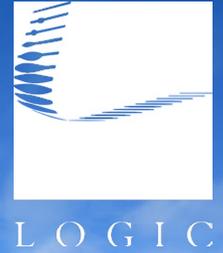


For Lease

± 1.0 - 2.48 AC Resorts Corridor Redevelopment Opportunity ± 4,320 SF Existing Drive-Thru



3117 & 3177 Sammy Davis Jr. Dr.
Las Vegas, NV 89109

Sean Margulis
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Listing Snapshot



Contact Broker
Ground Lease



± 1.0 - 2.48 AC
Available Pad Size



± 4,320 SF
Existing Drive-Thru



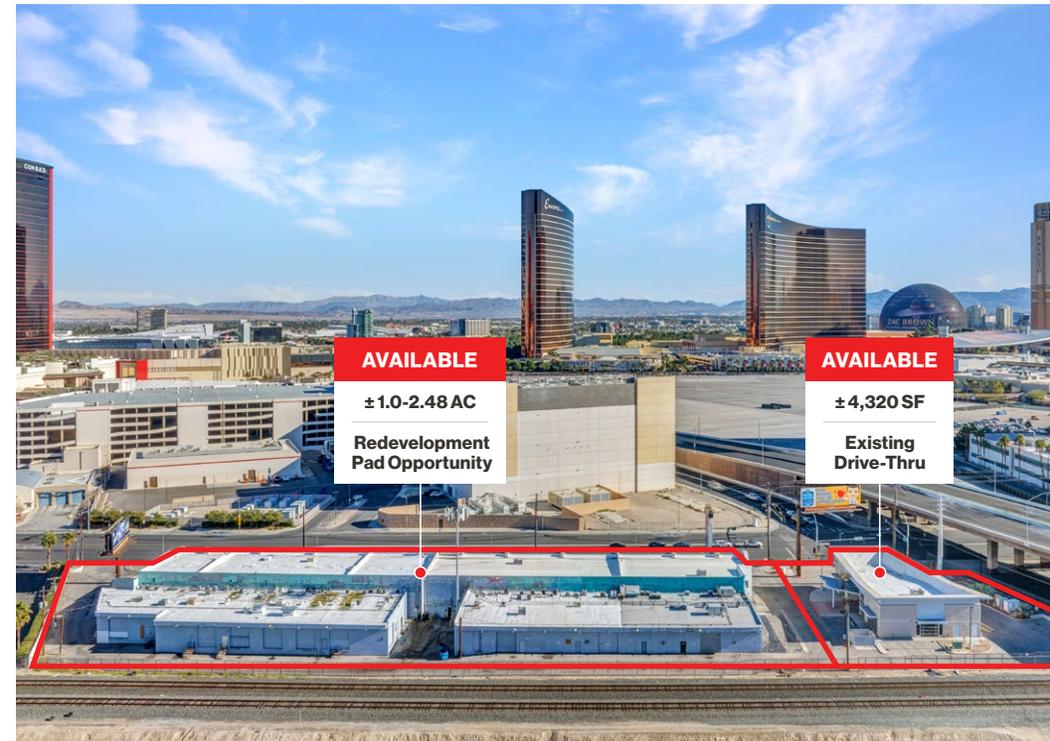
**162-09-401-001,
162-08-806-007**
APN's

