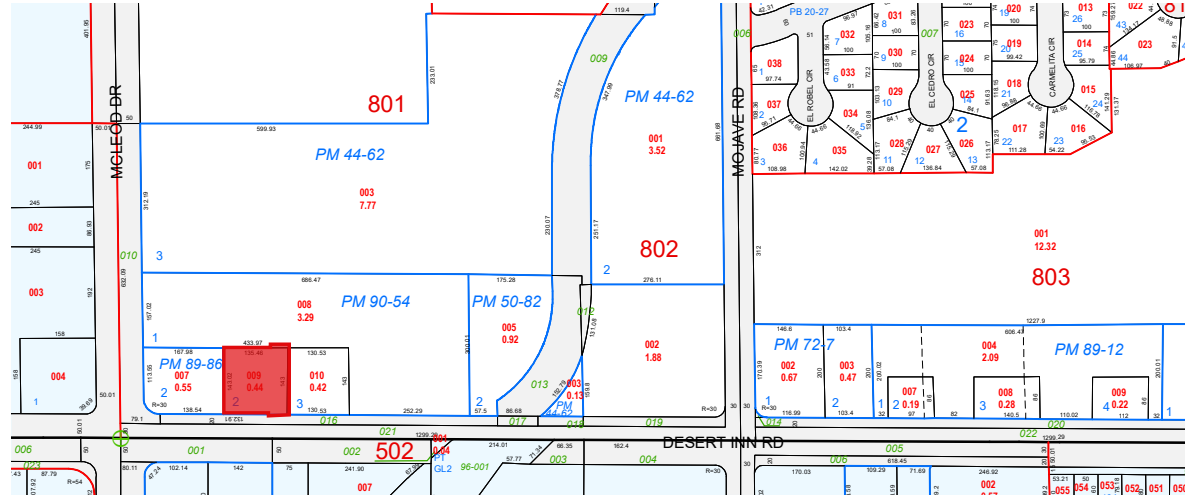
162-12-801-009
APN

📍 **COMMERCIAL GENERAL (CG)**
ZONING

🏷️ **\$50,000 PER YEAR**
ASKING RATE

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JOIN THESE RETAIL TENANTS



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

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DETAILED AERIAL

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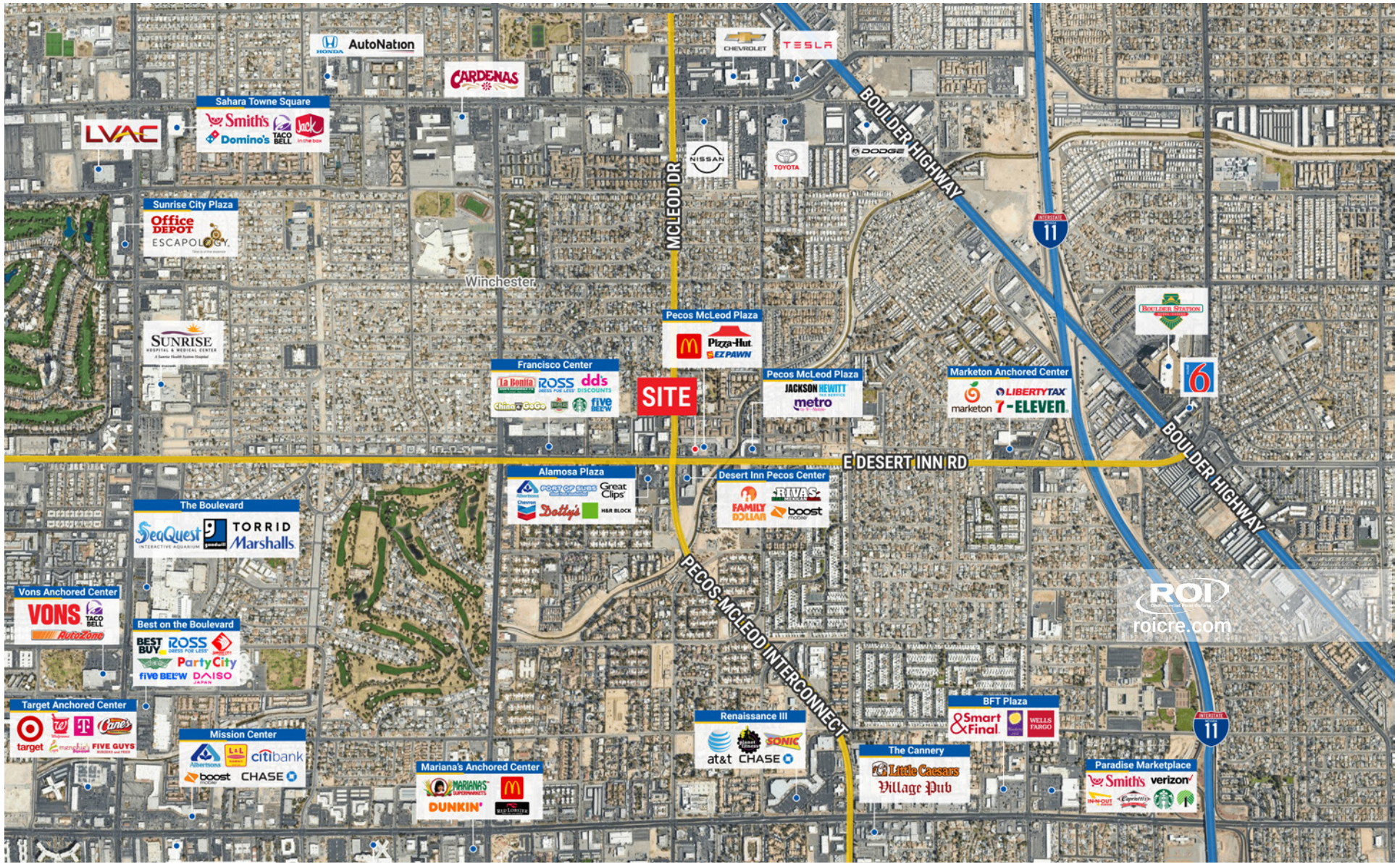
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TRADE AREA AERIAL

PAD FOR GROUND SUB-LEASE

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AREA DEMOGRAPHICS

PAD FOR GROUND SUB-LEASE

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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

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Let's Stay Connected!



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DISCLAIMER

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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.

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