

WEST WENDOVER SMITH'S GROCERY PADS

FOR GROUND LEASE OR BUILD TO SUIT



PROPERTY DETAILS

WENDOVER BLVD & CHARBONEAU DRIVE
WEST WENDOVER, NEVADA

- 3 pad locations for Ground Lease or Build to Suit (1.0-1.5 Acres)
- Total of 2.74 Acres fronting West Wendover Blvd
- Anchored by Smith's Grocery (exclusive grocer for Wendover)
- Across from the \$50 million mixed-use West Wendover Downtown Development Project
- Ideal for Drive Thru / QSR, Full-service Restaurants, Gaming, Business Office / Retail, Automotive

SURROUNDING TENANTS



2024 DEMOS

EST. POPULATION

5 MILES » 5,580
10 MILES » 5,583
20 MILES » 5,600

EST. HOUSEHOLDS

5 MILES » 2,055
10 MILES » 2,056
20 MILES » 2,062

EST. AVERAGE HH INCOME

5 MILES » \$77,187
10 MILES » \$77,191
20 MILES » \$77,229



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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SITE PLAN



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Parcel 1
(1.709 Acres)

Parcel 2
(1.067 Acres)



**NEVADA
STATE BANK**

Smith's
FOOD & DRUG STORES



PLATEAU WAY

PUEBLO BLVD

WENDOVER BLVD



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WEST WENDOVER, NV

West Wendover, a thriving city on the Nevada-Utah border, boasts a population of approximately 4,500 and serves as a regional hub for tourism, logistics, and hospitality. Its strategic location along Interstate 80 and its renowned casino industry draw thousands of visitors annually, fueling economic growth and providing ample employment opportunities.

With ongoing investments in infrastructure, housing, and community development, West Wendover offers businesses access to a steady workforce, a growing customer base, and the benefits of operating in a business-friendly state, making it an attractive destination for expansion.



4,352

Population



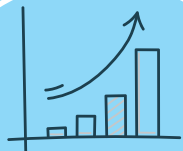
\$78,826

Median Household
Income



\$80,208

Average Household
Income



-.06%

Projected Annual
Growth Rate



17

Total Businesses



243

Total Employees



\$2,763

Monthly HH Consumer
Retail Expenditures

MICROPOLITAN


WENDOVER, UT - WEST WENDOVER, NV

Wendover and West Wendover form a vibrant, cross-border economic hub with a combined population of around 6,000. Anchored by West Wendover's renowned casino and hospitality industry and Wendover's strategic location along Interstate 80, the region thrives on tourism, logistics, and transportation. Thousands of visitors drive economic growth

annually, while ongoing investments in housing, infrastructure, and community amenities are fostering population and workforce expansion. With Nevada's business-friendly environment and seamless collaboration between the two cities, Wendover is an ideal destination for businesses seeking growth in a dynamic and strategic location.




5,570
Population


\$60,084
Median Household
Income


\$77,174
Average Household
Income


0.1%
Projected Annual
Growth Rate


63
Total Businesses


1,284
Total Employees


\$2,331
Monthly HH Consumer
Retail Expenditures