

AVAILABLE LAND ON SIMMONS

6356 N. Simmons Street, North Las Vegas, Nevada 89031

AVAILABLE
For Sale | Lease

POTENTIAL DEVELOPMENT FOR SELF STORAGE

Jackpot
Joanie's
GAMING & SPIRITS 24HRS

SIMMONS ST

tropical**CAFE**
SMOOTHIE

DOLLAR
LOAN CENTER
dontbebroke.com®

Enterprise

CENTENNIAL PKWY

EōS FITNESS
BETTER GYM. BETTER PRICE.

±3.44 AC VACANT LAND

La Petite
ACADEMY

SmartStop
Self Storage

MDLGroup

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Property Highlights

- ±3.44-acre vacant retail land pad - one of the last infill opportunities in the affluent Aliante submarket
- Sale, build-to-suit, & ground lease options available
- Zoned Neighborhood Commercial (C-1), North Las Vegas
- Situated within an established retail plaza alongside EOS Fitness, Tropical Smoothie Café, Jackpot Joanie's, & Roberto's Taco Shop
- Combined ±26,200 VPD at Simmons St (±14,100) & Centennial Pkwy (±12,100)
- Minutes from the CC-215 Beltway & Aliante Casino Hotel & Spa

Property Overview

MDL Group is pleased to present 6356 N. Simmons St., a ±3.44-acre vacant retail land pad available for sale, build-to-suit, or ground lease. Located in the heart of the Aliante master-planned community of North Las Vegas, the site represents one of the last remaining infill opportunities in this affluent, high-demand submarket. Zoned C-1 (Neighborhood Commercial), the property is situated within an established retail plaza anchored by EOS Fitness, Tropical Smoothie Café, Jackpot Joanie's, and Roberto's Taco Shop, providing immediate co-tenancy with proven, traffic-generating businesses. The seller is open to a sale, build-to-suit, or ground lease, offering maximum flexibility for end users and developers alike.

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INTERNATIONAL
MEMBER | PARTNER

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Sale Snapshot



Call for Offers

Sale Price / Lease Options



Infill Pad Site

Land Asset Class



±3.44 AC

Total Acreage



North Las Vegas

Submarket

Key Demographics (within a 3-mile radius)



±166,732

Population Size



\$119,072

Ave. Household Income

APN 124-29-513-008

Zoning Neighborhood Commercial (C-1)

Class Vacant Land (Retail)

