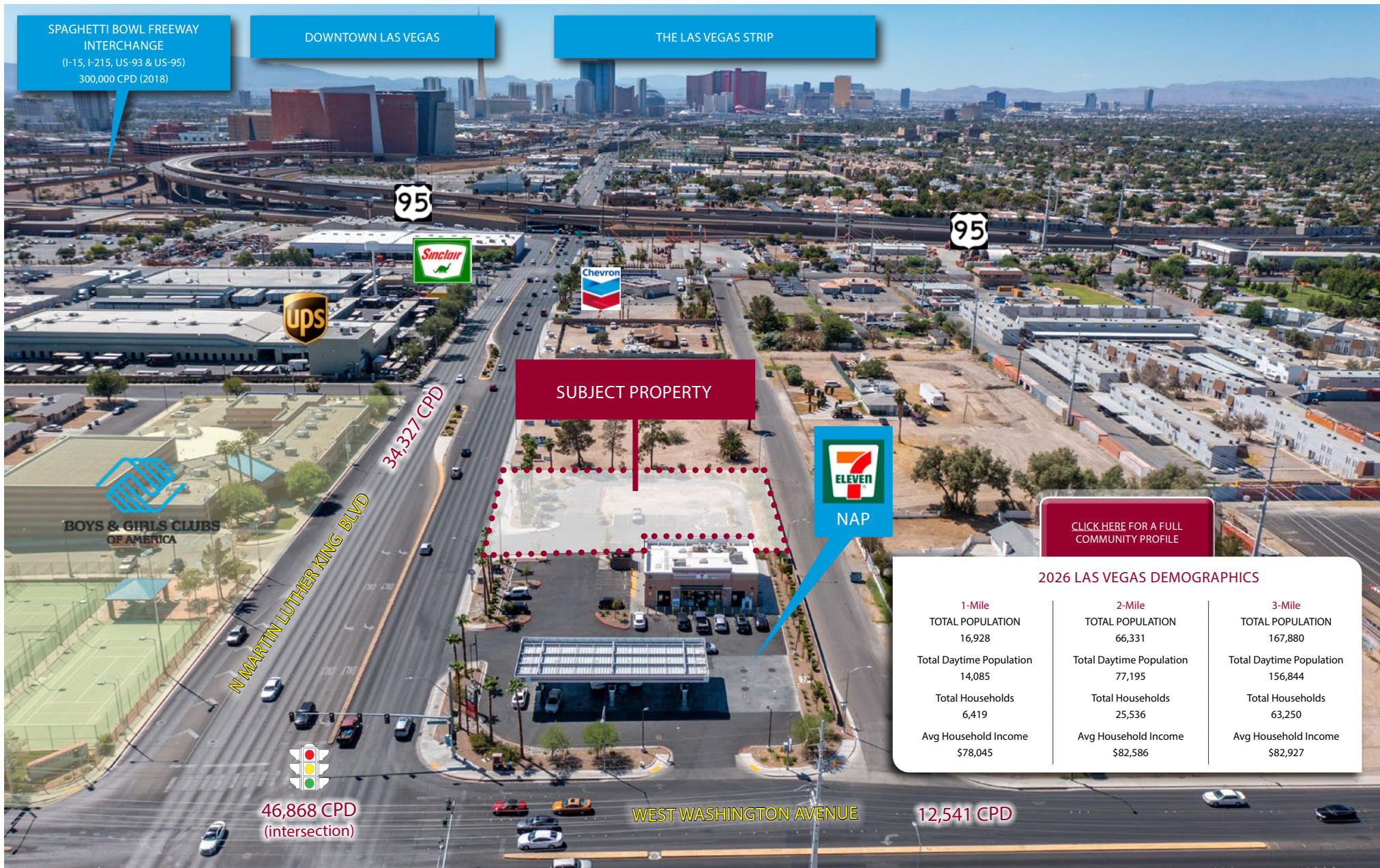




SPAGHETTI BOWL FREEWAY
INTERCHANGE
(I-15, I-215, US-93 & US-95)
300,000 CPD (2018)

DOWNTOWN LAS VEGAS

THE LAS VEGAS STRIP



SUBJECT PROPERTY



[CLICK HERE FOR A FULL
COMMUNITY PROFILE](#)

