



For Lease

2991 West Lake Mead Boulevard

North Las Vegas, NV 89032

HILLARY STEINBERG

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**AVISON
YOUNG**

Property highlights

2991 West Lake Mead Blvd. North Las Vegas, NV 89032

- Suite 100, ±3,440 sf available
- Drive thru available
- For restaurant users, Landlord will supply a grease trap and hood to a good credit tenant
- Located just northwest of the subject property is **Hylo Park**, a 73 acre community consisting of 37 acres of residential, retail & essential services and an athletic complex
- 2 Restrooms
- Pylon signage available
- Zoning R-E, North Las Vegas
- 47 Surface Parking Spaces
- Located near the intersection of Lake Mead Boulevard and Simmons Street
- ±1.2 miles to the I-11 Freeway
- Traffic count on Lake Mead Boulevard 17,295 CPD
- Asking Rate: \$2.00 PSF NNN

Demographics *(2024 Estimated)*

 Total Population	1-mile 18,767	3-miles 162,008	5-miles 511,711
 Median HH Income	1-mile \$63,686	3-miles \$76,571	5-miles \$68,418
 Median Home Value	1-mile \$350,394	3-miles \$381,207	5-miles \$385,912
 Total Households	1-mile 5,930	3-miles 56,291	5-miles 185,213
 Average Size Household	1-mile 3.2	3-miles 2.8	5-miles 2.7

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Site plan

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Hylo Park

37 Acre residential area with essential services and retail options. Adjacent to it is a comprehensive shopping center and a family-oriented athletic complex.





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