±1,924 SF AVAILABLE
PAD SPACE FOR LEASE

9035 Blue Diamond Rd
Blue Diamond & El Capitan SWC
Las Vegas, NV 89178

CALL US FOR
MORE INFO

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PROPERTY **HIGHLIGHTS**

± 1,924 SF AVAILABLE

- Interior Endcap space
- Endcap tenant is Edge Dental & Orthodontics
- Cross access with 7-Eleven, Merryhill School and HCA Healthcare
- Direct access and visibility from Blue Diamond (52,000 VPD)
- Surrounded by established residential communities, and in the path of development
- Limited retail opportunities on Blue Diamond Rd

JOIN NEARBY **RETAILERS**

176-20-215-006
APN

± 2,100 SF
VACANT SPACE

COMMERCIAL GENERAL (CG)
ZONING

PROPERTY
SITE PLAN

9035 BLUE DIAMOND RD
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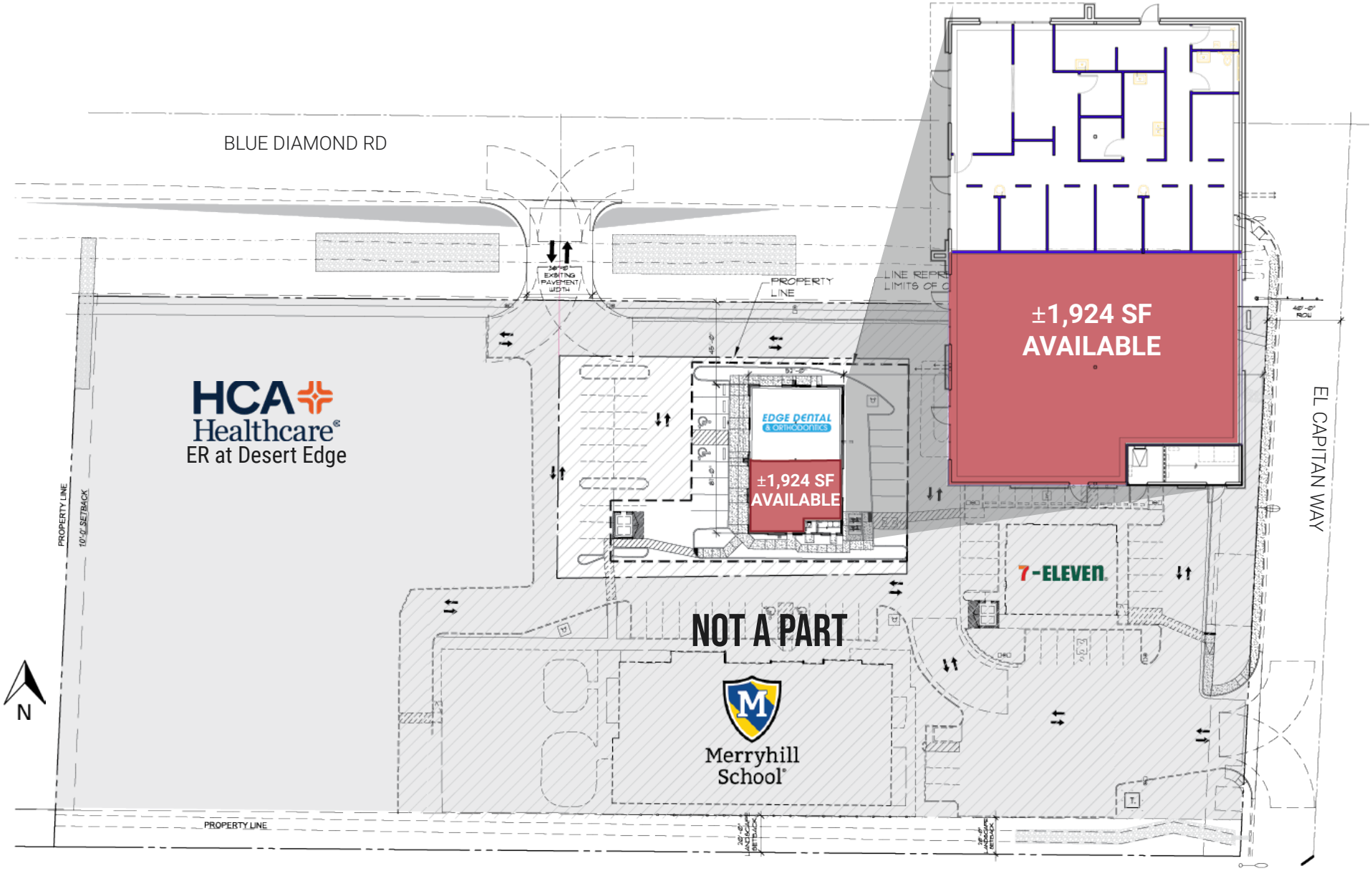

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AREA
DEMOGRAPHICS

9035 BLUE DIAMOND RD
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Las Vegas, NV 89178

POPULATION

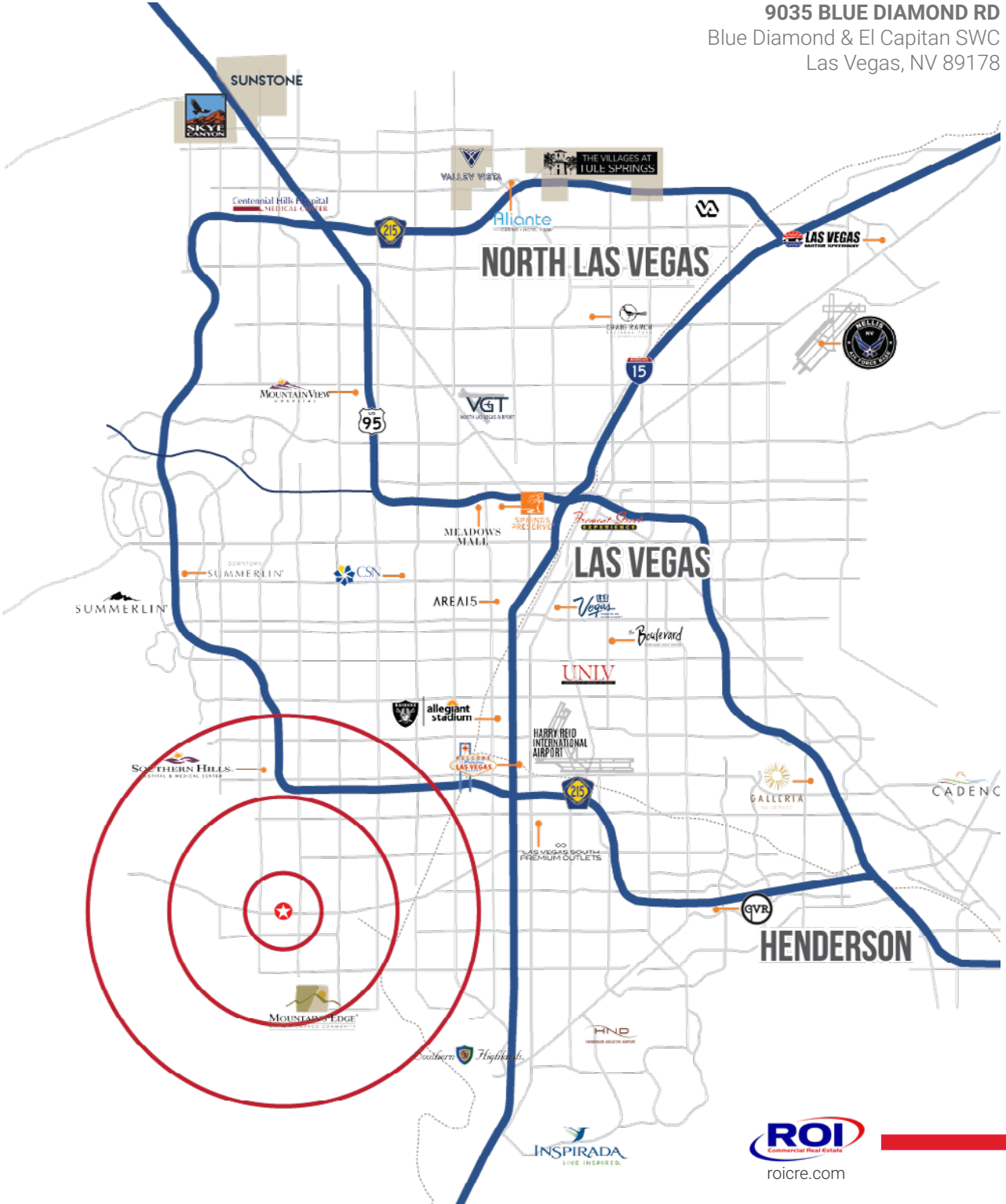
1 Mile	3 Miles	5 Miles
28,552	106,180	237,120

AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
$132,794	$134,066	$130,664

TRAFFIC COUNTS

Blue Diamond Rd
52,000 VPD



Source:
SitesUSA 2025
TRINA, NV DOT 2024

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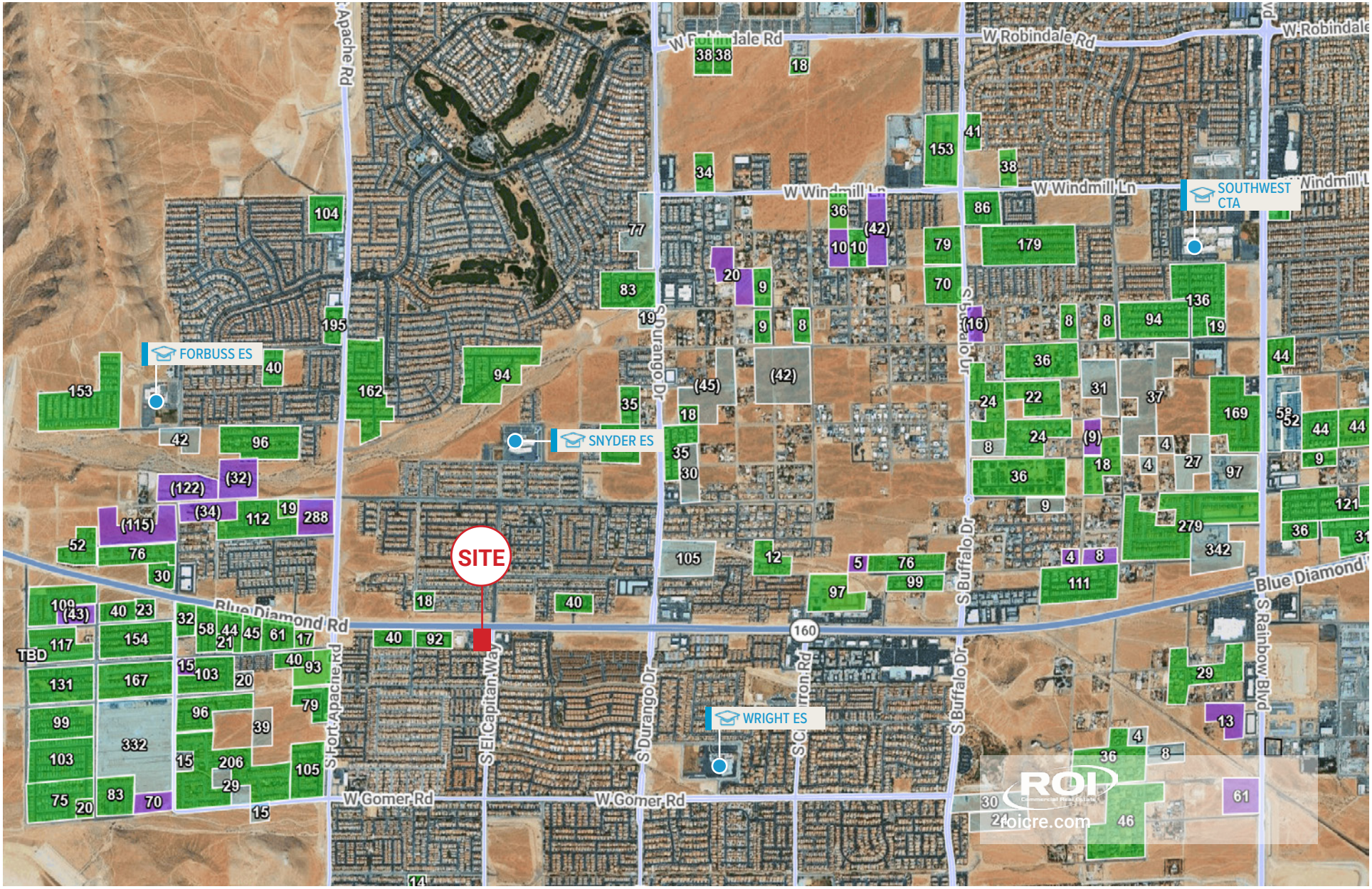
TRADE AREA
AERIAL

9035 BLUE DIAMOND RD
Blue Diamond & El Capitan SWC
Las Vegas, NV 89178

HOUSING **GROWTH**

9035 BLUE DIAMOND RD
Blue Diamond & El Capitan SWC
Las Vegas, NV 89178

PLANNED | ON-GOING | COMPLETED



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