

Nellis Plaza

1000 Nellis Blvd
Las Vegas, NV 89110

±3.50 ACRE CENTER FOR SALE



graskiretailteam

roicre.com

Contact our team today!

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PROPERTY HIGHLIGHTS

\$2,900,000
ASKING PRICE

±3.50 Acres For Sale

Nellis Plaza is a retail strip center located on the northeast corner of Harris Avenue & Nellis Boulevard. Strategically located north of the major retail trade area of Charleston and Nellis, the property has excellent exposure to incoming traffic generated by nearby big-box retailers.

- ✓ Signalized intersection of Harris Ave and Nellis Blvd. provides excellent access and exposure.
- ✓ Nellis Blvd. is a major north/south arterial in the area seeing traffic counts of ±48,500 VPD.
- ✓ Located less than three miles east of the I-515 creating easy freeway access.
- ✓ Vacant acreage on property allows purchaser future development opportunities while generating income from existing tenants.
- ✓ Pylon signage available to creating additional opportunities for street visibility.

140-28-301-007
140-28-301-011
COMMERCIAL GENERAL (CG)
APN & ZONING

140-28-301-012
RESIDENTIAL MULTI-FAMILY 32 (RM32)
APN & ZONING

NELLIS CROSSING

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Nearby Traffic Generators:



Education Traffic Generators:

