

3215 S. Lamb Boulevard

Las Vegas, NV 89121

Land & Auto Spa

±1.78 acres - Ground Lease Available



Leasing Information:
702.221.8226

Lincoln

Noel Escalona
NRE: BS.0146468
Senior Vice President
(702) 776-1208
Noel.Escalona@lpc.com

Laramie Bracken
NRE: S.0065576
Executive Vice President
(702) 765-8888
Laramie.Bracken@lpc.com

Ashley Liu
NRE: S.0198301
Associate
(702) 221-8226
Ashley.Liu@lpc.com

4755 Dean Martin Drive
Las Vegas, NV 89013

www.lpc.com

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Property Overview

- Sublease or ground lease opportunity in Las Vegas
- Existing ±6,000 SF building or ground up redevelopment option
- Total site area of ±1.78 acres across two parcels
- Zoned Commercial Resort (CR) – Clark County
- Asking Price: Negotiable

Highlights

- ±5,289 SF of leasable space with 22' building height
- Built in 1994 with existing improvements in place
- Ideal for national food and beverage or car wash users
- Flexible parcel configuration allowing multiple site layouts
- Strong visibility along S. Lamb Boulevard

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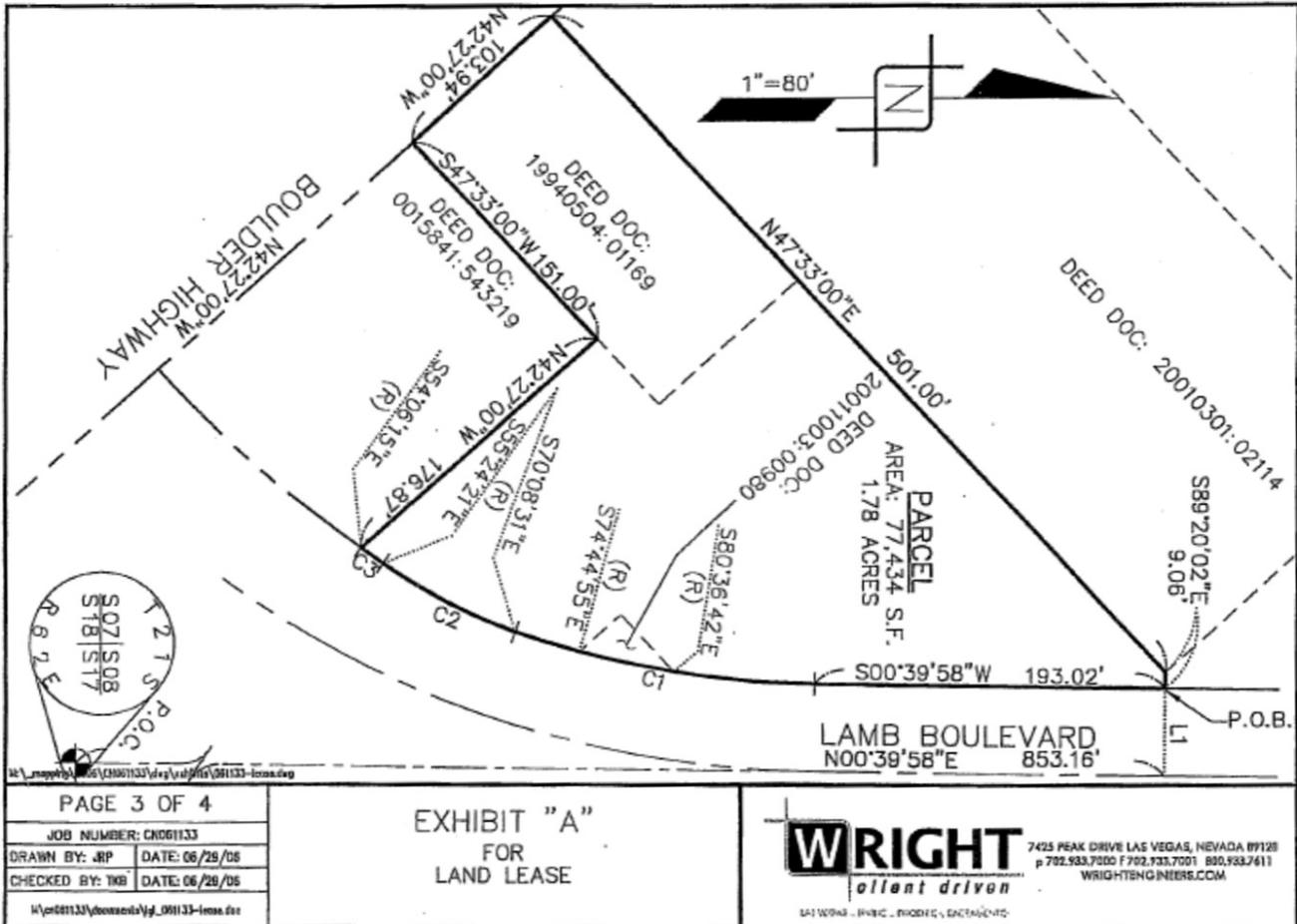
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Land Availability

- Total ±1.78 acres available
- Gross Building Area: ±6,000 SF
- Leasable Space: ±5,289 SF
- Built in 1994
- Building Height: 22'
- Location: 4111 & 4127 Boulder Hwy, Las Vegas, NV 89121
- Parcel: 16107702014 & 16107802009
- Zoned Commercial Resort (CR) - Clark County

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Population	1mile	3miles	5miles
2020 Population	25,838	223,984	483,339
2024 Population	24,991	220,732	486,287
2029 Population Projection	26,564	235,410	520,526
Income	1mile	3miles	5miles
Avg Household Income	\$55,416	\$58,807	\$60,267
Median Household Income	\$40,124	\$43,802	\$43,050
Total Consumer Spending	\$223.2M	\$2B	\$4.5B

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