

CACTUS AVE & BERMUDA RD
NWC - LAS VEGAS, NV

LEASE OR GROUND LEASE

1.73 AC



Cactus Ave 11,400 ADT

Bermuda Rd **15,000 ADT**



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LAST UPDATED: 03/07/2025



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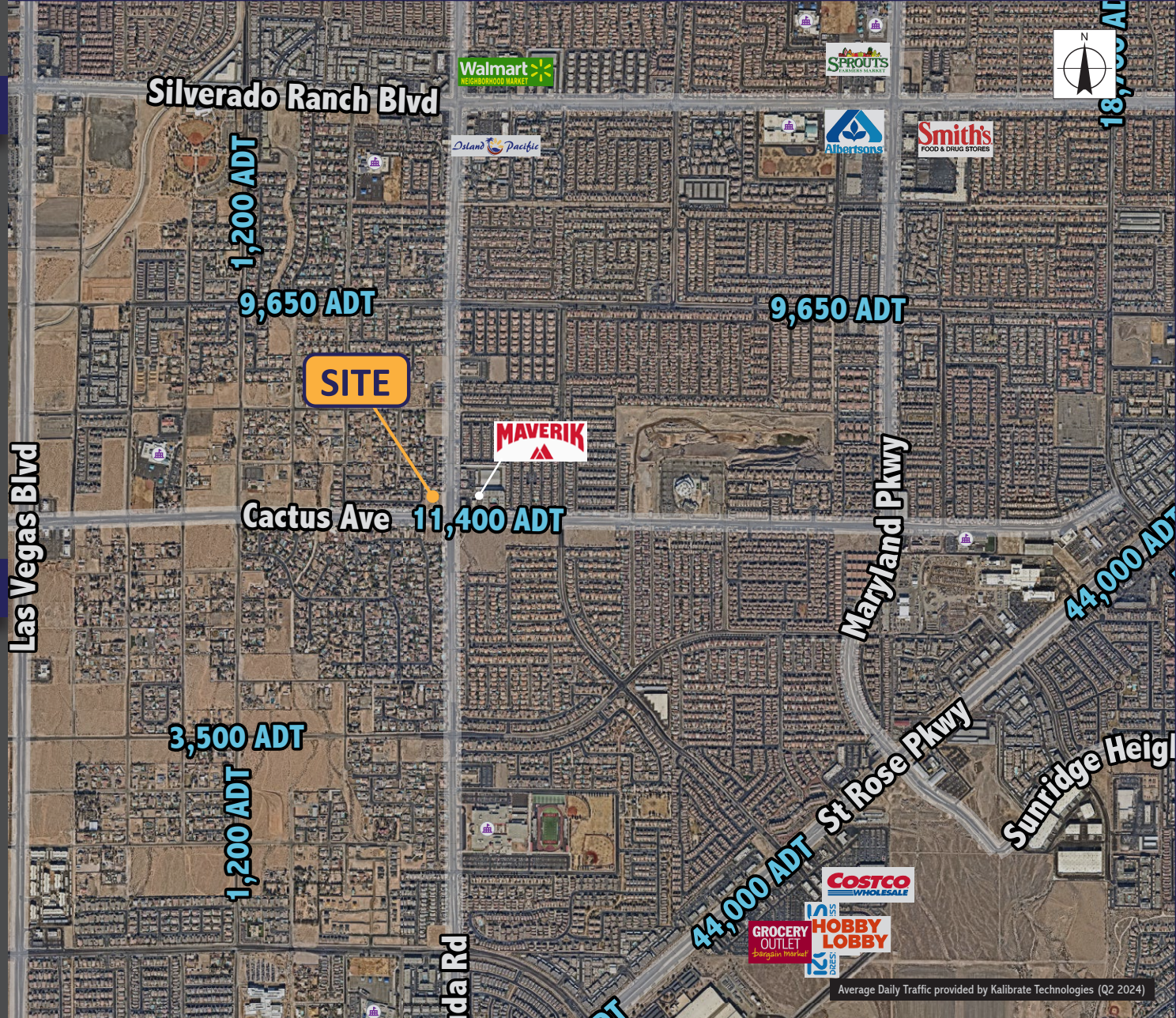
XTEAM
RETAIL ADVISORS