Property Size ±3.44 AC

Cross Streets Simmons Street & Centennial Parkway

Traffic Count Simmons St: ±14,100 VPD
Centennial Pkwy: ±12,100 VPD

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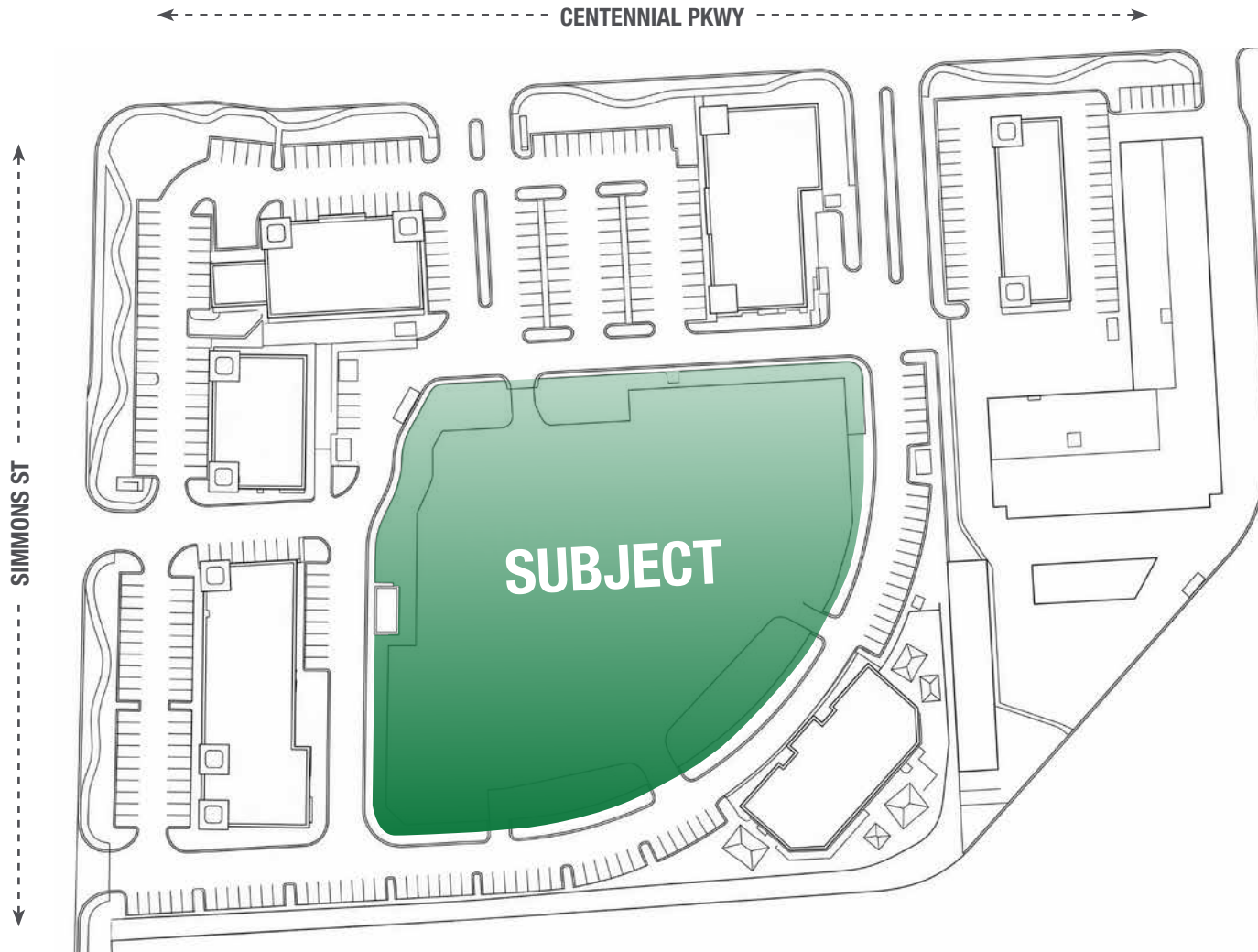
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For Sale | Lease



Sale Snapshot



Call for Offers

Sale Price



±3.44 AC (±149,846.40 SF)

Total Acreage



Immediately

Availability

Lease Information



**Build-to-Suit or
Ground Lease**

Lease Options



Call Broker

Lease Rate



Retail

Property / Asset Type



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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.

