

3925 N. MARTIN LUTHER KING BLVD.

North Las Vegas, Nevada 89032

RETAIL PAD'S
For Lease

GROUND LEASE | BUILD-TO-SUIT



LAS VEGAS STRIP

N M.L.K. BLVD. • 40,000 VPD



ALEXANDER RD. • 8,050 VPD

PAD 1
±0.21 AC
±9,148 SF



PAD 2
±0.23 AC
±10,018 SF



PAD 3
±0.19 AC
±8,276 SF



ALEXANDER
PUBLIC LIBRARY

HIDDEN CANYON
CAR WASH

SUPER 8 FUEL
(OPENING Q4 2025)

C-STORE/MARKET
(OPENING Q4 2025)

MDLGroup

5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Buck Hujabre
Senior Vice President
Lic#: BS.1002453.LLC
225.284.0985
bhujabre@mdlgroup.com

Brian Singleton
Associate
Lic#: S.0194212 | PM.0167980
702.569.2700
bsingleton@mdlgroup.com



SCAN/CLICK TO VIEW PADS

PAD Highlights

- PAD's are in a high visibility retail shopping center with diverse tenancy
- Located at the intersection of W. Alexander Rd. and N. Martin Luther King Blvd.
- Only ± 4.6 Miles to the I-15 Freeway and ± 5.6 Miles to the I-11 Freeway
- Pylon signage available
- High traffic counts of $\pm 48,050$ at the intersection
 - $\pm 40,000$ VPD at N. Martin Luther King Blvd.
 - $\pm 8,050$ VPD at N. Martin Luther King Blvd.
- Major national tenants at the plaza, including Pizza Hut and Chevron
- Only ± 5.6 Miles to Downtown Las Vegas and ± 9.4 Miles to the Las Vegas Strip
- Right next to Alexander Public Library, a high traffic visited city library



Property Details



CONTACT BROKER $\pm 8,276 - 10,018$ SF

Lease Rate



Available Space



NORTH LV

Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	25,689	169,994	487,835
Ave. Household Income			
2025 Ave. Household Income	\$101,650	\$91,546	\$90,166



Service you deserve. People you trust.