STANFORD ELEMENTARY ±0.30 mi

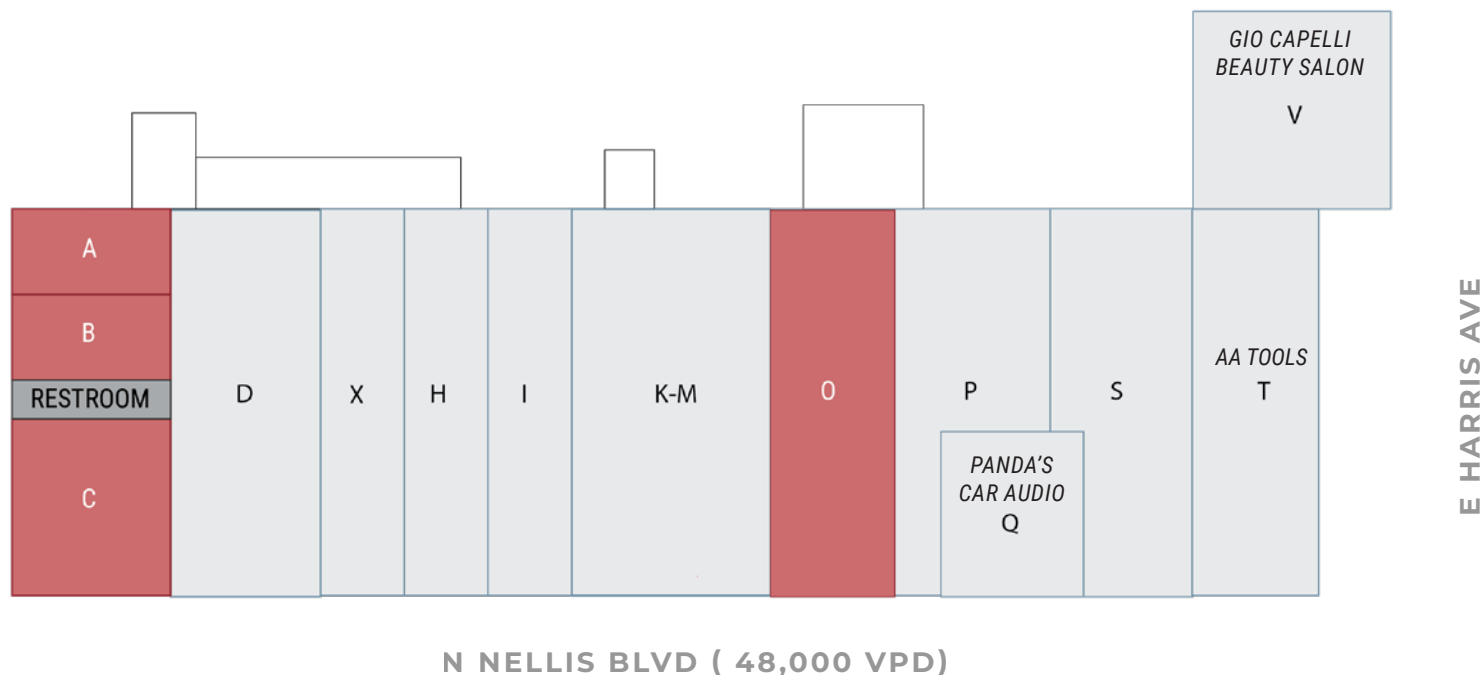
ELDORADO HIGH SCHOOL ±0.75 mi

MASTER ACADEMY EAST ±1.00 mi

PROPERTY SITE PLAN

NELLIS CROSSING

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Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
A	AVAILABLE	100	O	AVAILABLE	1,430
B	AVAILABLE	110	P	UNRENTABLE	845
C	AVAILABLE	835	Q	PANDA'S CAR AUDIO	650
D	UNRENTABLE	2,860	S	UNRENTABLE	1,430
X	UNRENTABLE	1,430	T	AA TOOLS	2,860
H	UNRENTABLE	1,430	V	GIO CAPELLI BEAUTY SALON	900 SF
I	UNRENTABLE	1,430			
K-M	UNRENTABLE	2,830			

OBLIQUE AERIAL

NELLIS CROSSING

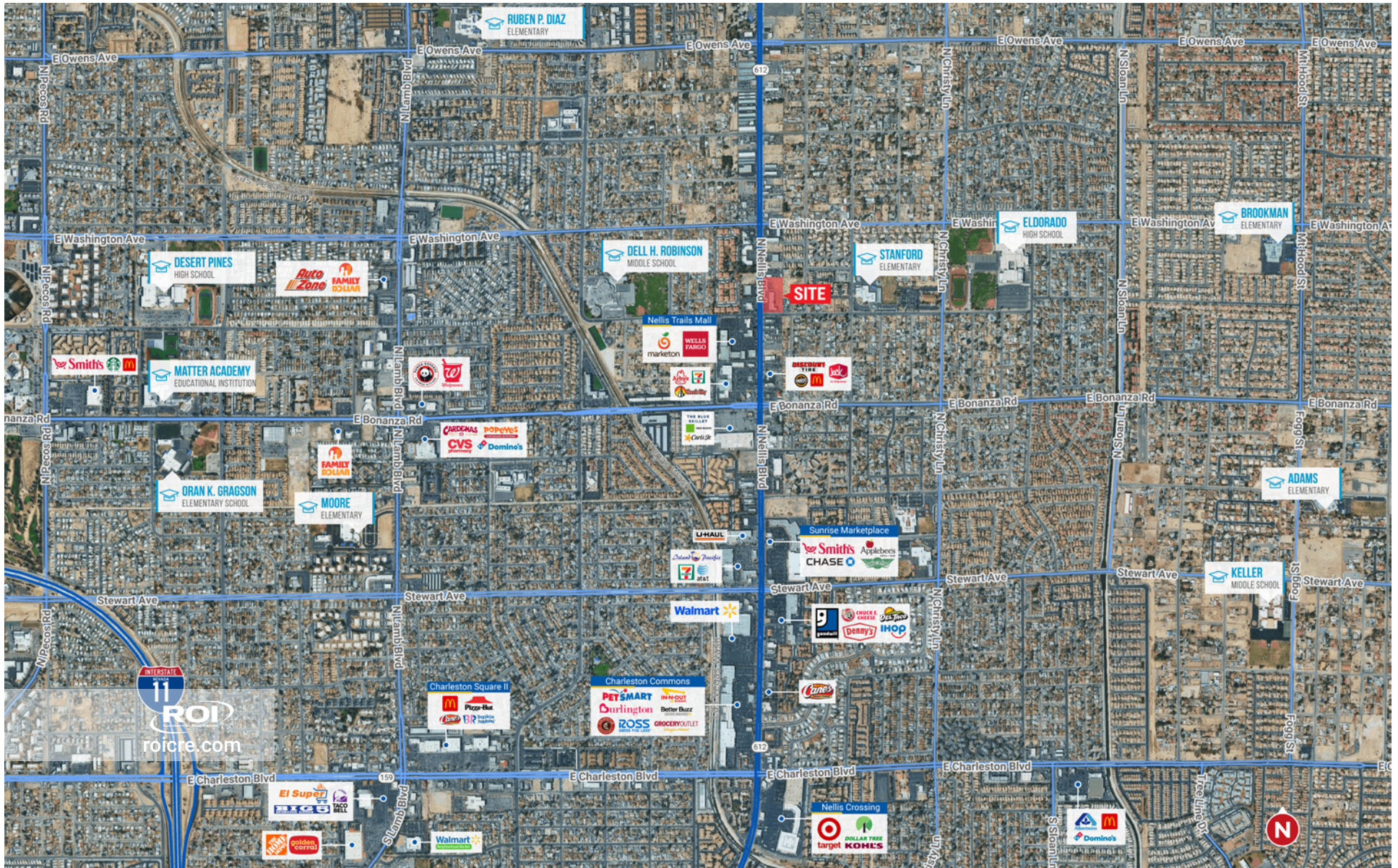
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TRADE AREA AERIAL