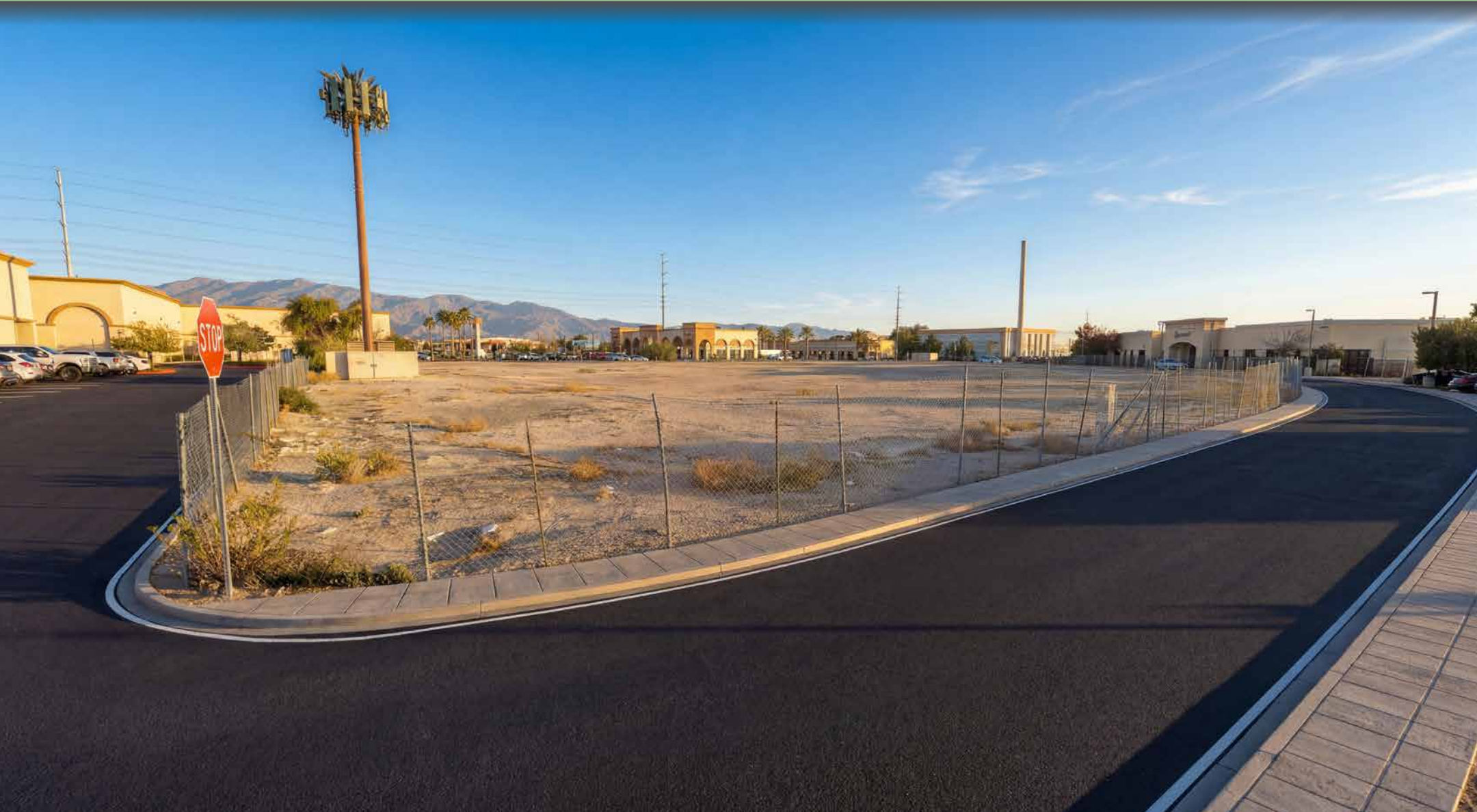
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