# DEAN MARTIN LAND FOR SALE, LEASE OR BTS

NWC Flamingo & Dean Martin | Las Vegas, NV 89103



#### PROPERTY HIGHLIGHTS

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- Adjacent to the Rio All-Suites Hotel & Casino
- Excellent visibility and access from the I-15, Flamingo and Dean Martin.
- 0.5 Miles from the Las Vegas Strip

- Close proximity to numerous international hotel properties
- Just 2 blocks from the new Raiders Stadium
- One of the busiest interchanges in the state

CHAIN\_INKS

ETAIL ADVISORS

#### 2019 DEMOGRAPHIC SNAPSHOT

Population:Average I3-mile radiusIncome:

Average HH Traffic Counts: Income: Flamingo & 1-15 Combined

## 171,304 \$46,540 398,500<sub>vpd</sub>

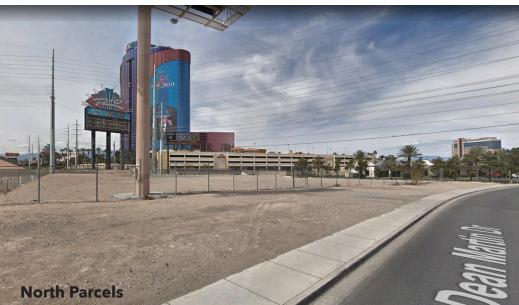
Contact: Makayla Peterson • c: 702.917.1137 • o: 702.221.2500 ext. 315 • mpeterson@newmarketadvisors.com Bill Hicks • o: 702.221.2500 ext. 333 • bhicks@newmarketadvisors.com

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### DEAN MARTIN LAND FOR SALE, LEASE OR BTS



Contact:

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OFFERING:	For Sale, Ground Lease, or Build to Suit	
LOCATION:	Dean Martin Dr. & Flamingo Rd.	
APN #s:	162-20-103-003: 006, 162-20-103-009	
LAND SIZE:	1.72 Acres with 3 Parcels	
PRICE:	\$6.5 M	
INCOME:	Instant income while developing/leasing	
TERM:	Contact broker for more information	
ZONING:	H1 & M1	
COMMISSION:	Seller offering Brokers 3% comission	



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new mai COMMERCIAL REAL ESTATE ADVISORS

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2019 ES	TIMATED DEM	O G R A P H I C S	
	Population		Rucel St Horse Dr
	1-Mile	18,726	W Grand Teton Dr Farm Rd V Created Teton Dr Farm Rd V Created Teton Dr V Created Teton Dr V Created Teton Dr V Created Teton Dr V Created Teton Dr
	3-Mile	171,304	Reference Prove With Topolar Provy W Topolar P
	5-Mile	408,442	W Ann Rid Company W Watchburn Rid W. Lover Mountain Rid W. Lover Mountain Rid
	Average Ho	usehold Income	W Cruig Rd W Alwander Rd W Grown Rd W Grown Rd W Grown Rd W Grown Rd
	1-Mile	\$35,703	BURGITY dy Webs Burg Wr Law Mind Burg Burgle Bir Wr Law Mind Burg Burgle Bir Burgle Bir Bir Bir Bir Bir Bir Bir Bir
	3-Mile	\$46,540	SUMARE IN Summerings Works
\$\$\$	5-Mile	\$56,689	Add Color Control Cont
	Number of Households		W Salava Ave U Salava Ave Summerlin W Salava Ave Summerlin W Salava Ave W Salava
ちょう	1-Mile	10,432	W Plannings Re W Plannings Re Pesce Way Spring Valey and a second seco
	3-Mile	79,529	State Voger Bind State Voger Bind State Voger Bind Whatsel nd Whatsel nd Whatsel nd
	5-Mile	173,500	W Sunnet RP W Sunnet RP W Userns CPA W US
	<b>Daytime Population (Employees)</b>		end Enterprise S P Enterprise S P Enterprise S P Enterprise S P Enterprise S P Enterprise S P Enterprise S P Enterprise S P Enterprise S P Enterprise S P Enterprise S Enterprise S Enterprise S Enterprise S Enterprise S Enterprise
	1-Mile	103,494	S Mugic Vity S Source Bid S Ford Apace
	3-Mile	283,912	Starr Ave E Starr Ave E Starr Ave Styles Hells
	5-Mile	469,663	
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	orlight <sup>Co</sup>		rson • c: 702.917.1137 • o: 702.221.2500 ext. 315 • mpeterson@newmarketadvisors.com
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