



# Thunderbird Plaza



## Land Lease or Build to Suit Opportunities

Located on the Northwest corner of North Las Vegas Blvd and North Lamb Blvd

Zoning: General Commercial C-2 & General Highway Frontage (H-2)

Conveniently located just minutes from the I-15 freeway

Ample parking on-site (5 to 1 Ratio Plus)

47,600 VPD (NDOT, 2021)

Huge daytime population

Across the street to the east: 7-11; to the south is a Sinclair gas station & convenient store; and on the SEC corner of the intersection, fairly recent new construction of a Terrible Herbst gas station/C-store/carwash in front of a new industrial complex. Close proximity to Nellis AFB, Amazon Fulfillment Center, and Las Vegas Motor Speedway, VA Hospital; and surrounded otherwise by medium density suburban residential housing. This submarket is under served by the retail markets available.

3603 N Las Vegas Blvd, Las Vegas, NV 89115

APNs: 140-07-601-018 | 140-07-601-019 | 140-07-601-020

### Population:

1 Mile: 17,384

3 Mile: 85,467

5 Mile: 283,459

### Average Household Income:

1 Mile: \$ 47,233

3 Mile: \$ 57,603

5 Mile: \$ 61,612



# Thunderbird Plaza

## Building One

- QSR Drive Thru
- FSR Indoor Dinning

## Building Two

- QSR Drive Thru (Possible Double Drive Thru)
- FSR Indoor Dinning

## Building Three

- Food Court
- General Store
- Multi Tenant

## Building Four

- End-Cap Possible Drive Thru with or without Indoor Dining
- Food Court
- Multi Tenant

## Possibilities (QSR or FSR)

- Café
- Coffee
- Burgers
- Ice Cream
- Tacos
- Chicken
- Pizza
- Boba Tea
- Donuts
- Smoothies
- Fish | Sushi
- Breakfast
- Diner
- Bar-B-Que

## Possibilities (Retail)

- Phone
- Music
- Electronics
- Book Store
- Party Supplies
- Pet Shops
- General Store
- Jewelry
- Beauty
- Meat Market
- Bakery
- Money Services
- Dental
- Doctor
- Clothing

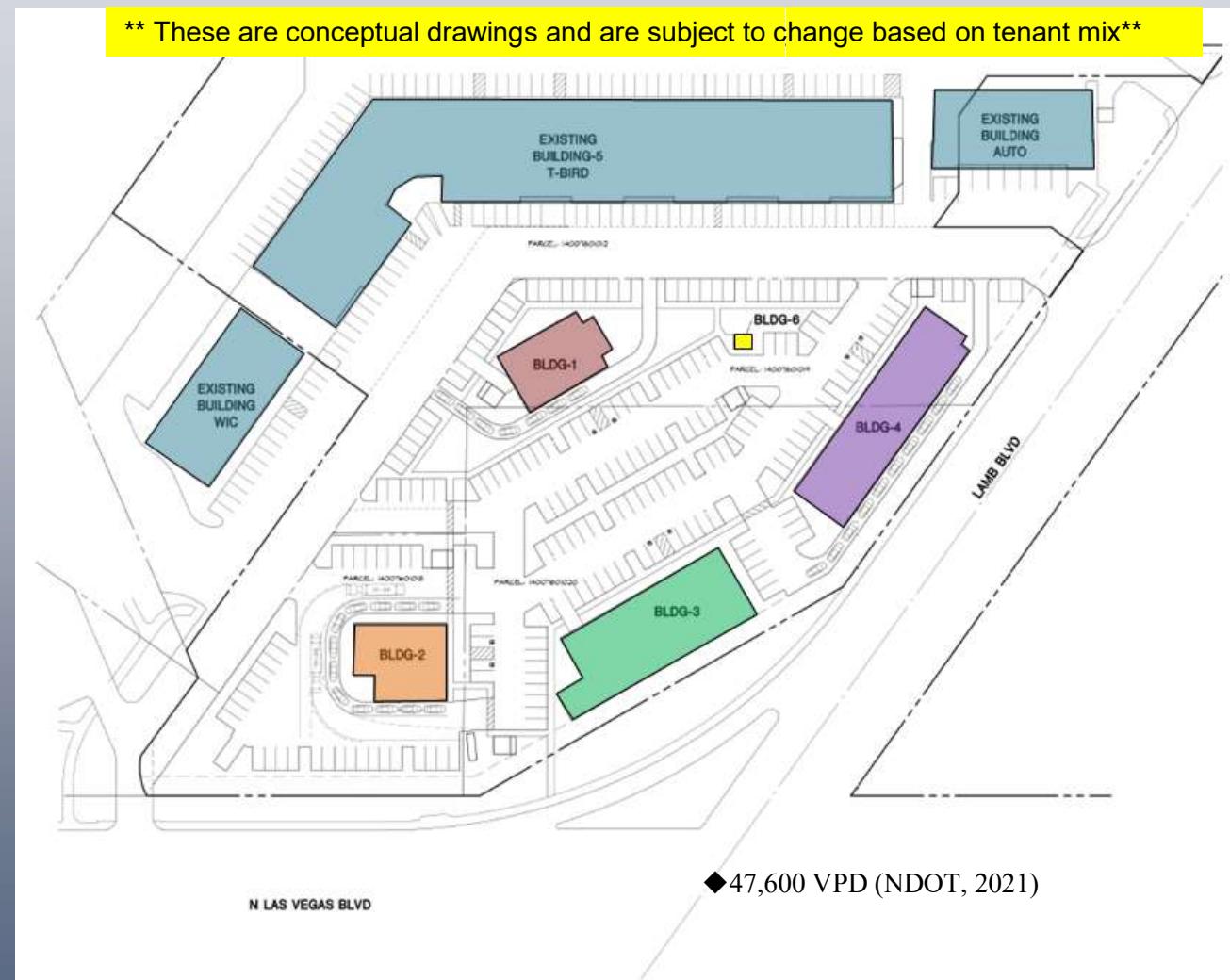
## Proposed Building Square Footage:

Building 1 | 3,850      Building 3 | 9,111  
Building 2 | 4,090      Building 4 | 8,432

## Existing Building Square Footage:

Building 5 | 36,000  
Building 6 | 300

\*\* These are conceptual drawings and are subject to change based on tenant mix\*\*



For Additional Contact

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