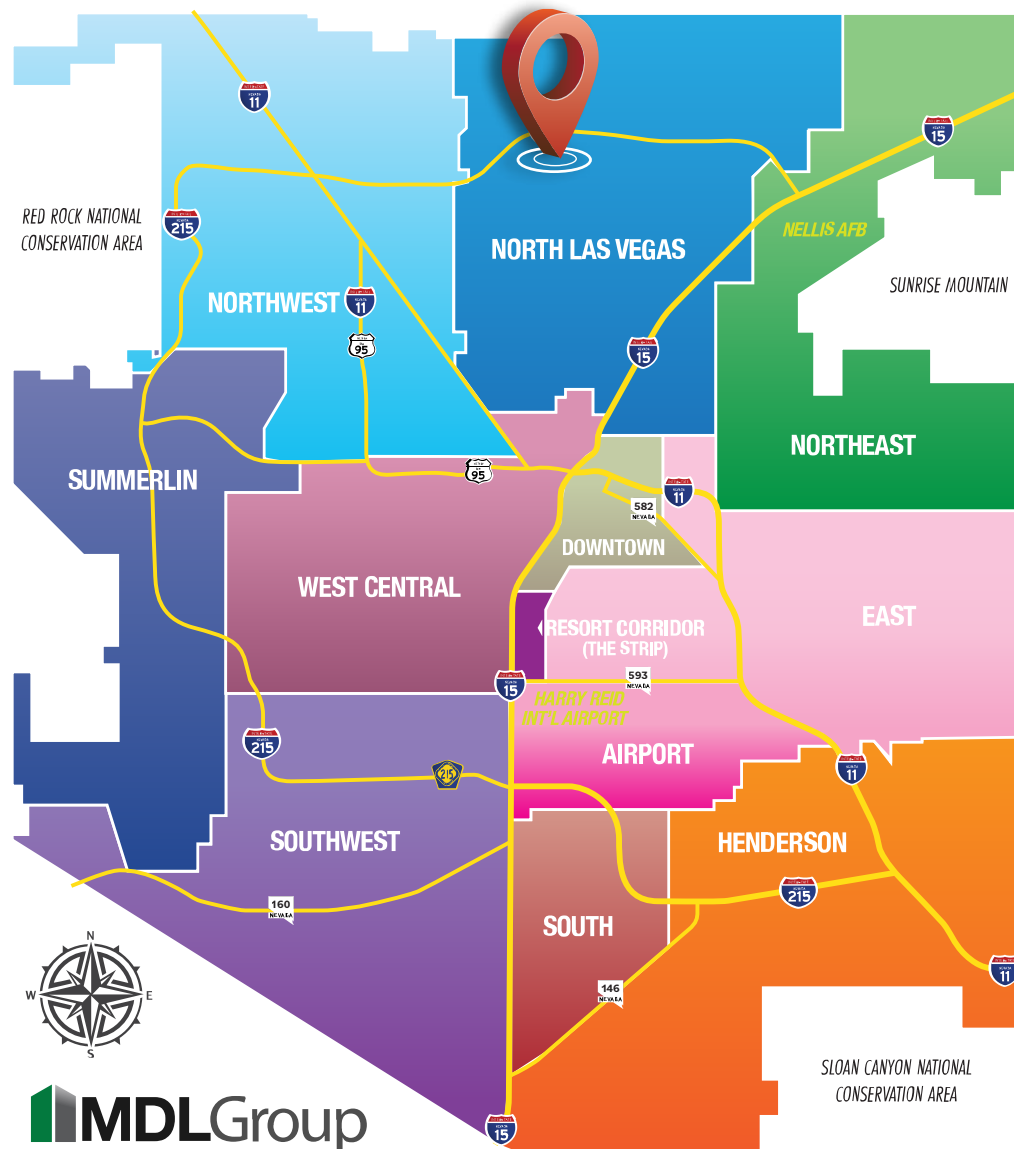



