

QSR W/ DRIVE-THRU*

±2,900 SF FOR SALE

6524 Losee Rd | North Las Vegas, NV 89056

* CURRENTLY OCCUPIED



CALL US FOR
MORE INFO

DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814



roicre.com

PROPERTY HIGHLIGHTS

6524 N LOSEE RD
North Las Vegas, NV 89086

DO NOT DISTURB EXISTING TENANT

- QSR with drive thru on 0.59 acres
- Great visibility along Losee Rd
- Site has direct access from Losee Rd and cross access from both Centennial Pkwy & Rome Blvd
- Free-standing building at a Sprouts and EOS Fitness anchored center
- Nearby retailers include CVS, Smith's and 7-11
- Surrounded by high residential growth area of North Las Vegas submarket



BLDG AREA

± 2,900 SF



TOTAL AREA

± 0.59 AC



ZONING

NEIGHBORHOOD
COMMERCIAL (C-1)



PARCEL ID

124-24-414-004

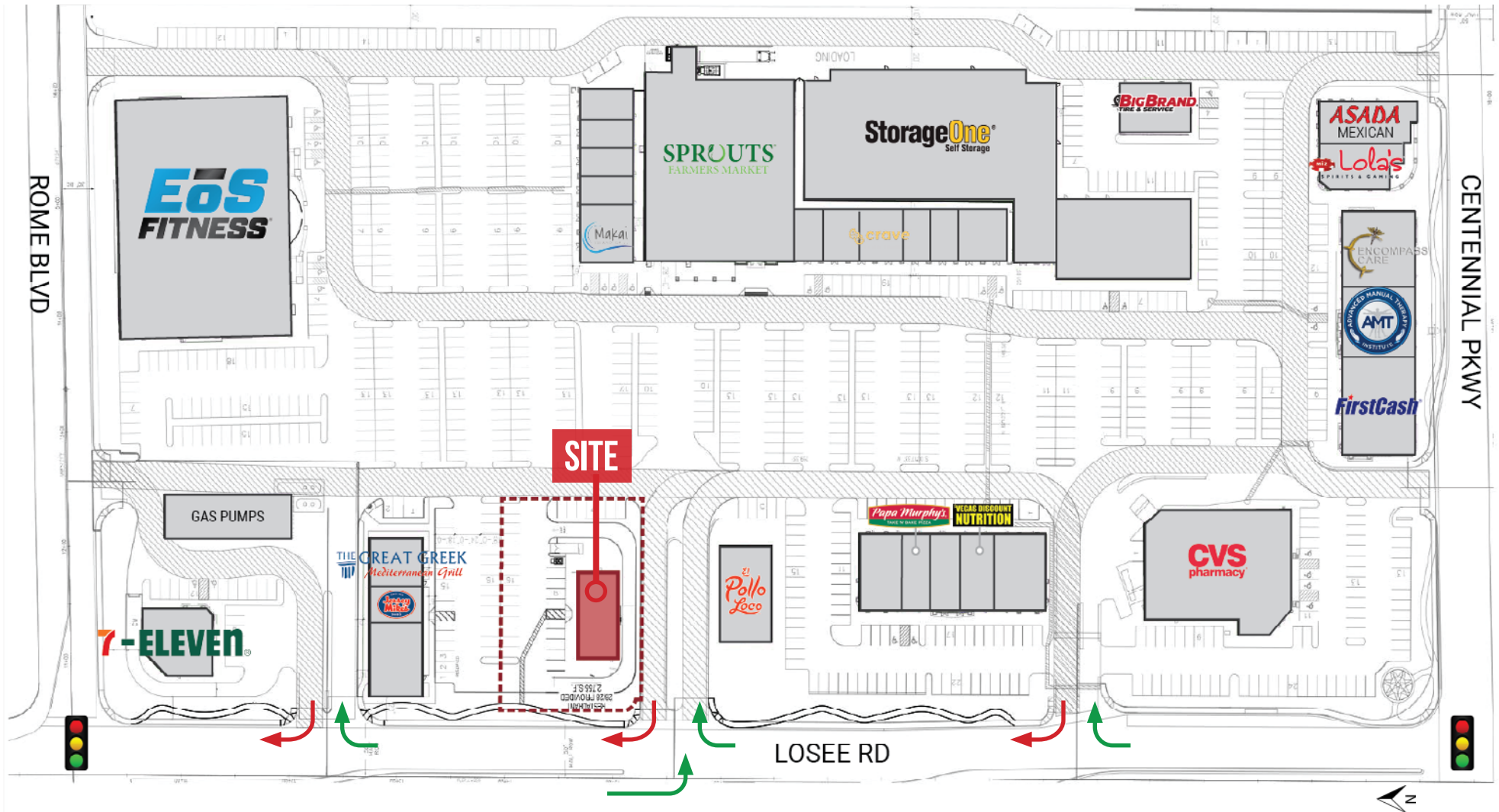


PURCHASE PRICE

\$2,600,000

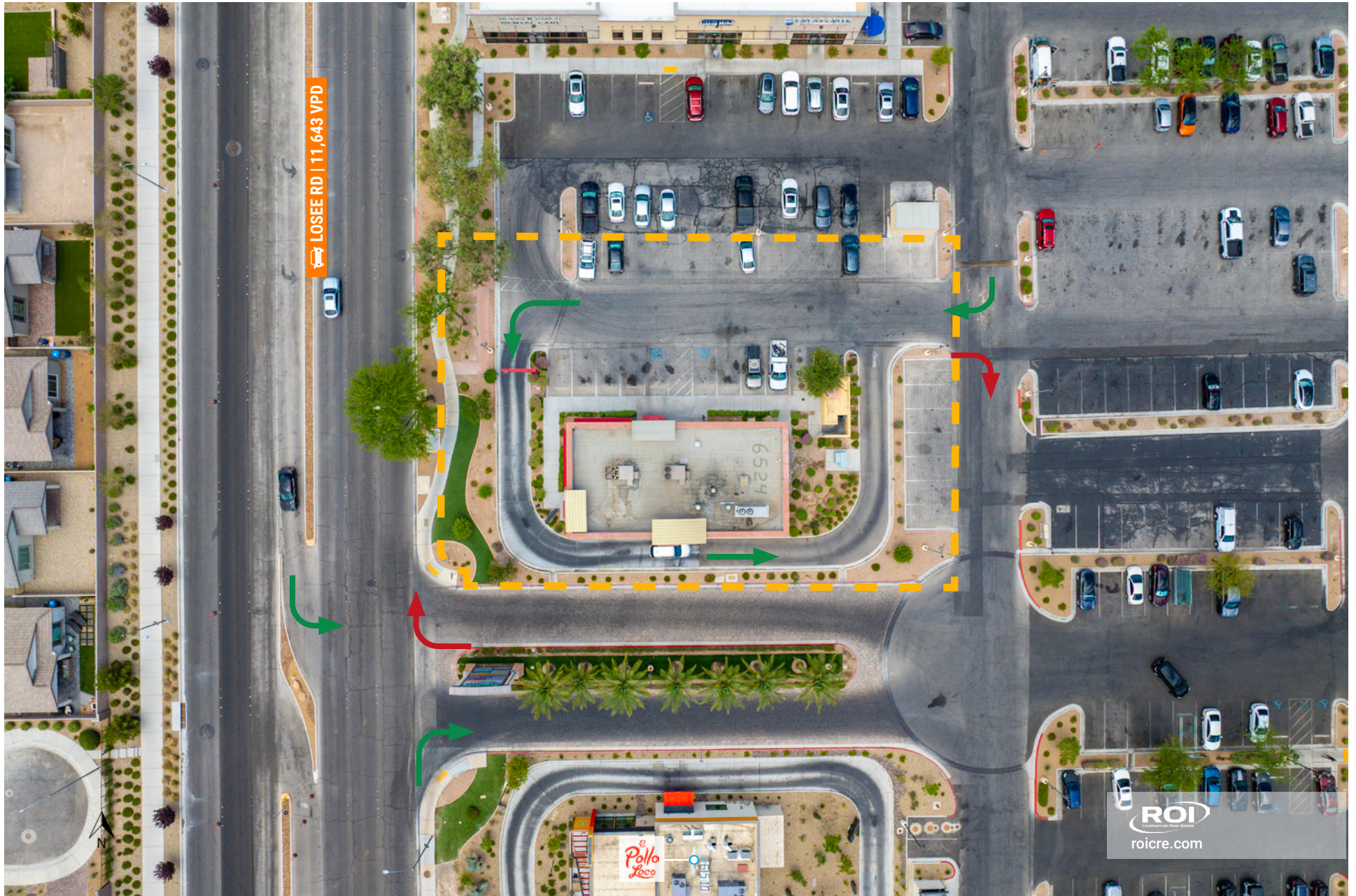
CENTENNIAL VILLAGE SITE PLAN

6524 N LOSEE RD
North Las Vegas, NV 89086



DETAILED AERIAL

6524 N LOSEE RD
North Las Vegas, NV 89086



PROPERTY AERIAL

6524 N LOSEE RD
North Las Vegas, NV 89086



NORTH ELEVATION



SOUTH ELEVATION

TRADE AREA AERIAL

6524 N LOSEE RD
North Las Vegas, NV 89086



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
25,613	104,801	260,636



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$106,572	\$108,941	\$99,772



TRAFFIC COUNTS

Losee Rd	Centennial Pkwy
11,643 VPD	10,576 VPD

Sources:
SitesUSA 2025





www.roicre.com



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

FOR MORE INFORMATION

DAN ADAMSON



702.550.4934



dan@roicre.com



NV Lic# B.0026992.CORP

CHRIS WALDBURGER, CCIM



702.483.3683



chris@roicre.com



NV Lic S.0190814

Let's Stay Connected!



facebook.com/roicre



[@roicre](https://twitter.com/roicre)



[@roi.cre](https://www.instagram.com/roi.cre)



linkedin.com/company/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.