Property Highlights

- Prime Resorts Corridor Location:** Situated directly behind Resorts World Hotel & Casino, offering immediate proximity to major Strip resorts while avoiding reliance on Las Vegas Boulevard frontage.
- High-Volume Parallel Strip Access:** Sammy Davis Jr. Drive functions as a primary north-south artery running parallel to the Strip, carrying approximately ±39,000 vehicles per day and serving back-of-house access for multiple resort properties.
- Severely Underserved Fuel, Convenience & QSR Market:** Despite dense hotel, employee, and visitor activity, the immediate corridor lacks nearby gas stations and limited quick-service restaurant options, creating a rare opportunity to serve 24-hour resort operations, late-night visitor flow, rideshare drivers, and continuous service traffic.
- Prime Resorts Corridor Redevelopment Site:** ± 1.0-2.48 AC redevelopment opportunity suitable for large-format retail, QSR, or mixed-use development in a high-growth Strip-adjacent corridor.
- Dense Visitor & Employment Base:** The surrounding Resorts Corridor supports approximately 6 million annual attendees and a strong daytime population driven by resorts, convention activity, and entertainment venues.
- Strategic Connectivity & Access:** Immediate access to I-15 (±236,000 VPD) and key east-west arterials including Sahara Avenue, Desert Inn Road, and Spring Mountain Road, enabling efficient circulation for tourists, locals, and commercial traffic.
- Surrounded by Major Ongoing Development:** Adjacent to significant current and planned investment, including Resorts World expansion, Las Vegas Convention Center growth, Fontainebleau, MSG Sphere, and future resort and entertainment developments reinforcing long-term demand.
- Existing ±4,320 SF Drive-Thru Building:** Located on ± 0.67 AC, offering a rare opportunity for retail or QSR occupancy within the highly active Resorts Corridor.

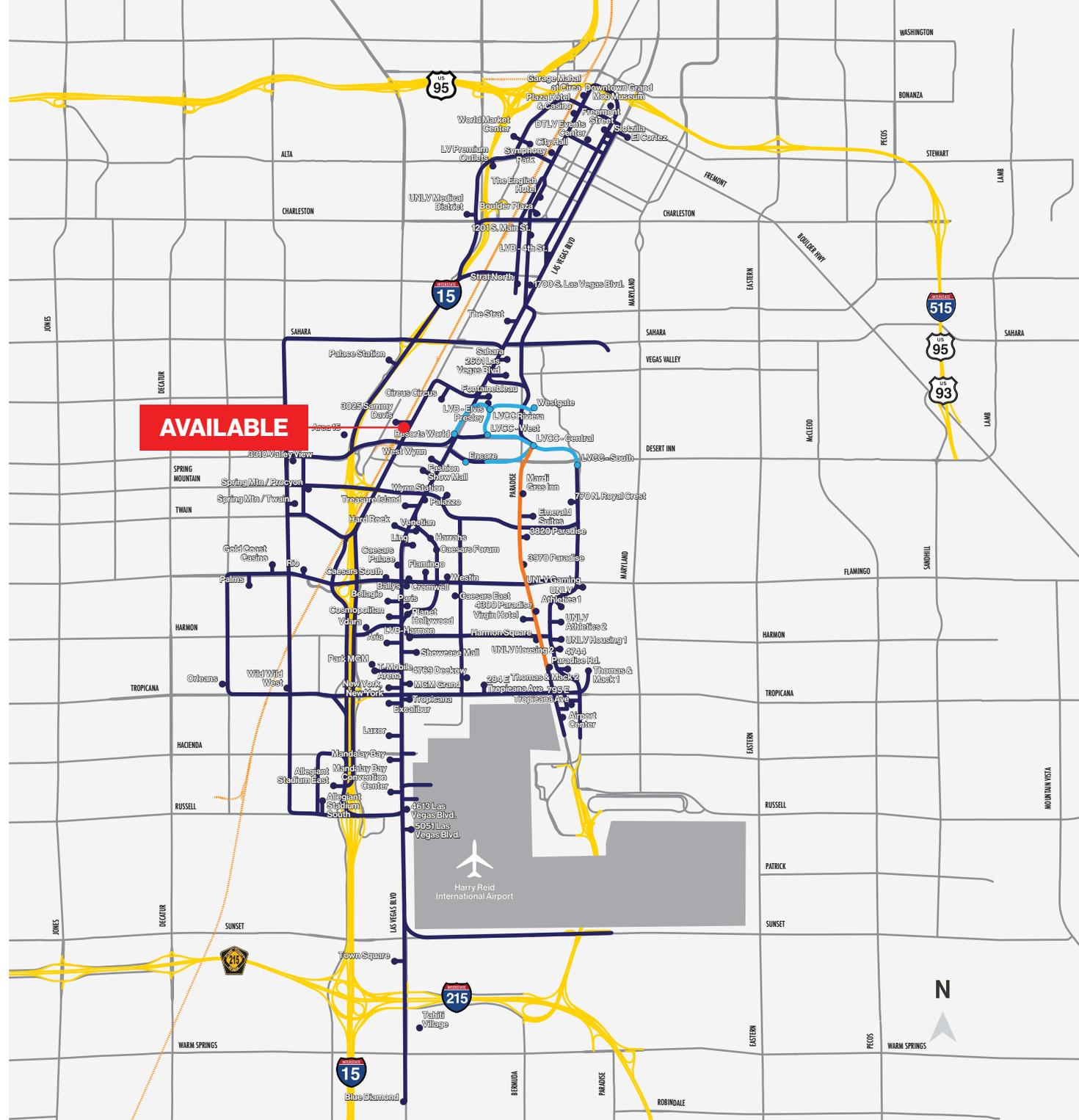
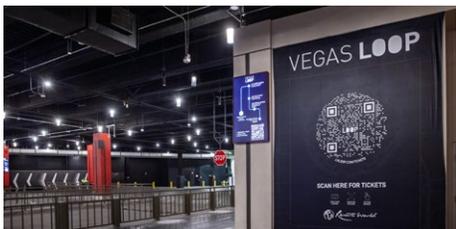
Demographics