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Distance to Landmarks

- I-215 FWY: ± 1.1 miles
- I-15 FWY: ± 6.9 miles
- Harry Reid International Airport: ± 16.4 miles
- The Strip: ± 13 miles

Nearby Amenities

- ± 1.3 miles to Aliante Casino Hotel & Spa, the Aliante Golf Club, and the affluent Aliante Master-Planned Community
- ± 2.3 miles to the major retail corridor that includes Shadow Mountain Marketplace (Costco, Best Buy, & Seafood City), Crossroads Town Center (Walmart, Planet Fitness, & Bank of America), & Decatur 215 Plaza (Target, WinCo, Hobby Lobby, & HVAC)
- Hospitals in the region include Dignity Health - St. Rose Dominican, North Las Vegas Campus to the south & Centennial Hospital to the west, & the VA Medical Center to the east

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

North Las Vegas

Synopsis

North Las Vegas, NV, offers a premier, business-friendly environment known for its “fast and faster” development approach. This commitment has positioned the city as one of the nation’s top locations for development opportunities and job creation. The city is a magnet for global brands, innovative industries, and large-scale manufacturing, e-commerce, and distribution centers, driving significant economic diversification. Strategically located with unparalleled logistics advantages, North Las Vegas provides swift access to major transportation corridors, rail lines, and two key airports (North Las Vegas Airport and Harry Reid International). Its proximity to interstates, rail, and Southern California ports has cemented its status as the epicenter for e-commerce and logistics in the Southwestern U.S. This critical connectivity, coupled with high demand from cold storage and food production users, ensures easy and efficient access to the massive, growing markets of California, Arizona, and Utah. North Las Vegas is the strategic choice for investors and businesses seeking growth, efficiency, and a competitive edge in the Western United States.

Quick Facts

 294,000	 2,566
Est. Population (as of 2025)	Pop. Density (per square mile)

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 rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

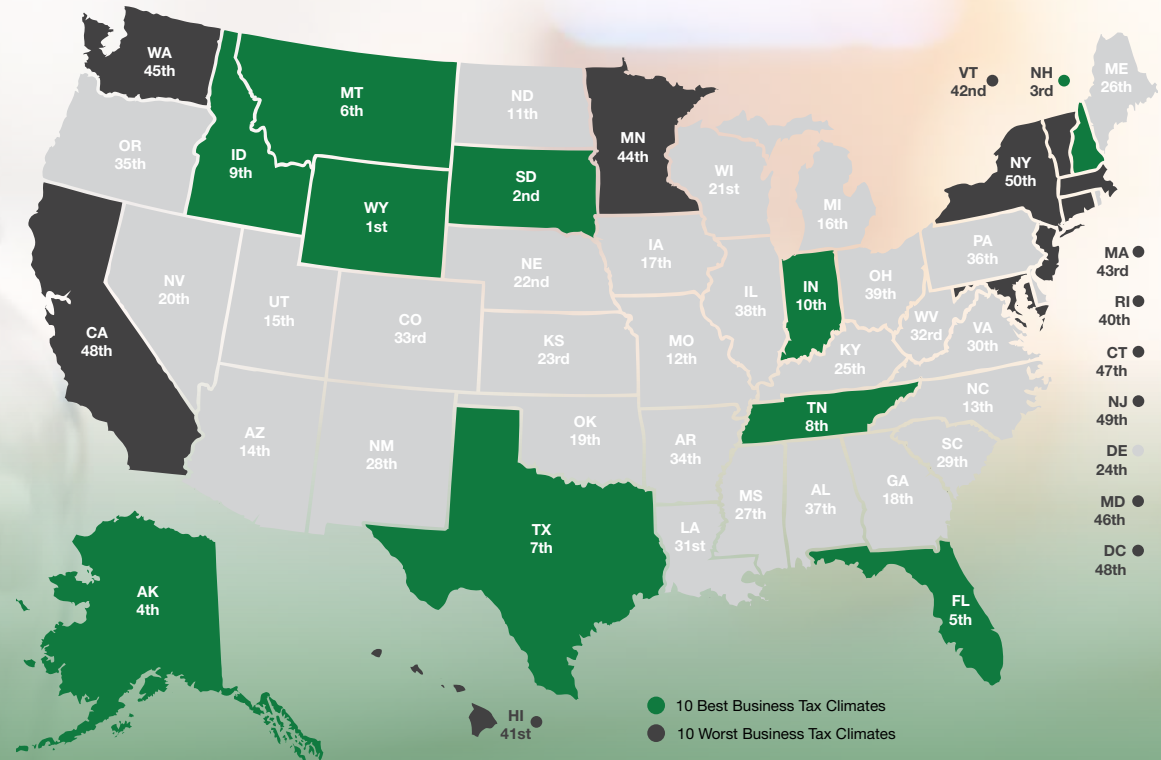
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 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*

2025 State Business Tax Climate Index



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.

Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the **International Innovation Center @ Vegas (IIC@V)** incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

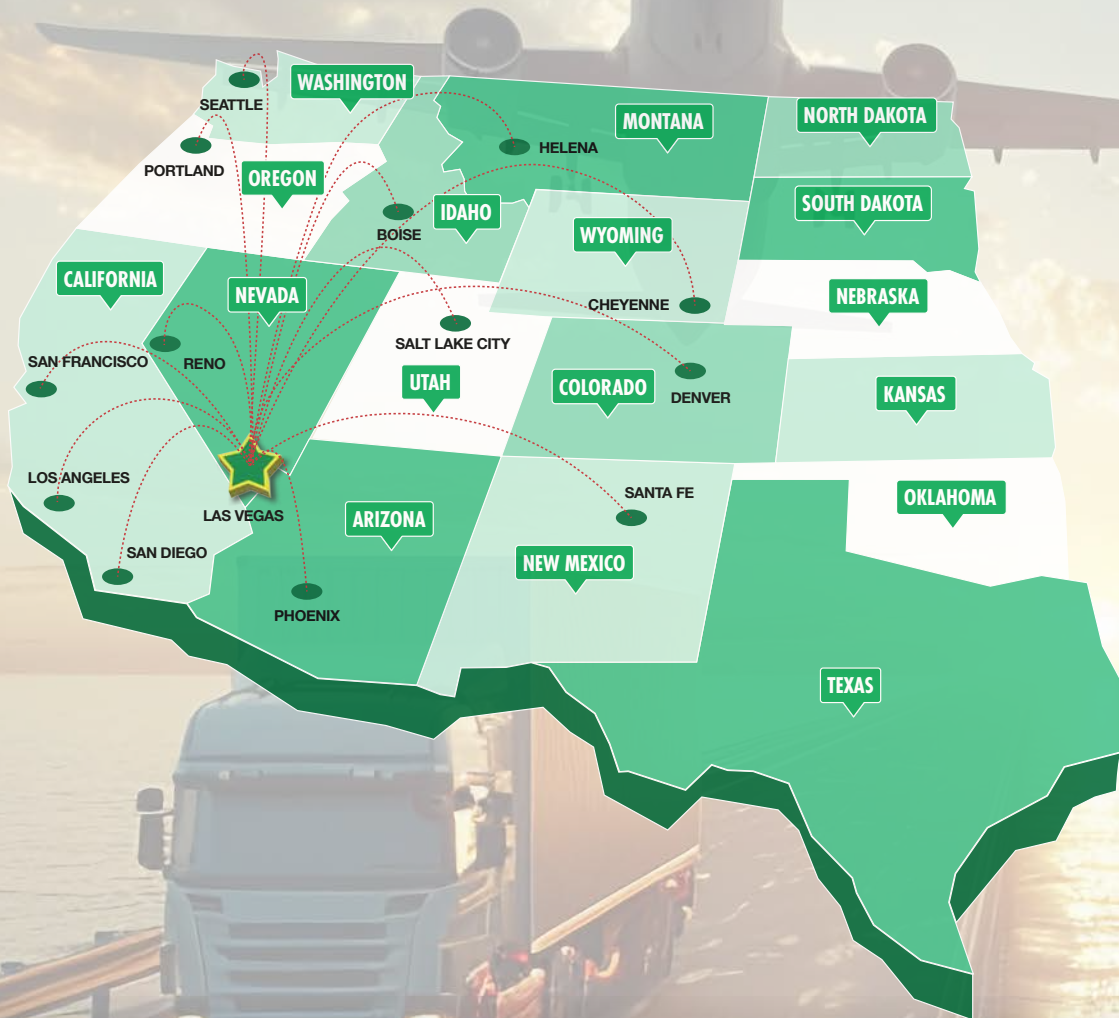


Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a **Leader College of Distinction** by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
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 & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

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