NELLIS CROSSING

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AREA DEMOGRAPHICS



POPULATION

1 MILE	25,577
3 MILES	210,755
5 MILES	421,185



DAYTIME POPULATION

1 MILE	4,231
3 MILES	25,204
5 MILES	99,922



AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,848
3 MILES	\$74,115
5 MILES	\$72,901



TRAFFIC COUNTS

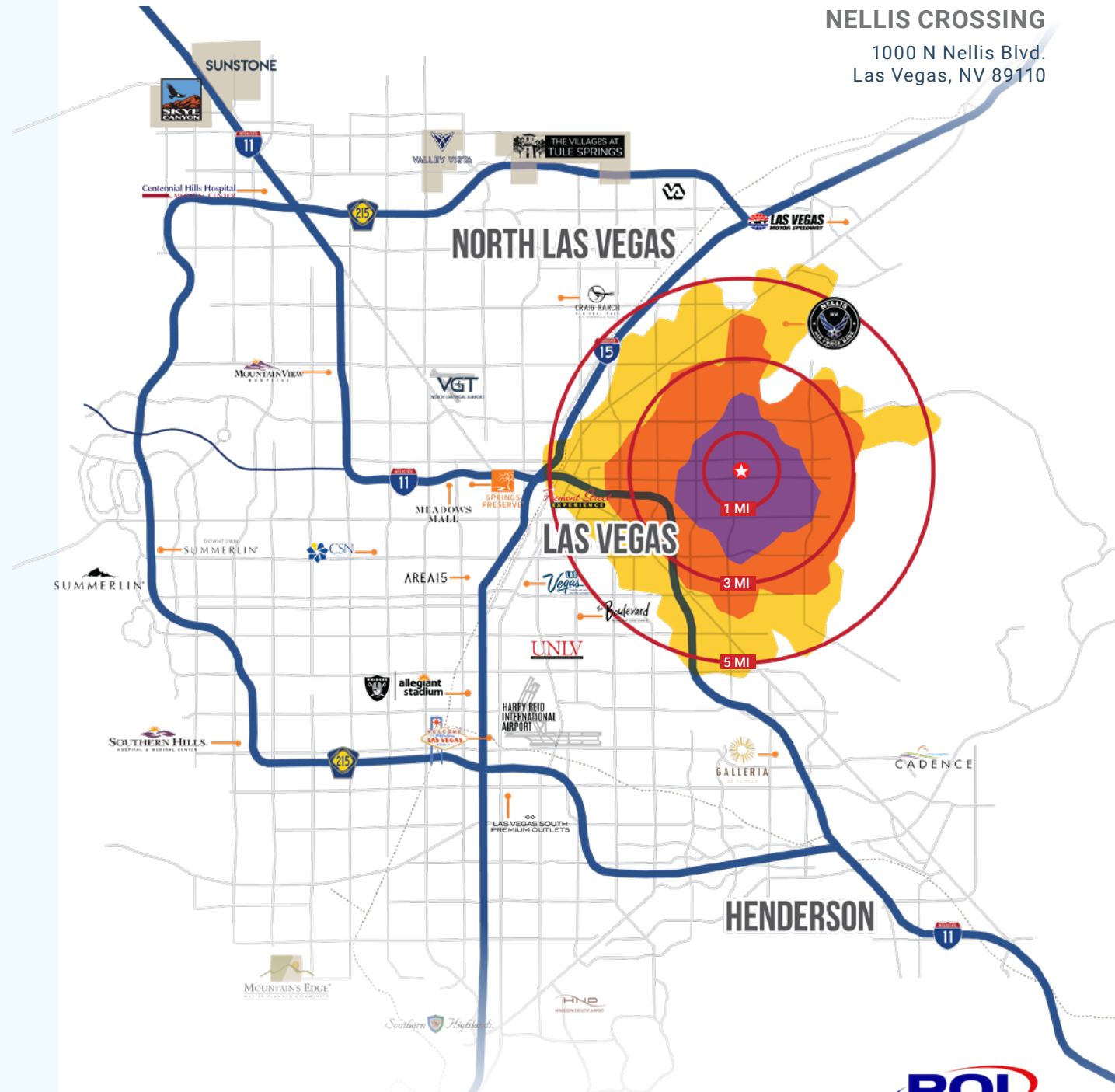
NELLIS BLVD 48,000 VPD



DRIVE TIMES

5 MIN 10 MIN 15 MIN

Source:
SitesUSA 2025
TRINA, NV DOT 2023



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NELLIS PLAZA

2855 E Fremont St,
Las Vegas, NV 89104



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www.roicre.com



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Let's keep in touch.



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