	3-mile	5-mile
2025 Population	159,557	429,675
2025 Average Household Income	\$75,098	\$77,133
2025 Total Households	72,425	175,786

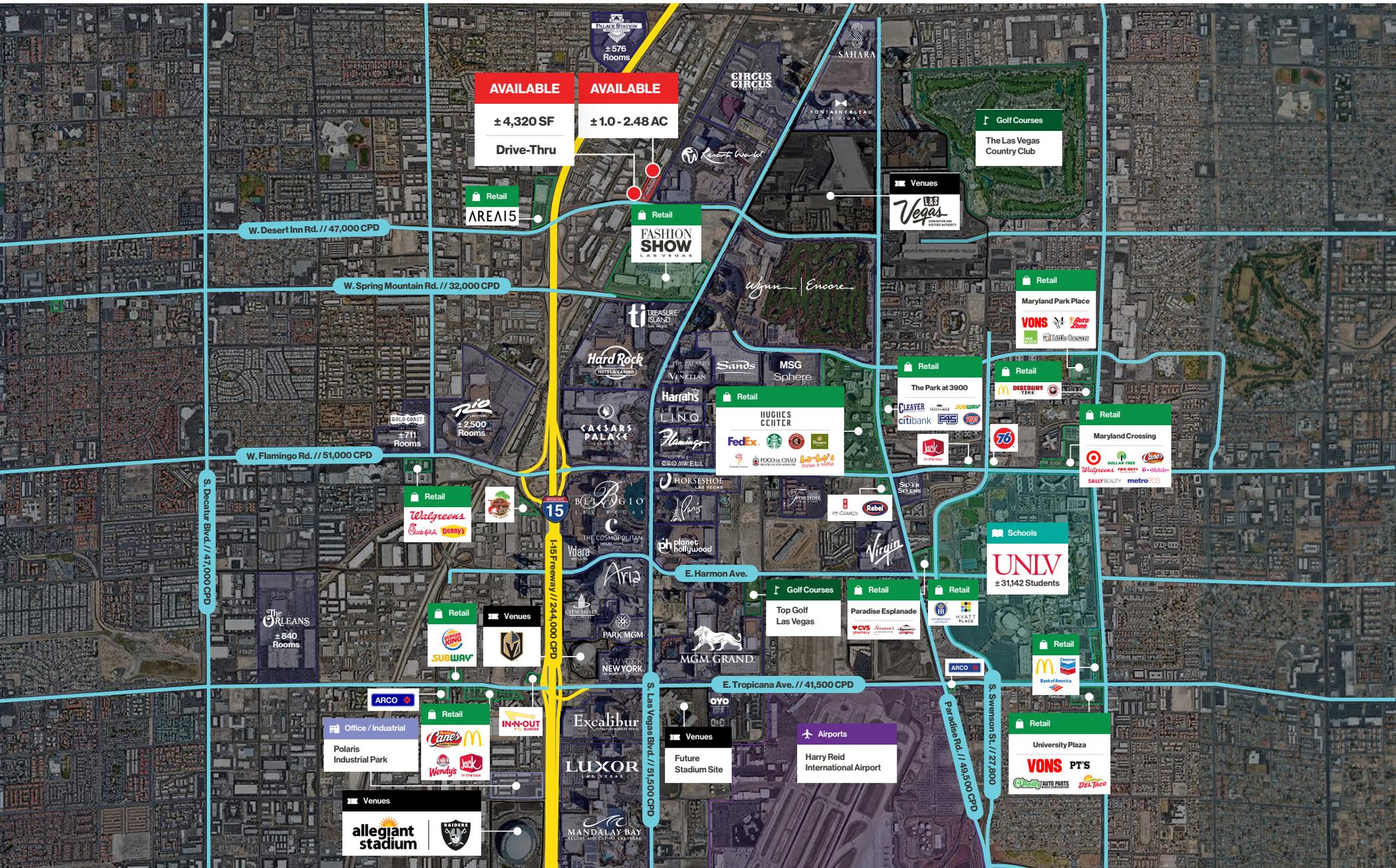


VEGAS LOOP

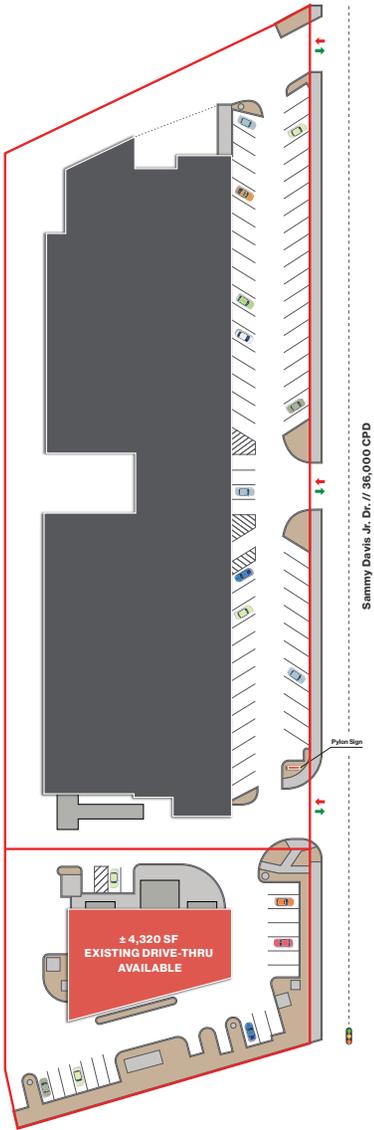
The Las Vegas Loop is an underground public transportation system, developed by Elon Musk's The Boring Company, that uses Tesla vehicles to shuttle passengers between key locations in Las Vegas, primarily serving the Las Vegas Convention Center (LVCC) and surrounding resorts. Passengers access stations via elevators and escalators, and ride in Tesla vehicles. The system currently has limited service between the LVCC and some hotels, and is a precursor to a much larger, fully autonomous, 68-mile network planned to connect the airport, hotels, and stadiums, with an ongoing focus on expanding the existing infrastructure and the Hughes Center location is planned a major transit station within the network.



