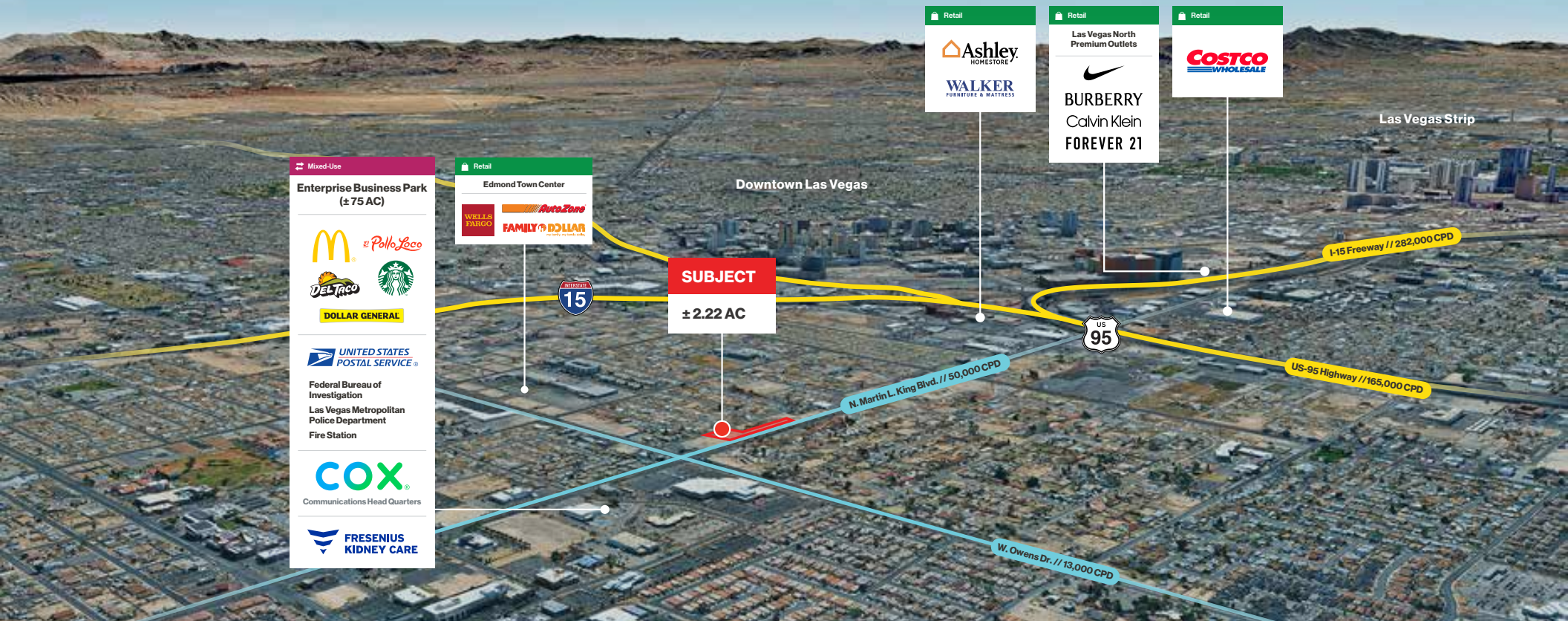


For Sale

± 2.22 AC Infill Site Adjacent to Enterprise Business Park



Mixed-Use
Enterprise Business Park
(± 75 AC)

McDonald's, Pollo Loco, Del Taco, Starbucks, DOLLAR GENERAL, UNITED STATES POSTAL SERVICE®, Federal Bureau of Investigation, Las Vegas Metropolitan Police Department, Fire Station, COX Communications Head Quarters, FRESNIUS KIDNEY CARE

Retail
Edmond Town Center

WELLS FARGO, AutoZone, FAMILY DOLLAR

SUBJECT
± 2.22 AC

Retail

Ashley HOMESTORE, WALKER FURNITURE & MATTRESS

Retail
Las Vegas North Premium Outlets

Nike, BURBERRY, Calvin Klein, FOREVER 21

Retail

COSTCO WHOLESALE

1326-1418 N. Martin Luther King Blvd.
Las Vegas, NV 89106

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Listing Snapshot



\$1,450,000
Sale Price



\$15 PSF
Price Per Square Footage



± 2.22 AC
Total Acreage

Property Highlights

- Situated just caddy-corner to the ± 75 AC Enterprise Park campus at MLK & Lake Mead — a major employment and civic hub featuring the FBI Headquarters, Cox Communications Regional HQ, and Dollar General
- Surrounded by high-performing QSR and retail operators such as Starbucks, McDonald's, El Pollo Loco, and Del Taco, benefiting from strong traffic draws
- Prime development opportunity – ± 2.22 AC with ± 700 FT of frontage on Martin Luther King Blvd.
- Minutes from Downtown Las Vegas & Fremont Street entertainment district
- ± 63,000 CPD on N. Martin Luther King Blvd. & W. Owens Ave.
- Ready for development in a corridor that has a vibrant hub

Demographics

	1-mile	3-mile	5-mile
2025 Population	18,324	159,792	531,739
2025 Average Household Income	\$63,535	\$73,514	\$75,466
2025 Total Households	6,549	57,007	193,068



Vicinity Map

The trade area consists of ± 531,739 residents with an average household income of ± \$75,466 within a 5-mile radius



629,169

Daytime Population

Amenities within a 5-mile radius

- 1

World Market Center

-1.7 miles
- 2

Premium Fashion Outlets

-1.7 miles
- 3

The Smith Center for the Performing Arts

-1.7 miles
- 4

Cleveland Clinic

-1.8 miles
- 5

Downtown Hotel Corridor

-1.9 miles
- 6

Clark County Government Center

-2.1 miles
- 7

Fremont Street Experience

-2.1 miles
- 8

UMC

-2.2 miles
- 9

Zappos (± 1,500 employees)

-2.2 miles
- 10

Las Vegas Resort Corridor (Charleston and LVB)

-2.9 miles









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