✓ SUMMARY

- ✓ Size: 1.73 AC (+/- 75,358 SF)
- ✓ For Lease - 1,700 SF- 9,000 SF
- ✓ Ground Lease - Drive Thru
- ✓ APN: 177-28-803-011
- ✓ Zoning: CG
- ✓ Clark County

🗨 FEATURES

- 🗨 Signalized Intersection
- 🗨 Double Section Line Corner
- 🗨 Adjacent to Silverado Ranch MPC



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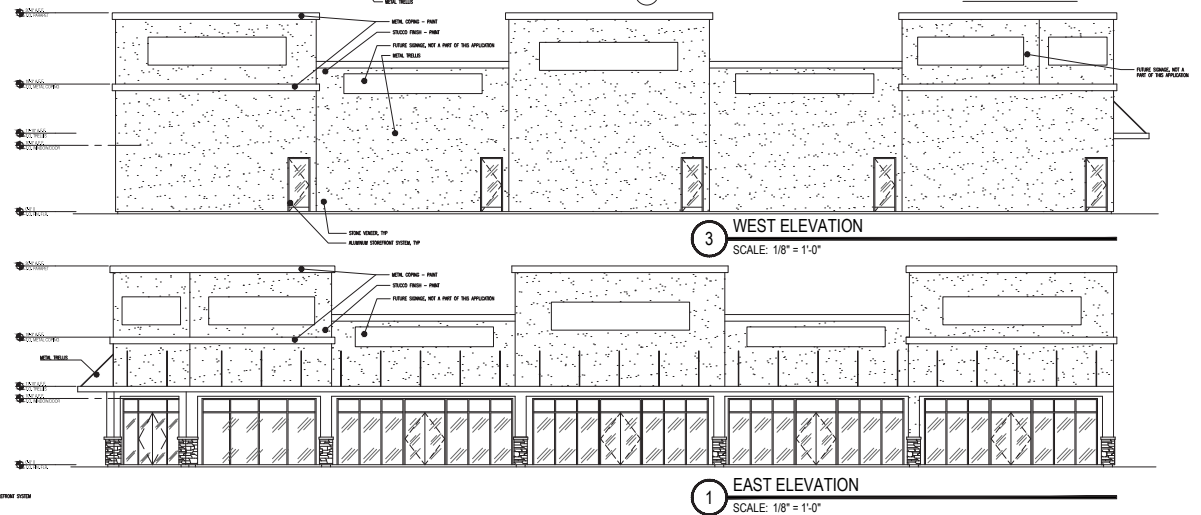
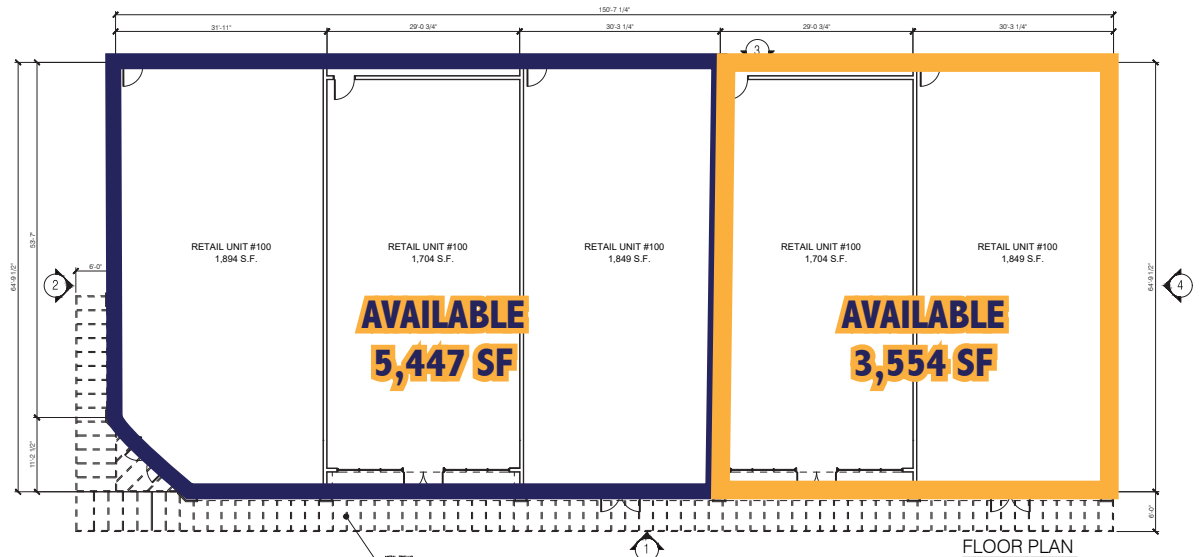
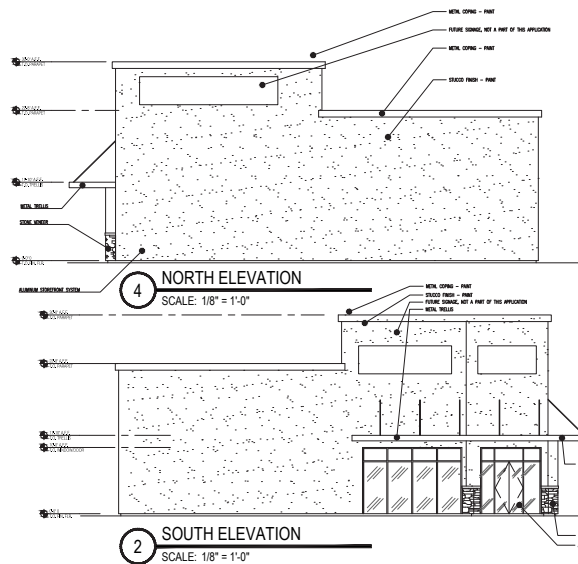
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AVAILABLE
1,704 SF - 9,000 SF