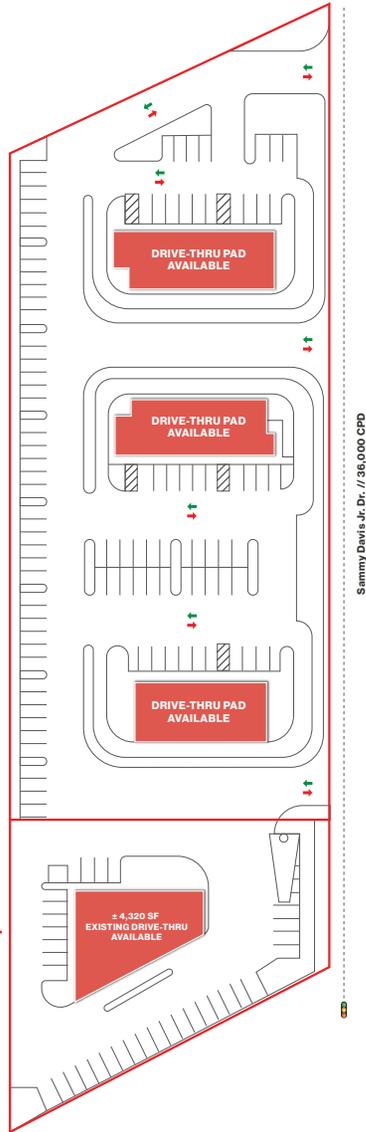
Trade Area



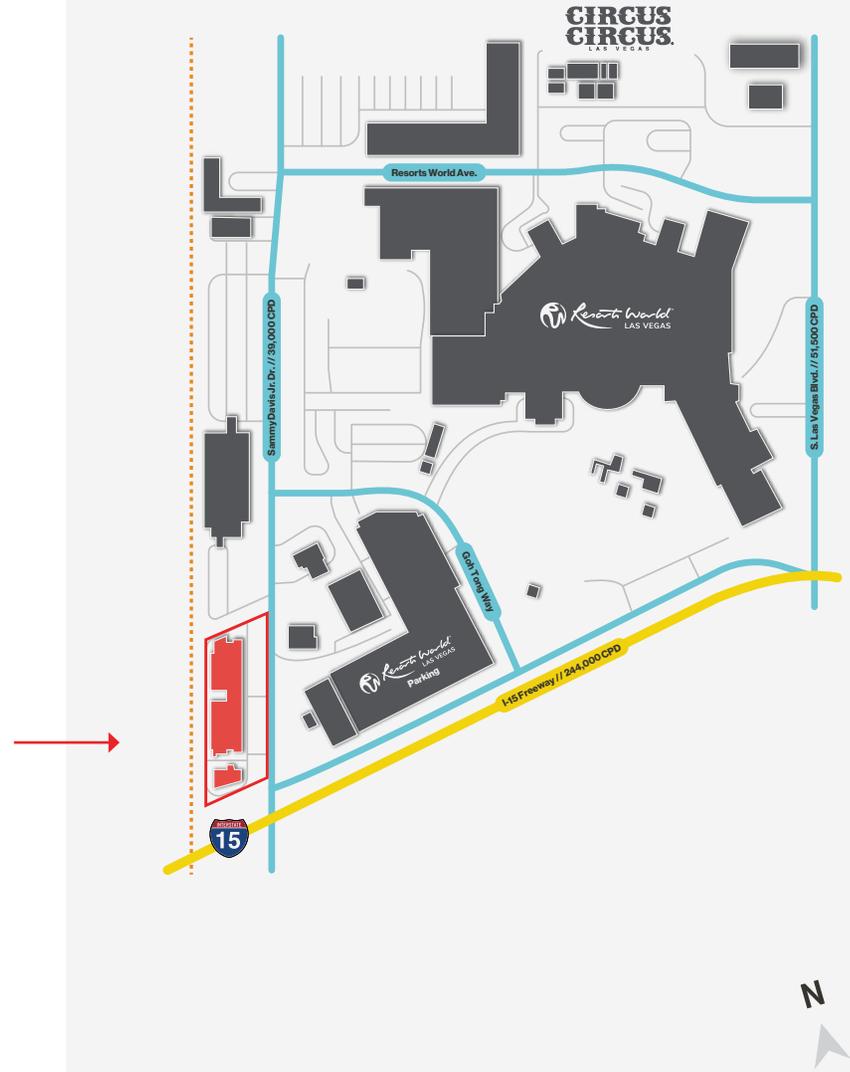
Current Site Plan



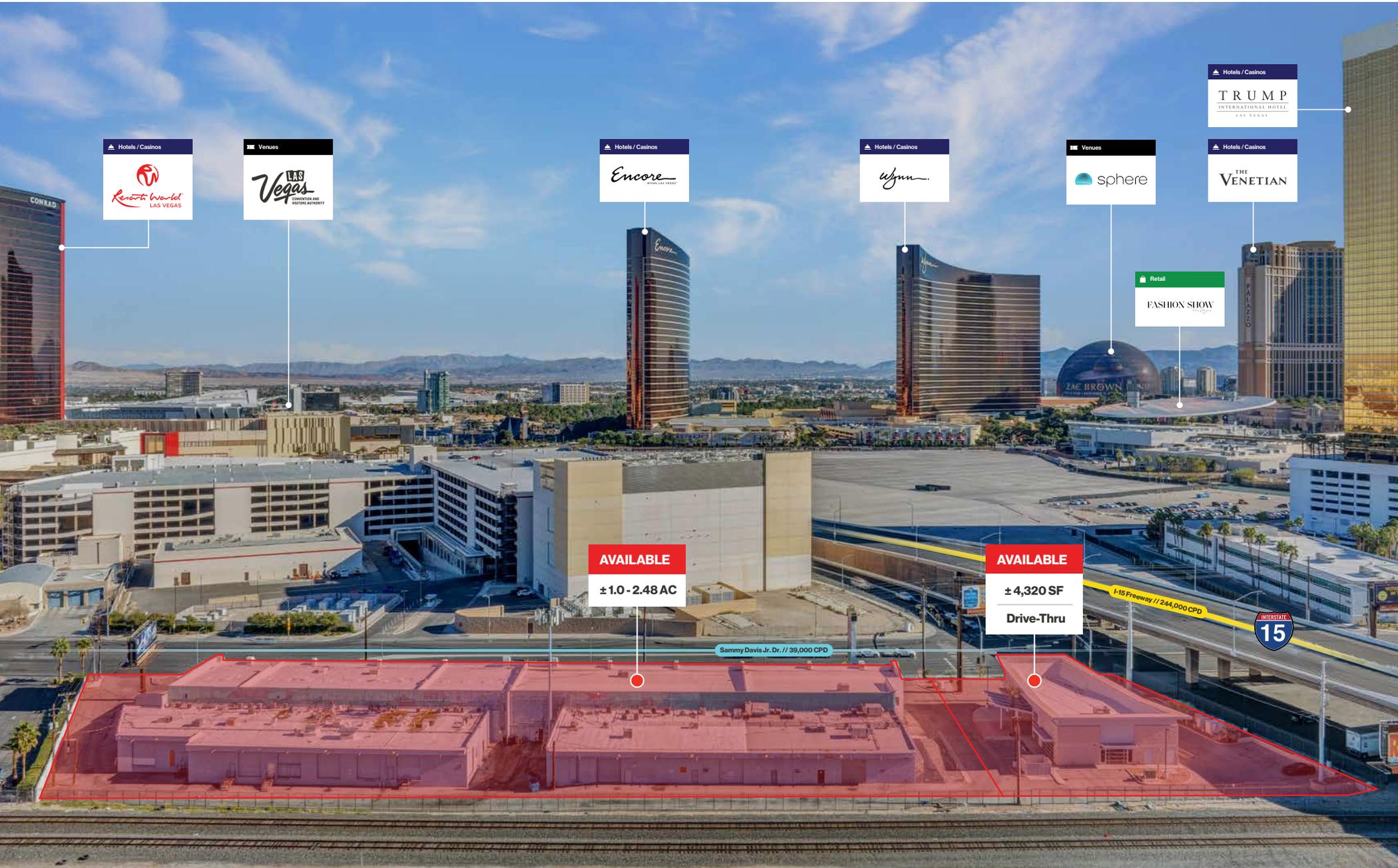
Conceptual Site Plan



- Railroad
- Subject
- NAP



3D Aerial



Key Figures of Southern Nevada

Southern Nevada, site of the world-famous Las Vegas Strip, and home to over **3.19 million residents**. With the 8th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **41.7 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Southern Nevada offers an unparalleled lifestyle and adventure for all.