2026 LAS VEGAS DEMOGRAPHICS

1-Mile	2-Mile	3-Mile
TOTAL POPULATION 16,928	TOTAL POPULATION 66,331	TOTAL POPULATION 167,880
Total Daytime Population 14,085	Total Daytime Population 77,195	Total Daytime Population 156,844
Total Households 6,419	Total Households 25,536	Total Households 63,250
Avg Household Income \$78,045	Avg Household Income \$82,586	Avg Household Income \$82,927

N MARTIN LUTHER KING BLVD
34,327 CPD

46,868 CPD
(intersection)

WEST WASHINGTON AVENUE

12,541 CPD

FOR LEASE
HIGH IMAGE RETAIL DEVELOPMENT PARCEL FOR GL/BTS; ALL SITE WORK COMPLETED
SWC NORTH MARTIN LUTHER KING BLVD & WEST WASHINGTON AVE, LAS VEGAS, NV 89106

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



TABLE OF CONTENTS

OFFERING SUMMARY	3
PROPERTY HIGHLIGHTS	4
SITE PLAN	5
AERIAL	6
LAS VEGAS OVERVIEW	7
DISCLAIMER	9

EXCLUSIVELY LISTED BY

JONATHAN SELZNICK
Lee & Associates
jselznick@lee-assoc.com | 949-734-0243
CA Broker License: 01323949
NV Broker License: 1001723
AZ Broker License: SE687186000

JOANNA ZIRBES, CCIM
Lee & Associates
jzirbes@lee-associates.com | 702-490-0699
NV Broker License: S.0184741

BRENDAN LEAKE
Lee & Associates
bleake@lee-assoc.com | 702-245-2013
NV Broker License: S.0178140

FOR LEASE

PROPERTY INFORMATION

BUILD-TO-SUIT OR GROUND LEASE

ADDRESS:	No Situs Address
APN:	139-28-313-002
Parcel Size:	26,635 Square Feet (Net Buildable)
Zoning:	C-1 (Limited Commercial) (Click Here for Allowable Uses)
Traffic Counts (Costar):	N MLK Blvd: 34,327 CPD W Washington Ave: 12,541 CPD
Lease Rate:	Contact Broker for Details



High Image Retail Development Parcel in Central Las Vegas, NV MSA

- Access from Signalized Hard-Corner Intersection
- Multiple Points of Convenient Ingress/Egress
- Combined Intersection Traffic Counts of 46,868 CPD (Costar)
- Subject Property Located At Second Signalized Intersection North of Martin Luther King Boulevard On/Off-Ramp from Infamous “Spaghetti Bowl” Freeway Interchange (I-15, I-215, US-93 and US-95) 300,000 CPD (2018)
- Las Vegas, Nevada is the 25th Most Populated City in the United States with Strong Historical and Projected Population Growth, and Thus Highly Sought-After By a Wide Variety of Retail Operators

Subject Property Benefits from Significant Development Milestones and Improvements Already In-Place, Including:

