



FOR SALE

5118 E Lake Mead Blvd
Las Vegas, NV 89156

- Net Leased Investment
- Cap Rate 6.5%
- Sale Leaseback

±1.29 ACRES | C-STORE

Property Details

LIST PRICE	\$5,500,000
TOTAL SF	C-Store ±2,400 SF Car Wash ±1,200 Restaurant ±2,500
LOT SIZE	±1.29 AC
TAX ID	140-21-201-007 ±0.79 AC 140-21-201-008 ±0.50 AC
YEAR BUILT	1966
ZONING	C-2
TYPE	Retail C-Store
CAP RATE	6.5%
LEASE RATE	\$30,000 NNN
INITIAL TERM	10 Years
OPTIONS	3-5 Year Renewal
ESCALATIONS	10% every 5 Years

This 1.29 acre property features a 2,400 SF convenience store, a 2,500 SF restaurant, and 1,200 SF car wash facility. The sale is strictly for the real estate asset, providing a passive, high-visibility investment in a primary Las Vegas commercial corridor.

Positioned near major economic drivers like Nellis Air Force Base and Amazon, the property serves a massive trade area of over 379,000 residents. With a combined daily traffic count exceeding 60,400 vehicles and a stable \$30,000 monthly NNN, this property is a prime investment opportunity.



OR TEXT 22060 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)



SUMMARY



AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport







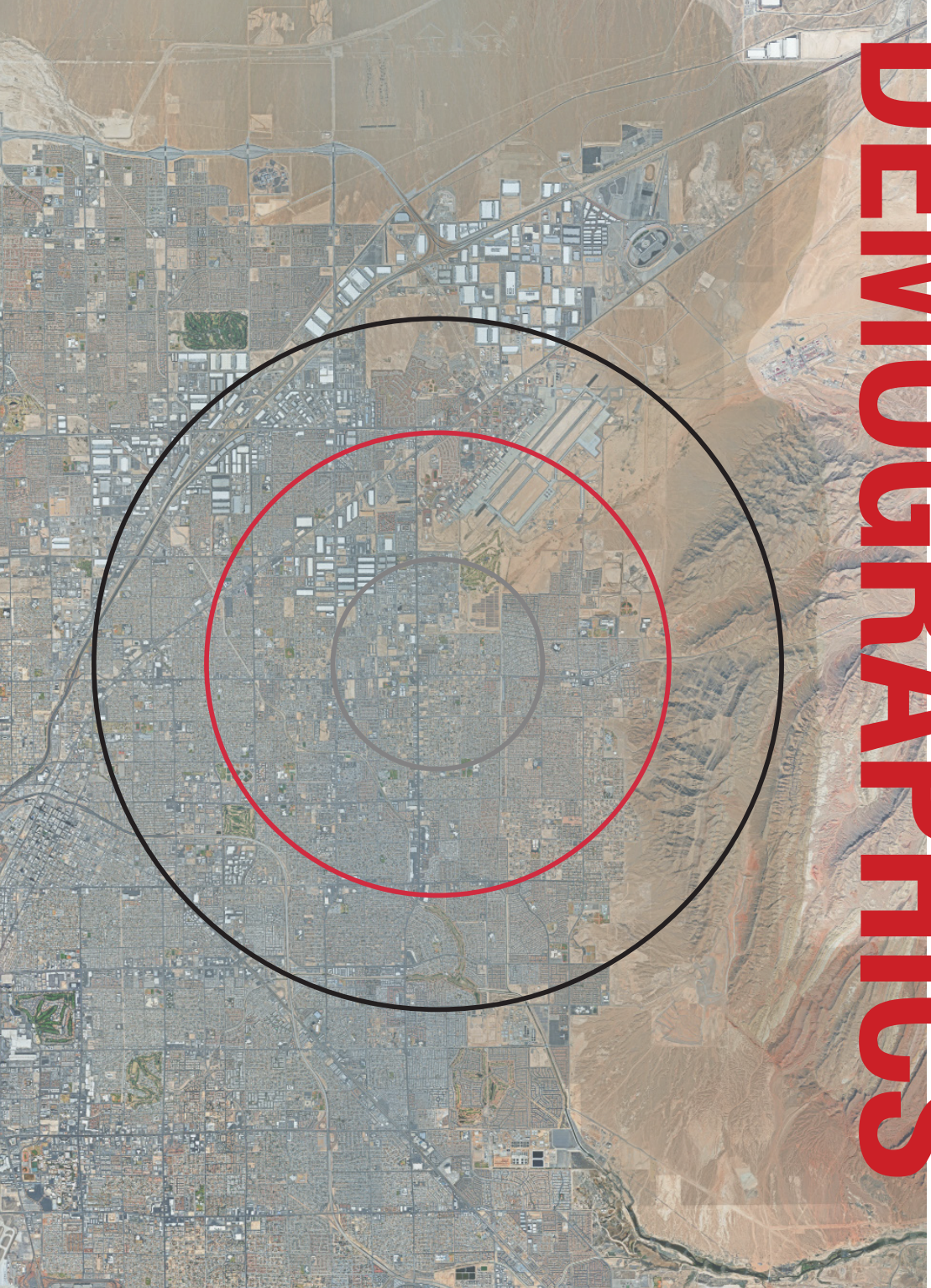
PHOTOS





PHOTOS





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	18,117	189,813	379,668
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,503	59,086	125,385
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$65,507	\$73,091	\$70,696

Traffic Counts

STREET	AADT
Lake Mead Boulevard	29,400
Nellis Boulevard	31,000

Cities Nearby

Salt Lake City, Utah	340 miles
Los Angeles, California	352 miles
Phoenix, Arizona	382 miles
Reno, Nevada	490 miles
Denver, Colorado	668 miles
San Antonio, Texas	1,362 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



LEARN MORE AT
naiexcel.com

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113

702.383.3383 | naiexcel.com

R. Neil Walter

LIC#BS.1001167

435.627.5720

nwalter@naiexcel.com

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>