5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com





Lease Details



CONTACT BROKER

Lease Rate



±8,276 - 10,018 SF

Available Space



NORTH LV

Submarket

PAD Details

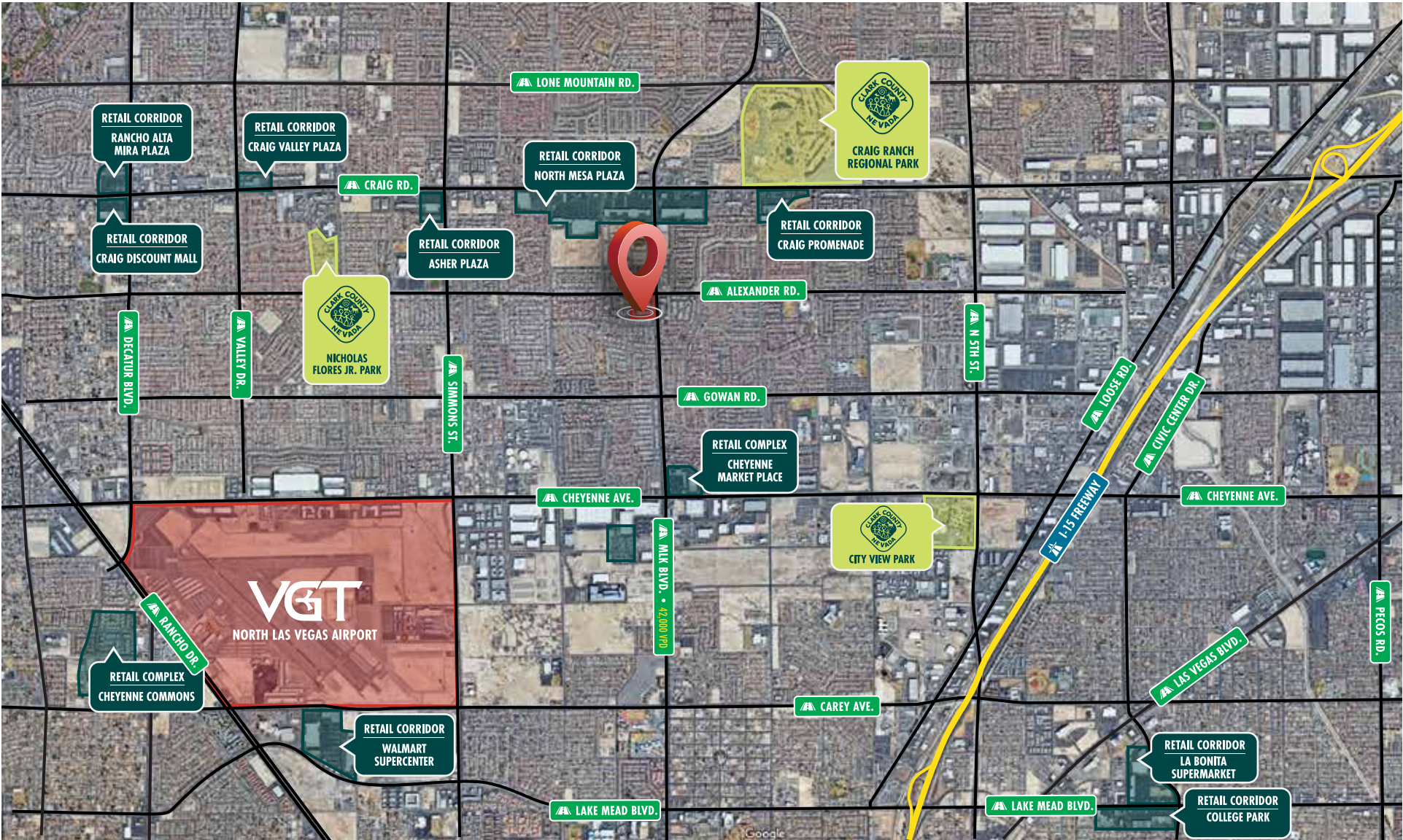
- + **Parcel ID** 139-09-101-003 (Main Plaza)
- + **Zoning** Planned Unit Development (PUD)
- + **Jurisdiction** North Las Vegas - 89032
- + **Submarket** North Las Vegas
- + **PAD 1:** ±0.21 AC / ±9,148 SF
- + **PAD 2:** ±0.23 AC / ±10,018 SF
- + **PAD 3:** ±0.19 AC / ±8,276 SF
- + **Traffic Counts** N. Martin Luther King ±40,000 VPD
Alexander Rd. ±8,050 VPD
- + **Availability:** Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

3925 N. MARTIN LUTHER KING BLVD.
North Las Vegas, NV 89032

For Lease

● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation ● Airport ● Sports ● Academia ● Municipal

