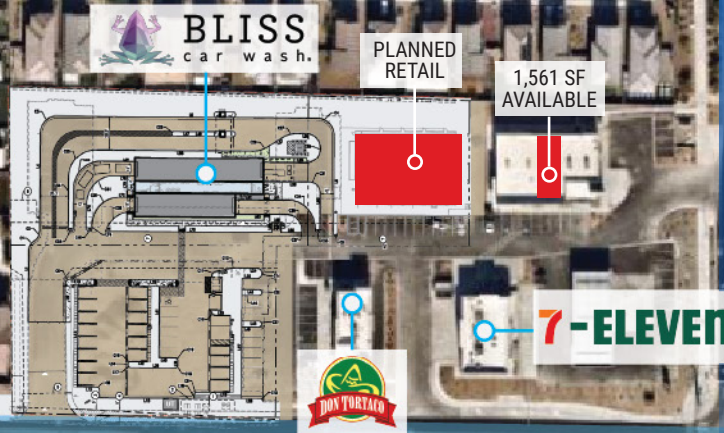


# IN-LINE SPACE & PLANNED FUTURE RETAIL

LEASE, GROUND LEASE, BTS, RBTS

NWC of E Ann Rd & N 5th St  
Las Vegas NV, 89031

 **BLISS**  
car wash.  
COMING SOON



5<sup>TH</sup> ST | 12,400 VPD



ANN RD | 14,400 VPD



CALL US FOR  
**MORE INFO**

**DAN ADAMSON**

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Lic # B.0026992.CORP

**CHRIS WALDBURGER, CCIM**

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roicre.com

# PROPERTY HIGHLIGHTS

NWC Ann Rd & N 5th St  
Las Vegas, NV 89031

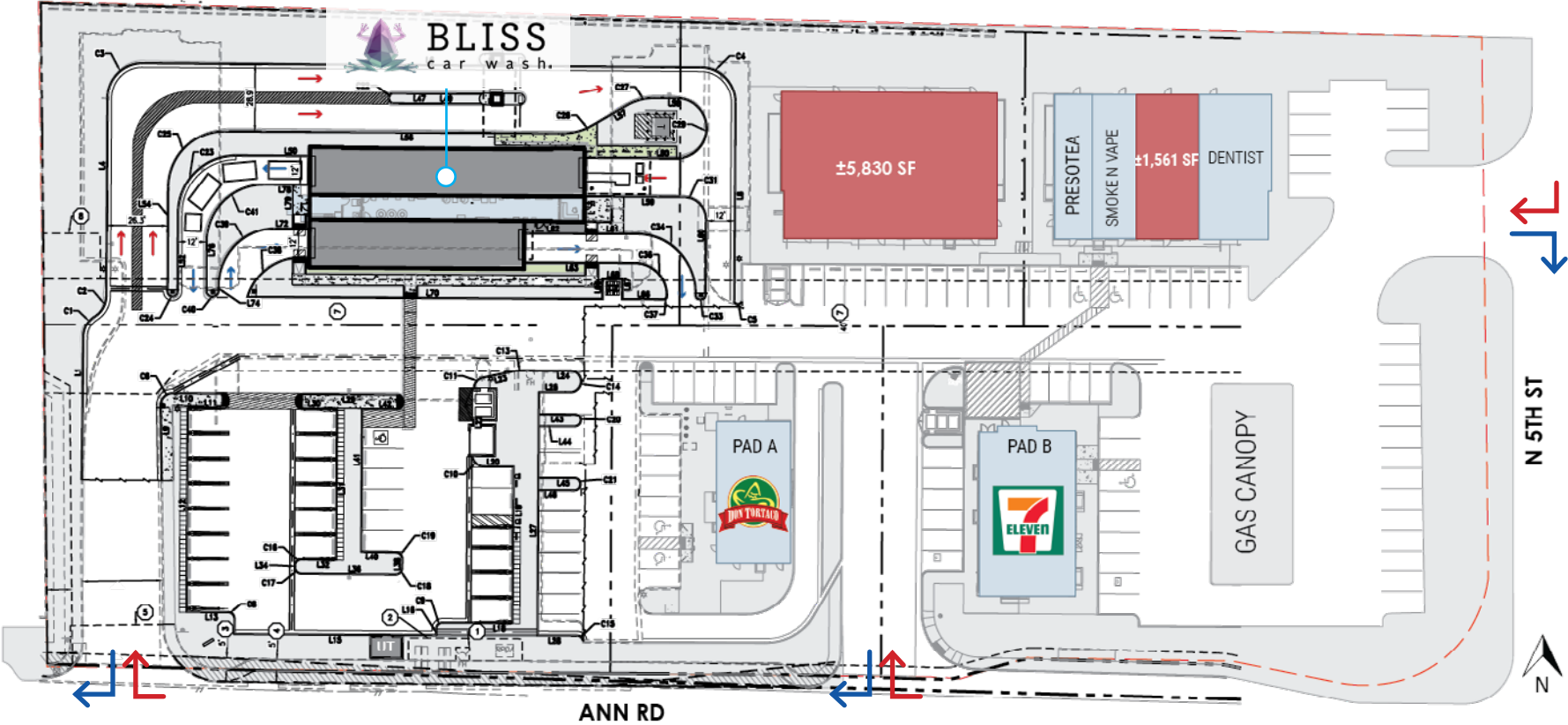
**±1,561 - 5,830 SF**  
AVAILABLE

- ±1,561 SF In-line space - available immediately
- ±5,830 SF planned future retail - under construction  
Delivery by 3rd Qtr 2026
- Easy access to I-215 beltway and high traffic counts on the 5th Street Corridor
- The 5th Street Corridor is a preferred N/S arterial for residents of North Las Vegas and serves as an alternative to I-15. The City of North Las Vegas is currently in the process of widening 5th Street to increase traffic flow
- Located adjacent to Sedona Ranch residential community with 710 single-family homes and 384 multi-family units
- Over 7 schools with approximately 7,000+ students within 1.5 miles of center
- Site plan subject to change based on qualified tenant's needs
- Join 7-Eleven, Don Tortaco, and Sedona Ranch Dental