2024
Travel

41.7_{MM}

Number of Visitors to Las Vegas



2024
Revenue

\$13.5_B

Clark County's Gaming Revenue



2024
Occupancy

90.8%

Las Vegas' Weekend Occupancy

58.5_{MM}

Number of Enplaned/Deplaned
Airline Passengers

\$8.8_B

Las Vegas Strip
Gaming Revenue

83.6%

Las Vegas'
City-Wide Occupancy

± 5k

Number of People Moving
To Las Vegas Daily

6.0_{MM}

Number of Convention Visitors

150k

Number of Hotel Rooms

46.8_{MM}

Total Room Nights
Occupied



Top Projects 2025-2029

Under Construction & Planned



\$30.6 Billion

In Project Costs in the Development Pipeline in Southern Nevada

#	Project	Cost	Status of Project	Estimated
1	Brightline High Speed Rail High-speed rail line from Las Vegas to SoCal	\$12B	Planned	2026
2	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
3	Sony / Howard Hughes Project Movie studio and mixed-use development on 30 AC in Summerlin South	\$1.8B	Planned	TBD
4	Tropicana / A's Stadium 30,000 seat ballpark on the Tropicana site	\$1.5B	Planned	2028
5	LV Convention Center N., Central, & S. Halls Renovation Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	\$600MM	Under Construction	2025
6	LVXP Arena Casino resort, 2,605 units, 752-ft tower, NBA arena	DND	Planned	2029
7	Universal Studios- Horror Unleashed (AREA 15) Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	DND	Under Construction	TBD
8	Station's Casino Inspirada Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	DND	Under Construction	January 2026
9	BLVD Retail Center Las Vegas Strip; high-end retail shopping mall w/ outdoor experience for consumers	DND	Under Construction	2025
10	Fertitta Entertainment Casino / Hotel Project 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	DND	Planned	TBD



Source: vegasdevmap.com | lvca.com/research | reviewjournal.com/business DND: Did Not Disclose

A New Frontier for Sports



Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.



Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 5 events in 2024**



Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

Nevada

Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the **17th** best state in the Tax Foundation's 2025 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

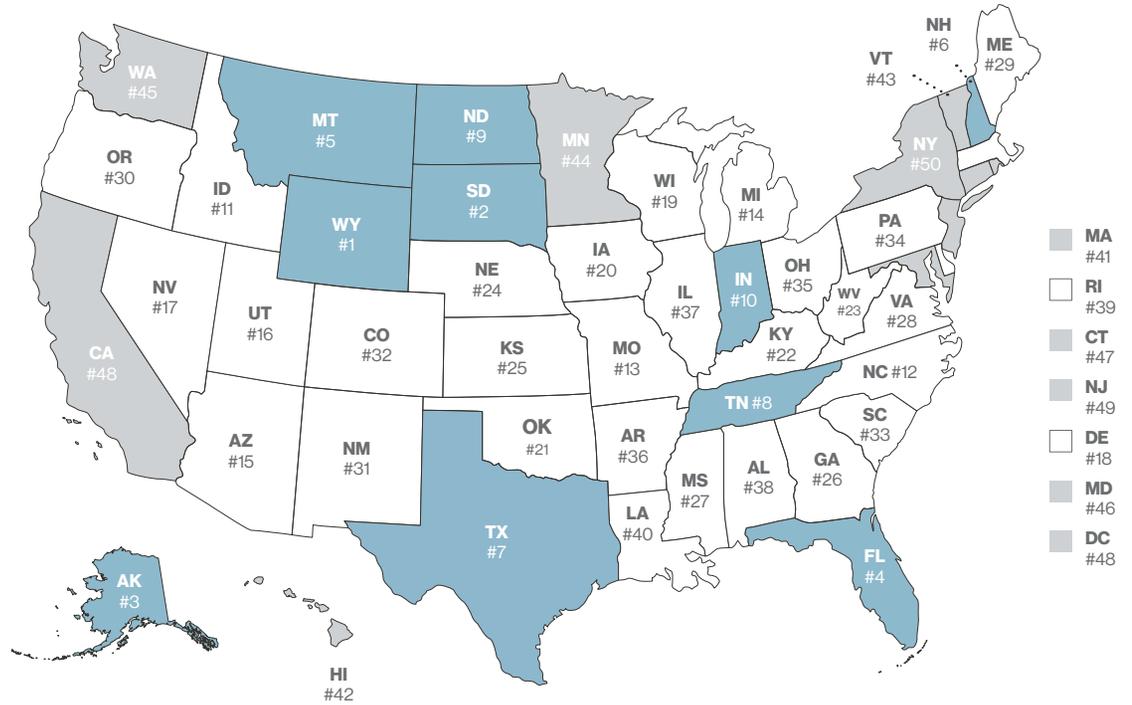
Tax Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