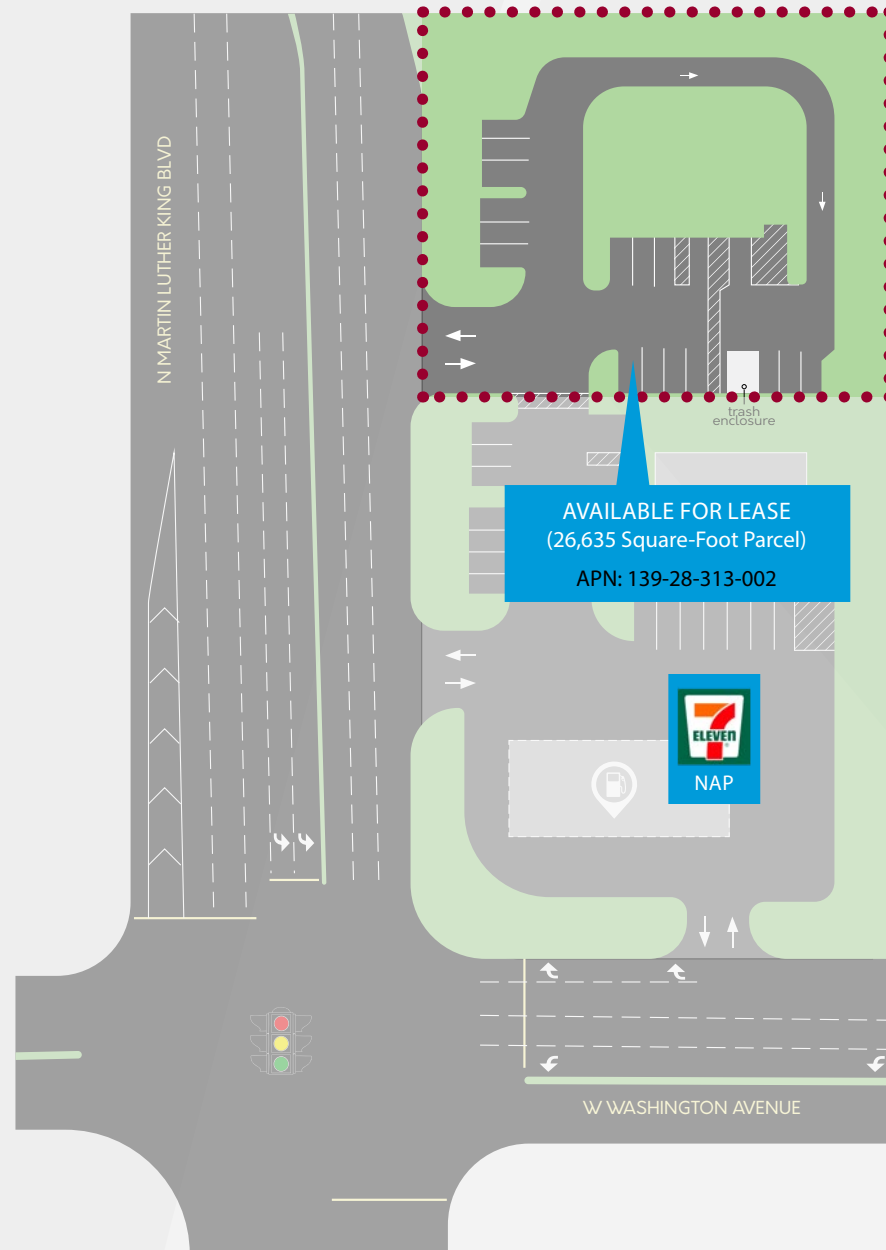
- Offsite Improvements – Curbs, Gutters, Sidewalks, Street Dedications, Bus Stop Improvements, Curb-Cuts, Street Lights, Traffic Signals and all Utilities Stubbed to Site
- Onsite Improvements – Fully Graded and Paved Pad, Landscaping, Drive-Aisles with Reciprocal Easement Agreement (Cross Access) with Adjacent 7-Eleven Parcel, Trash Enclosure and Drive-Thru Lane Improvements

Dense, Infill Population As Well As Daytime Population Demographics Provide Potential Tenant Operators with Multiple Customer Traffic Generators to Drive Daytime, Nighttime, and Weekend Volume. [Click Here](#) for Complete Demographic Community Profile

C-1 Zoning Provides Wide Array of Potential Uses, Including but not limited to Drive-Thru QSR/Fast-Food, Express Car Wash, General Retail, and Many Others – [Click Here](#) for City of Las Vegas Planning Department’s Permitted Use Table



SITE PLAN



[CLICK HERE FOR A FULL
COMMUNITY PROFILE](#)

2026 LAS VEGAS DEMOGRAPHICS

1-Mile	2-Mile	3-Mile
TOTAL POPULATION 16,928	TOTAL POPULATION 66,331	TOTAL POPULATION 167,880
Total Daytime Population 14,085	Total Daytime Population 77,195	Total Daytime Population 156,844
Total Households 6,419	Total Households 25,536	Total Households 63,250
Avg Household Income \$78,045	Avg Household Income \$82,586	Avg Household Income \$82,927

HARRY REID
INTERNATIONAL AIRPORT

TROPICANA AVENUE

DESERT INN ROAD

SAHARA AVENUE

DOWNTOWN LAS VEGAS

SPAGHETTI BOWL FREEWAY
INTERCHANGE
(I-15, I-215, US-93 & US-95)
300,000 CPD (2018)

FOR LEASE
GL/BTS

THE LAS VEGAS STRIP

LOCATION OVERVIEW

LAS VEGAS, often referred to simply as “Vegas”, is the county seat of Clark County. With a 2020 population of 641,903 residents, Las Vegas is the 25th-most populated city in the United States and the most populated city in the state of Nevada (2020 U.S. Census). The city lies in Clark County, which is the nation’s 12th-largest county with more than 2.2 million citizens within its boundaries . The city anchors the Las Vegas Valley metropolitan area, which has a metropolitan population of 2,265,461 (2020) and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife.

