



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



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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

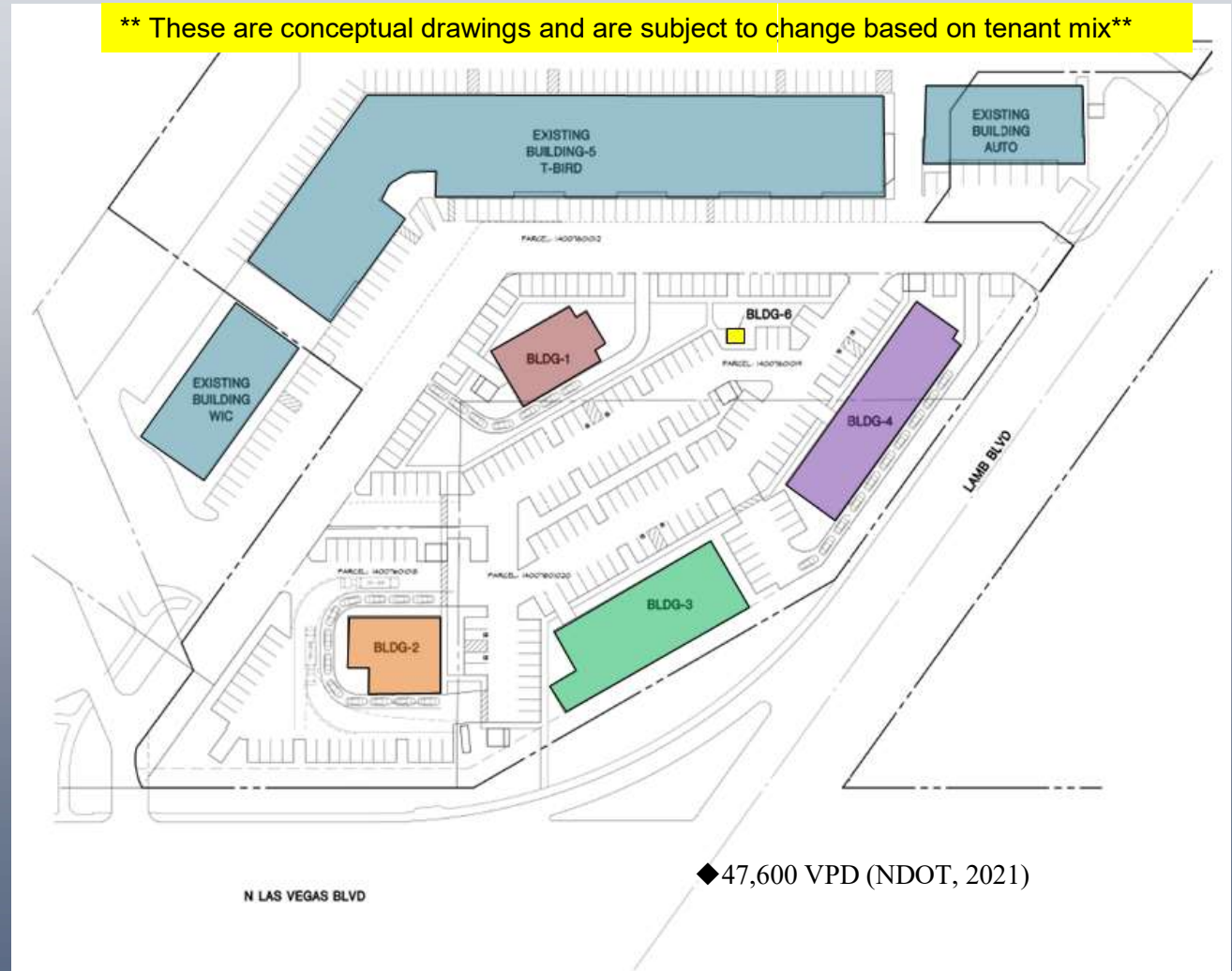
Proposed Building Square Footage:

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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