BERMUDA AND CACTUS - Retail Exterior Elevation

Bermuda Rd & E Cactus Ave, Las Vegas, Nevada 89183

Scale: 1/8" = 1'-0"

Elevation : Sheet Title
24-084 : Project Number
09-04-2024 : Date

MOSER architecture studio

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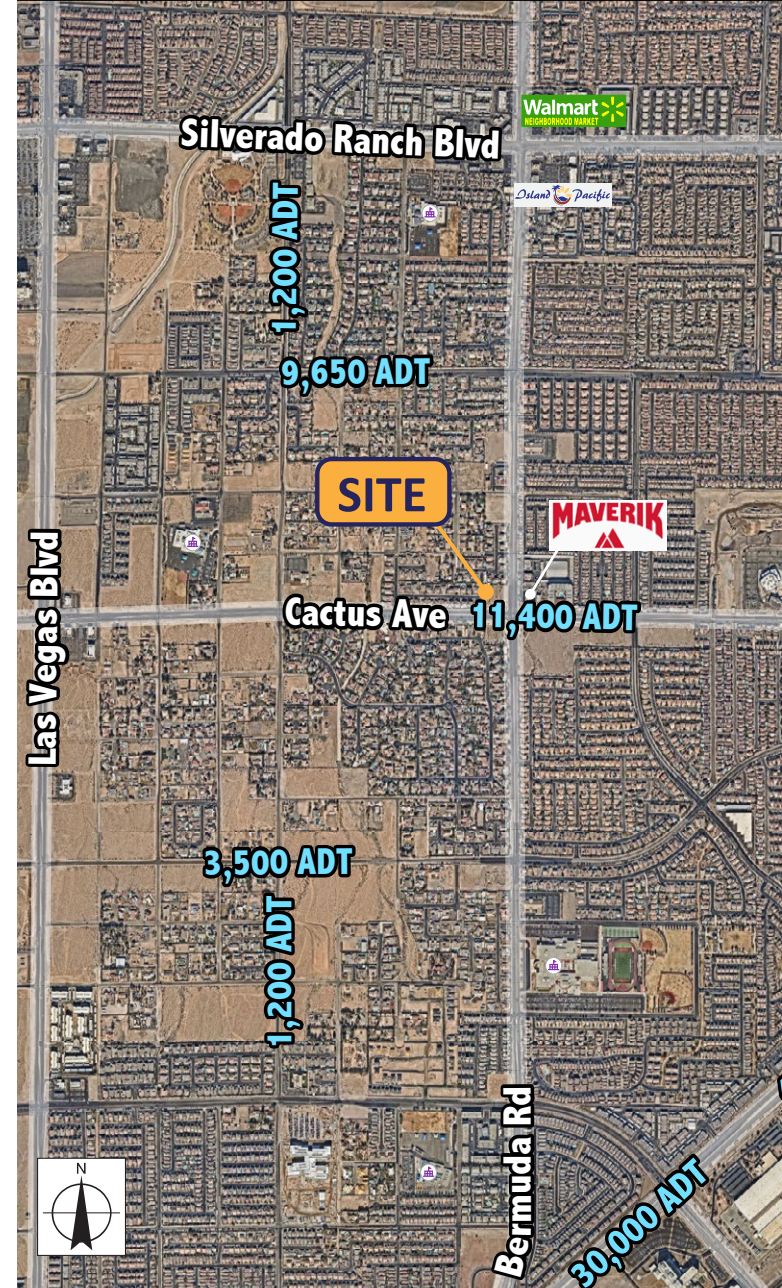
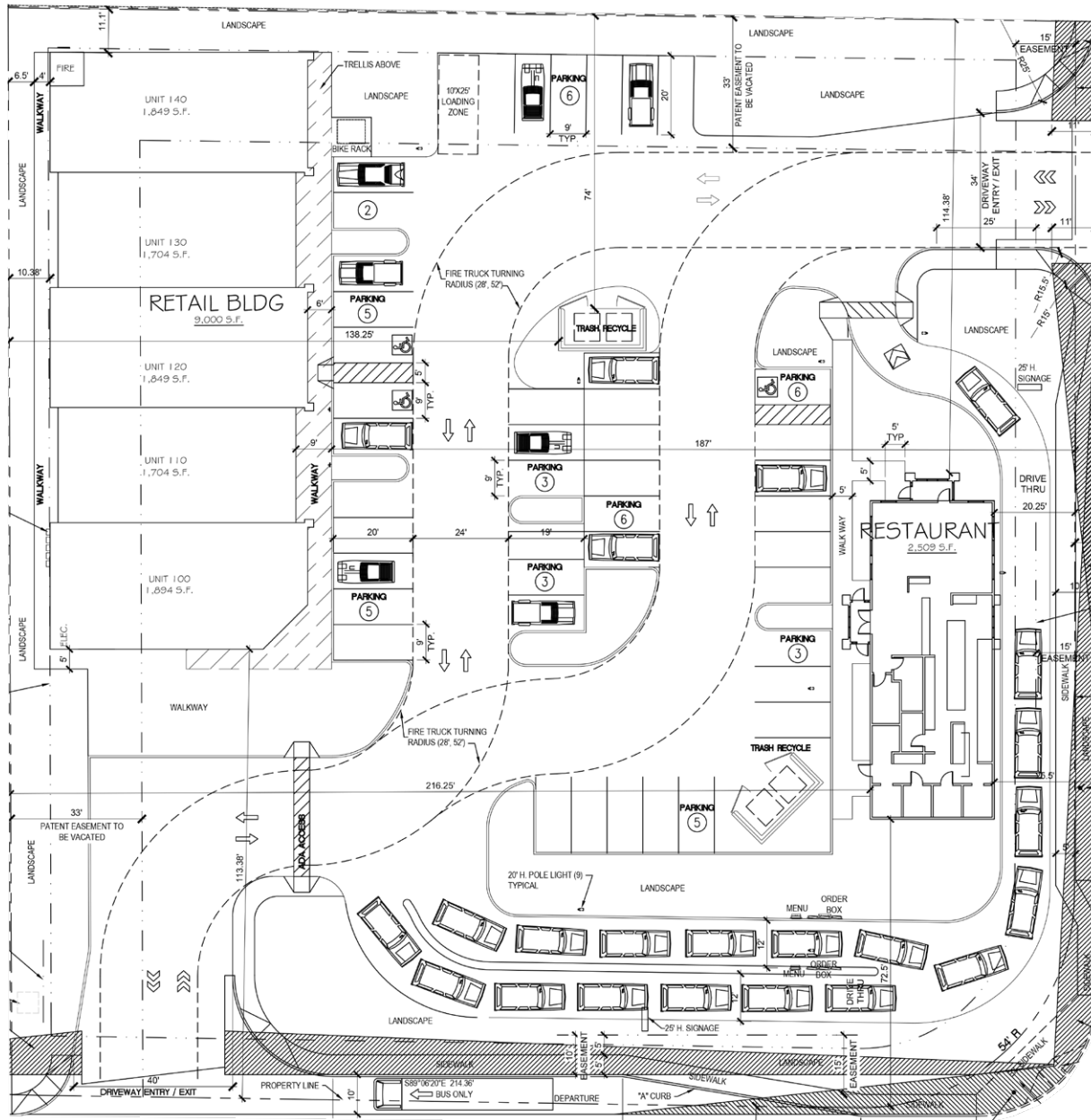
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3 MILE DEMOGRAPHICS