The city bills itself as “The Entertainment Capital of the World”, and is famous for its mega casino-hotels and associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world’s most visited tourist

destinations. In 2019, Las Vegas had over 40 million visitors, resulting in direct visitor spending of nearly \$37 billion and a total economic impact of \$63.6 billion.

The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada. While it is known for its gambling, casinos and shows, Las Vegas Las Vegas is looking to diversify its workforce, starting with its hometown University of Nevada, Las Vegas (UNLV). The city is building a 122-acre UNLV Harry Reid Research and Technology Park in the southwest valley and hopes it will serve as an incubator to attract startup and tech companies and spur business development and economic growth.

Government-related employment is also important; Nellis Air Force Base, adjacent to North Las Vegas, is the metropolitan area’s single largest employer. In addition, wholesale and retail trade and financial services are all significant components of the regional economy.



SHADOW HILL GOLF COURSE



THE LAS VEGAS STRIP



ALLEGiant STADIUM - LAS VEGAS RAIDERS

LOCATION OVERVIEW

LAS VEGAS (cont.) Mining constitutes the mainstay of the region's industrial sector; minerals extracted from the several facilities in the area include silver, gold, lead, and molybdenum. Manufacturing has grown in importance, with most of the plants concentrated in the communities of Henderson and North Las Vegas. Construction has long been a significant component of the economy, serving the rapidly growing population.

The Las Vegas Valley offers outdoor recreation opportunities as well, with over 50 golf courses, over 50 miles of multi-use and 8 miles of equestrian trails, and an additional 23 miles under development county-wide. The Red Rock Canyon National Conservation Area 15 miles west of Las Vegas is a popular hiking and rock-climbing destination, attracting more than 3 million visitors each year.



ALLEGiant STADIUM

In 2017, NFL team owners voted unanimously to approve the Raiders application to relocate to Las Vegas. Over the next three years the team built a 65,000- seat stadium on a 62-acre site just west of the Mandalay Bay resort, adjacent to Interstate 15. The Allegiant Stadium opened for the 2020 season, and is sure to become a popular venue for many other events.



DISCLAIMER

This is a confidential marketing profile (the "Profile") intended solely for your limited use and benefit in determining whether you desire to express further interest in leasing the "Property", located in Las Vegas, NV.

This Profile has been prepared by Lee & Associates on behalf of the owner of the Property (the "Owner") and has been reviewed by representatives of the Owner. It contains select information pertaining to the Property and does not purport to be an all inclusive representation of the state of affairs of the Property, or to contain all the information, which prospective investors may require. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Lee & Associates. The information contained herein was obtained from third parties, and it has not been independently verified by Lee & Associates. Prospective investors should have the experts of their choice inspect the Property and verify all information. Lee & Associates is not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils drainage or other such matters. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. Neither the Owner nor Lee & Associates, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy of completeness of this Profile or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Profile or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers on the subject Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Profile. The Owner shall have no legal commitment or obligation to any entity reviewing this Profile or making an offer on the Property unless and until written agreement(s) for the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Profile, you agree that this Profile and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Profile or any of its contents to any other entity without prior written authorization of the Owner or Lee & Associates. You also agree that you will not use this Profile or any of its contents in any manner detrimental to the interest of the Owner or Lee & Associates.

Lee & Associates reserves the right to submit the Property to additional clients on terms that may or may not be identical to the terms contained herein. By receipt of this Profile, you acknowledge that competing interests may develop in connection with offers on the Property, and waive any conflict of interest that might arise as a result thereof. In such case, Lee & Associates expressly disclaims any obligation to advance the interest of any client at the expense of any other client who may receive this Profile. Dealings with each client shall remain strictly confidential and in no case will Lee & Associates disclose the terms of any actual or potential offer to any competing client.