

# ALIANTE PARKWAY & I-215 BELTWAY

North Las Vegas, Nevada 89084



**Aliante**  
CASINO + HOTEL

Capriotti's  
rubio's COASTAL GRILL  
REGAL

**PAD SITE AVAILABLE**

**Smith's**

Kaizen Starbucks Pizzeria 7-Eleven Chase  
Lee's Discount Liquor Wells Fargo The UPS Store KFC Bank of Nevada AAA

Capriotti's  
Carls Jr.

Aliante Nature Discovery Park

**Charles Van Geel**  
Director  
+1 702 688 6966  
charles.vangeel@cushwake.com  
LIC #BS.0044616 / #PM.0162448

**Cody Seager**  
Associate  
+1 702 605 1648  
cody.seager@cushwake.com  
LIC #BS.0145582

6725 Via Austi Pkwy, Suite 275  
Las Vegas, Nevada  
Main +1 702 796 7900  
Fax +1 702 796 7920  
cushmanwakefield.com

# ALIANTE PARKWAY & I-215 BELTWAY

North Las Vegas, Nevada 89084



## Property Highlights

- Available for Ground Lease or Build-to-Suit in Rapidly Expanding North Las Vegas
- Located at the Aliante and CC 215 Beltway Interchange
- Surrounded by Robust Residential Development

## RENT

Inquire with Broker

## ZONING

Master Planned Community - MPC-C2

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



DAYTIME POPULATION

|         |         |          |         |
|---------|---------|----------|---------|
| 1 Mile  | 13,752  | \$87,548 | 11,103  |
| 3 Miles | 109,441 | \$78,237 | 71,495  |
| 5 Miles | 254,015 | \$71,438 | 174,168 |

**Charles Van Geel**  
Director  
+1 702 688 6966  
charles.vangeel@cushwake.com  
LIC #BS.0044616 / #PM.0162448

**Cody Seager**  
Associate  
+1 702 605 1648  
cody.seager@cushwake.com  
LIC #BS.0145582

6725 Via Austi Pkwy, Suite 275  
Las Vegas, Nevada  
Main +1 702 796 7900  
Fax +1 702 796 7920  
[cushmanwakefield.com](http://cushmanwakefield.com)

# ALIANTE PARKWAY & I-215 BELTWAY

North Las Vegas, Nevada 89084



**ALIANTE MARKET**

**Smith's** FRESH FOR EVERYONE. **Waffles Cafe**

**Lee's Arby's** Discount Liquor **Starbucks Coffee** **7-Eleven** **WELLS FARGO**

**citibank** **Domino's** **KFC** **RIVAS MEXICAN RESTAURANT**

**ROCCO'S** **UPS** **CHASE** **SIERRA GOLD**

The UPS Store

**Aliante**  
CASINO + HOTEL + SPA

**REGAL** **Starbucks Coffee** **Capriotti's**

**rubio's COASTAL GRILL** **PIZZA EXPRESS**

**Charles Van Geel**  
Director  
+1 702 688 6966  
charles.vangeel@cushwake.com  
LIC #BS.0044616 / #PM.0162448

**Cody Seager**  
Associate  
+1 702 605 1648  
cody.seager@cushwake.com  
LIC #BS.0145582

6725 Via Austi Pkwy, Suite 275  
Las Vegas, Nevada  
Main +1 702 796 7900  
Fax +1 702 796 7920  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.