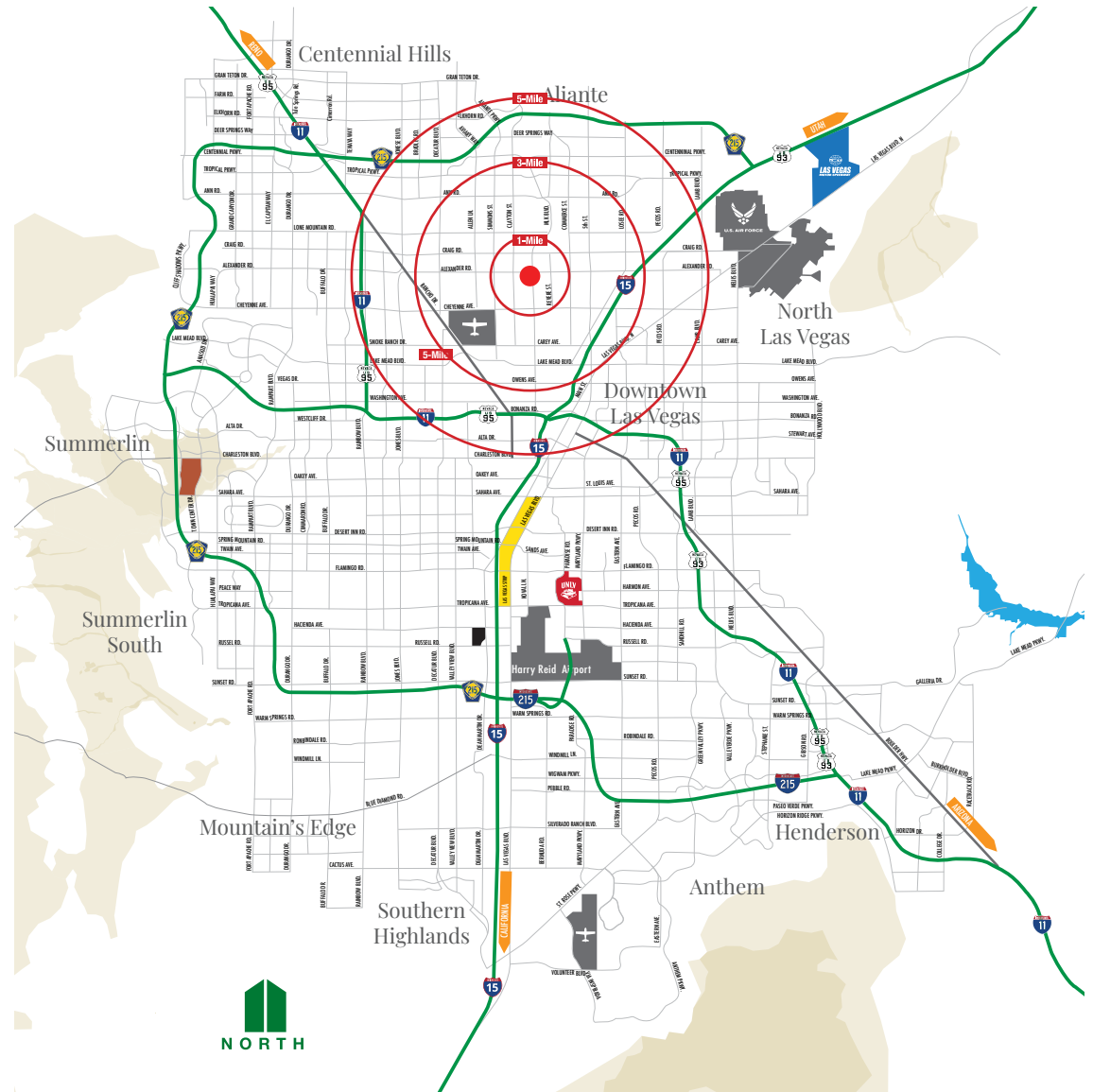


Population	1 mile	3 miles	5 miles
2010 Population	18,041	140,220	413,268
2020 Population	21,153	161,520	460,890
2025 Population	25,689	169,994	487,835
2030 Population	26,862	176,918	505,165
2010-2020 Annual Rate	1.60%	1.42%	1.10%
2020-2025 Annual Rate	3.77%	0.98%	1.09%
2025-2030 Annual Rate	0.90%	0.80%	0.70%
2025 Median Age	41.0	40.5	39.9