# SCHEMATIC SITE PLAN

NWC Ann Rd & N 5th St  
Las Vegas, NV 89031



# TRADE AREA AERIAL

NWC Ann Rd & N 5th St  
Las Vegas, NV 89031



# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
28,162	157,835	351,496



## AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$101,375	\$107,755	\$97,625



## DAYTIME POPULATION

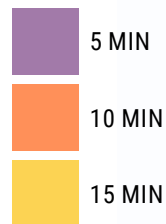
1 Mile	3 Miles	5 Miles
1,233	22,129	57,611



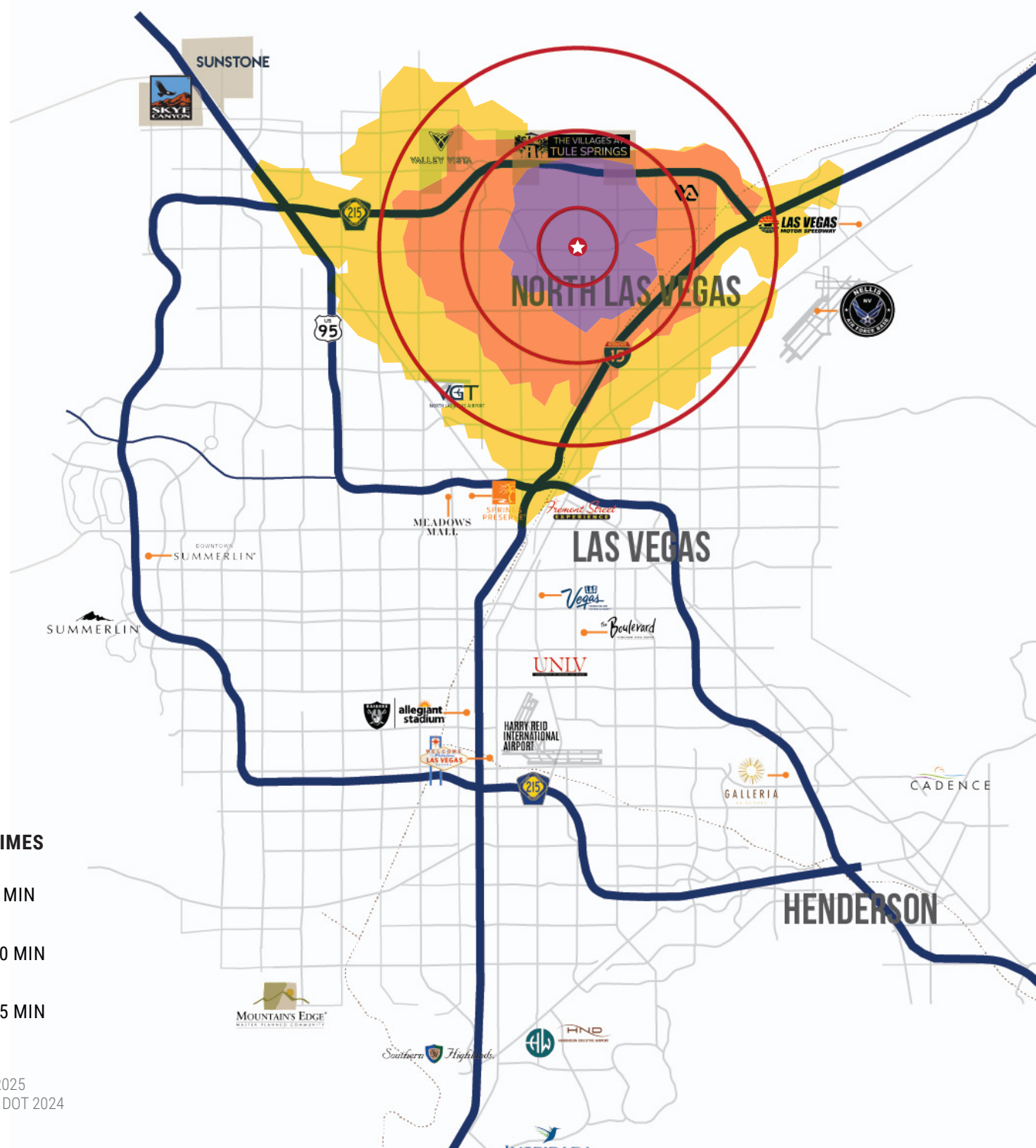
## TRAFFIC COUNTS

5th St	Ann Rd
13,400 VPD	14,600 VPD

## DRIVE TIMES



Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024





[www.roicre.com](http://www.roicre.com)



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