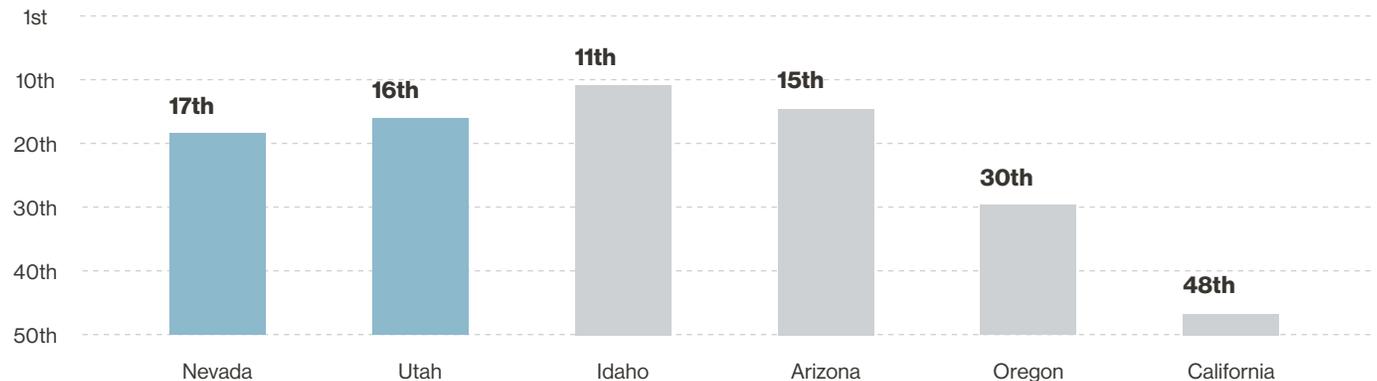
Source: taxfoundation.org

2025 State Business Tax Climate Index

10 Best Business Tax Climates 10 Worst Business Tax Climates



Tax Climate Index Ranking By State



A Look at Southern Nevada

Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

Las Vegas

Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

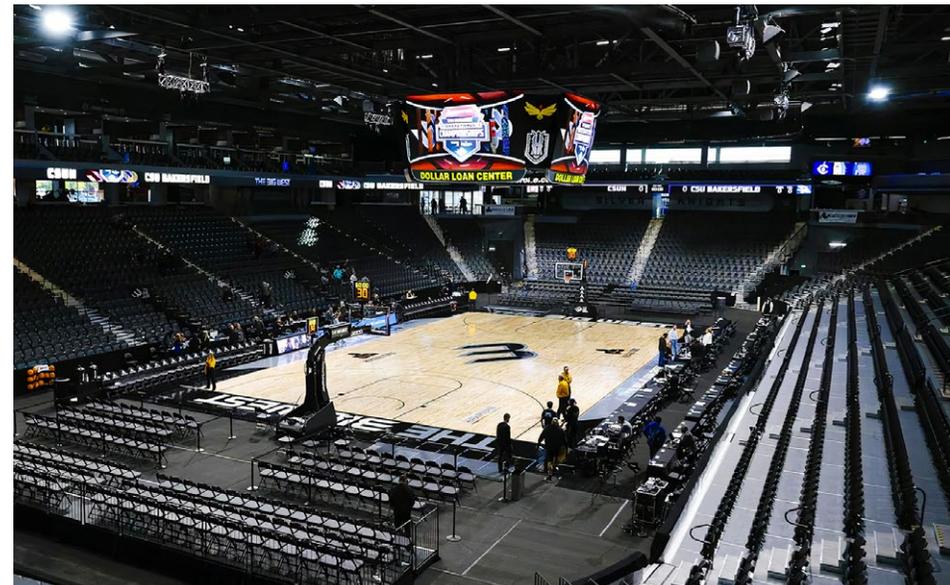
North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

Henderson

As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.

Source: lvcva.com | britannica.com



A Look at Southern Nevada

Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

Southwest Las Vegas

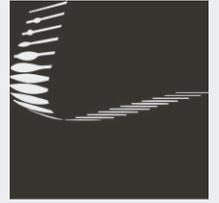
Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com



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For inquiries please reach out to our team.

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