Households	1 mile	3 miles	5 miles
2025 Wealth Index	71	65	65
2010 Households	5,633	43,882	131,498
2020 Households	6,699	51,951	153,086
2025 Total Households	7,964	55,555	165,583
2030 Total Households	8,372	58,262	172,971
2010-2020 Annual Rate	1.75%	1.70%	1.53%
2020-2025 Annual Rate	3.35%	1.29%	1.51%
2025-2030 Annual Rate	1.00%	0.96%	0.88%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$101,650	\$91,546	\$90,166
2030 Average Household Income	\$116,547	\$104,147	\$101,665
2025-2030 Annual Rate	2.77%	2.61%	2.43%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	6,375	49,712	151,965
2020 Total Housing Units	6,893	54,078	161,636
2025 Total Housing Units	8,296	57,392	173,215
2025 Owner Occupied Housing Units	4,939	34,151	93,931
2025 Renter Occupied Housing Units	3,025	21,404	71,652
2025 Vacant Housing Units	332	1,837	7,632
2030 Total Housing Units	8,655	60,372	181,599
2030 Owner Occupied Housing Units	5,232	36,346	99,498
2030 Renter Occupied Housing Units	3,140	21,915	73,473
2030 Vacant Housing Units	283	2,110	8,628



Nevada Tax Advantages

NEVADA

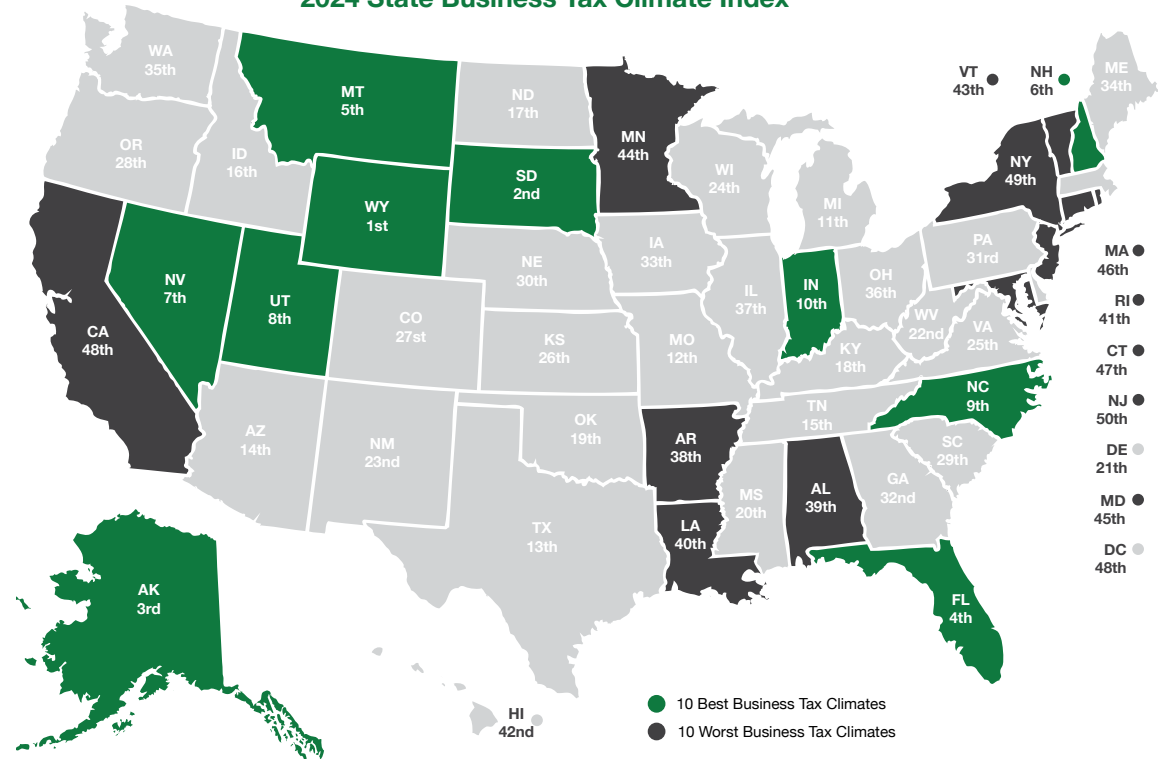
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.