2024
Population



130,974

2024 Average
Household Income



\$117,696

2024
Households

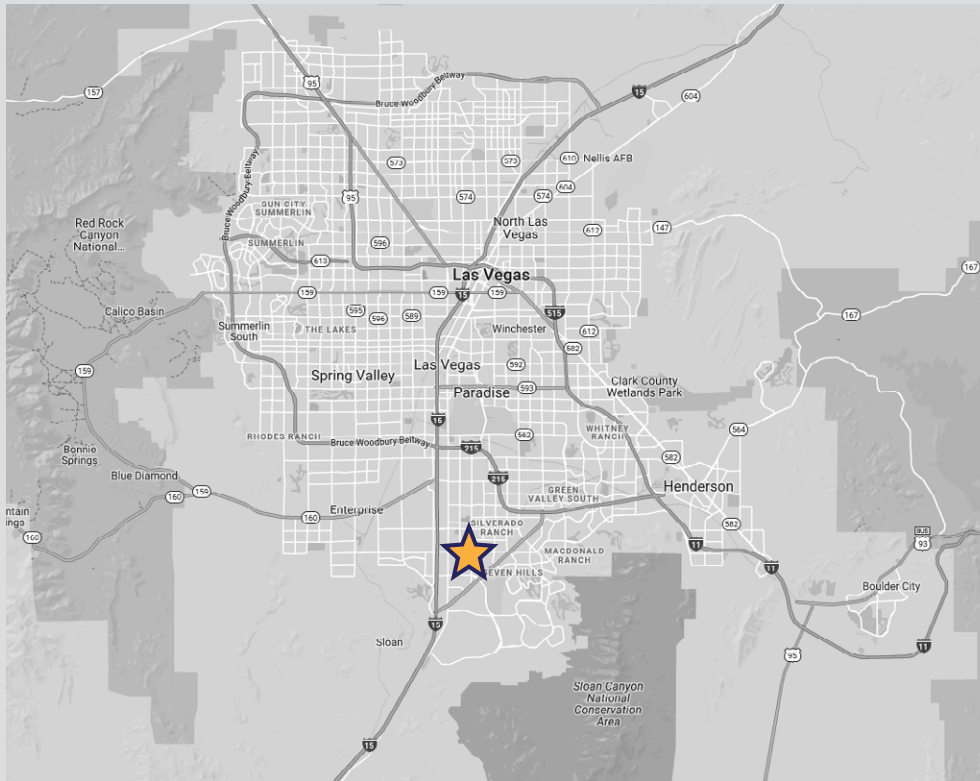


58,284

5-Year Population
Growth



1.32%



DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Longitude: -115.15499

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	21,433	130,974	275,441
Households	7,656	52,015	108,157
Average Household Size	2.79	2.52	2.54
2024 Summary			
Population	22,885	146,783	303,142
Households	8,203	58,284	119,310
Families	5,389	35,990	76,974
Average Household Size	2.78	2.52	2.54
Owner Occupied Housing Units	5,046	32,041	76,558
Renter Occupied Housing Units	3,157	26,243	42,752
Median Age	36.6	38.8	40.7
Median Household Income	\$83,799	\$87,352	\$96,161
Average Household Income	\$115,109	\$117,696	\$126,777
2029 Summary			
Population	25,030	156,766	321,359
Households	9,086	62,836	127,677
Families	5,986	38,838	82,331
Average Household Size	2.75	2.49	2.51
Owner Occupied Housing Units	5,485	34,607	82,329
Renter Occupied Housing Units	3,601	28,229	45,348
Median Age	38.1	40.0	41.9
Median Household Income	\$98,749	\$102,420	\$110,160
Average Household Income	\$134,266	\$136,540	\$147,065
Trends: 2024-2029 Annual Rate			
Population	1.81%	1.32%	1.17%
Households	2.07%	1.52%	1.36%
Families	2.12%	1.53%	1.35%
Owner Households	1.68%	1.55%	1.46%
Median Household Income	3.34%	3.23%	2.76%

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