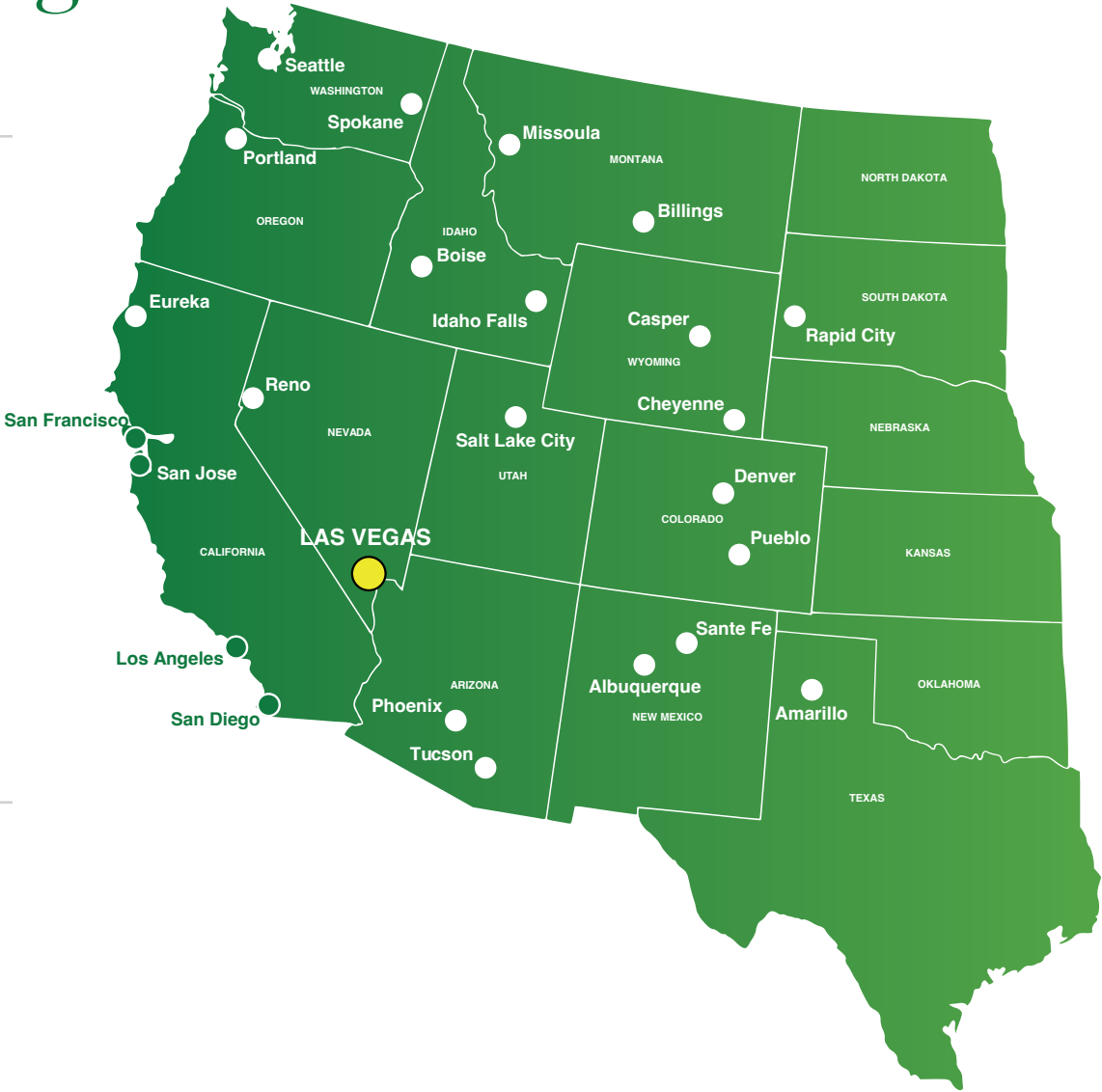


5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services

		
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--