

Available For Ground Lease

NWC LAKE MEAD BLVD. & CRAWFORD ST.

North Las Vegas, NV 89030

Listed By:

Colliers



Minutes from Downtown and the Las Vegas Strip Corridor

NWC LAKE MEAD BLVD. & CRAWFORD ST.

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LISTING SNAPSHOT

Lease Rate

Contact Broker

Land Size

±1.42 AC (Demisable)

APNs:

139-24-210-177

139-24-210-146

139-24-210-145



PROPERTY HIGHLIGHTS

- ±1.42-acre (demisable) ground lease opportunity fronting E Lake Mead Blvd., one of the last remaining squared-off parcels along the thoroughfare. Full parcel can be divided to accommodate Tenant's requirements
- Ideal for gas station, car wash, or QSR tenants seeking high traffic and strong exposure
- Strong traffic counts on E Lake Mead Blvd. (±43,000 VPD), near the intersection of Civic Center Dr. (±18,600 VPD).
- 1.5 miles east of the I-15 Freeway – a main commuter thoroughfare with traffic counts in excess of ±188,000 VPD
- Unrestricted ingress and egress from E Lake Mead Blvd.
- Prime visibility with over 260 feet of frontage along E Lake Mead Blvd.
- Surrounded by top retailers including La Bonita Supermarkets, El Super, Ross, Burlington, CVS, Wells Fargo, and more!
- Centrally positioned within a dense, mature submarket serving daily-needs retail and everyday commuter traffic

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2026 Population	36,992	197,255	502,750
2026 Average Household Income	\$68,509	\$63,446	\$79,850
2026 Households	10,297	64,707	170,293
Daytime Population	27,712	214,167	513,337

Listing Brokers

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VICINITY MAP

The trade area consists of ±502,750 residents with an average household income of ±\$79,850 within a 5-mile radius.



Median Age

34.2



Homeowners

78,350

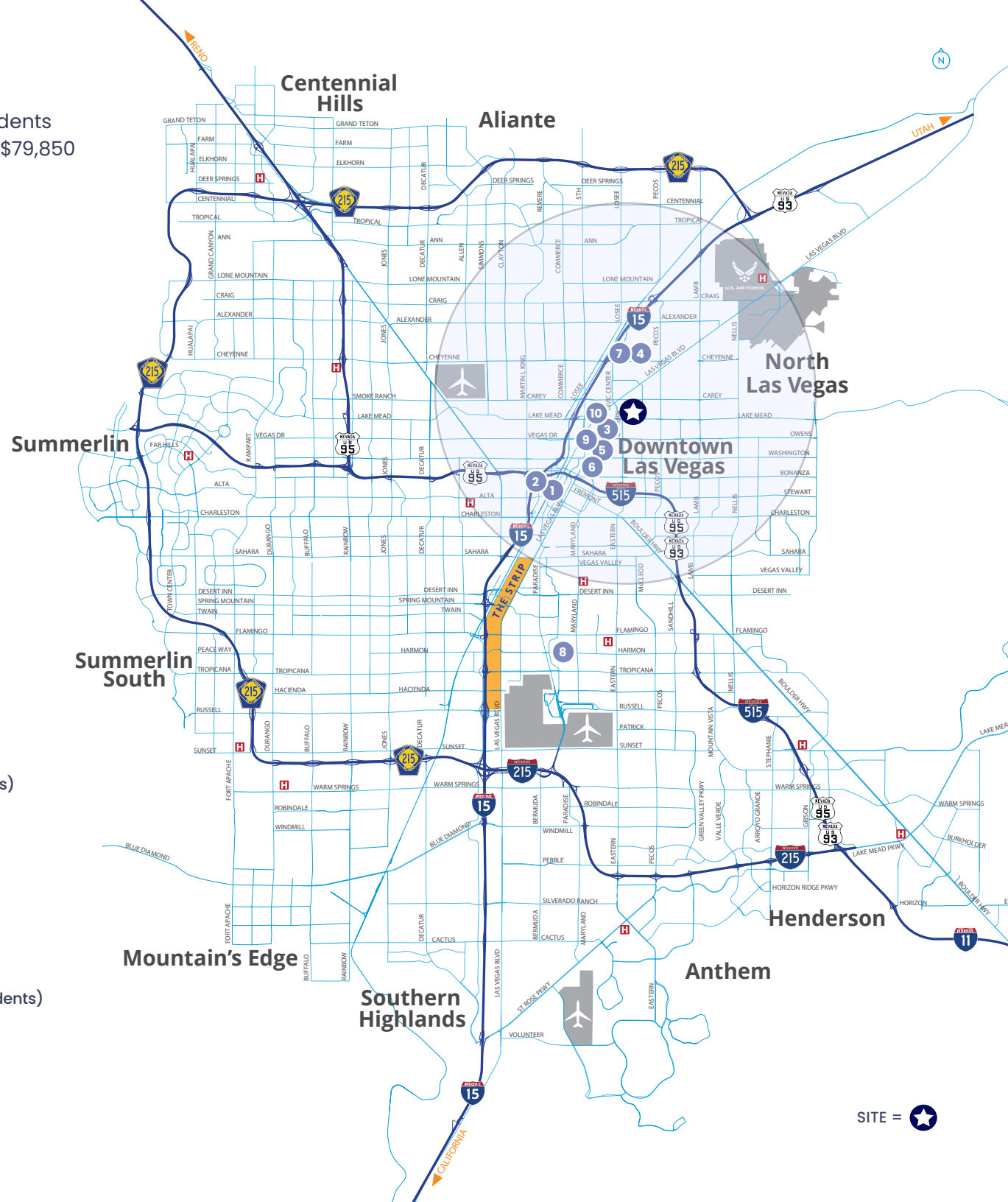


Married Households

39.6%

Nearby Amenities ±5-Mile Radius

- 1 Downtown Las Vegas
- 2.8 miles
- 2 Fremont Street Experience
- 2.7 miles
- 3 North Vista Hospital (±177 Beds)
- 1.4 miles
- 4 College of Southern Nevada (±34,169 students)
- 1.8 miles
- 5 Rancho High School (±3,269 students)
- 2.9 miles
- 6 Future Lennar Housing (±1,000 homes)
- 2.3 miles
- 7 Ojos Locos Sports Cantina & Casino
- 1.4 miles
- 8 University of Nevada Las Vegas (±28,600 students)
10.4 miles
- 9 Jerry's Nugget Casino
- 1 mile
- 10 Silver Nugget Casino
- .5 mile



SITE = ★

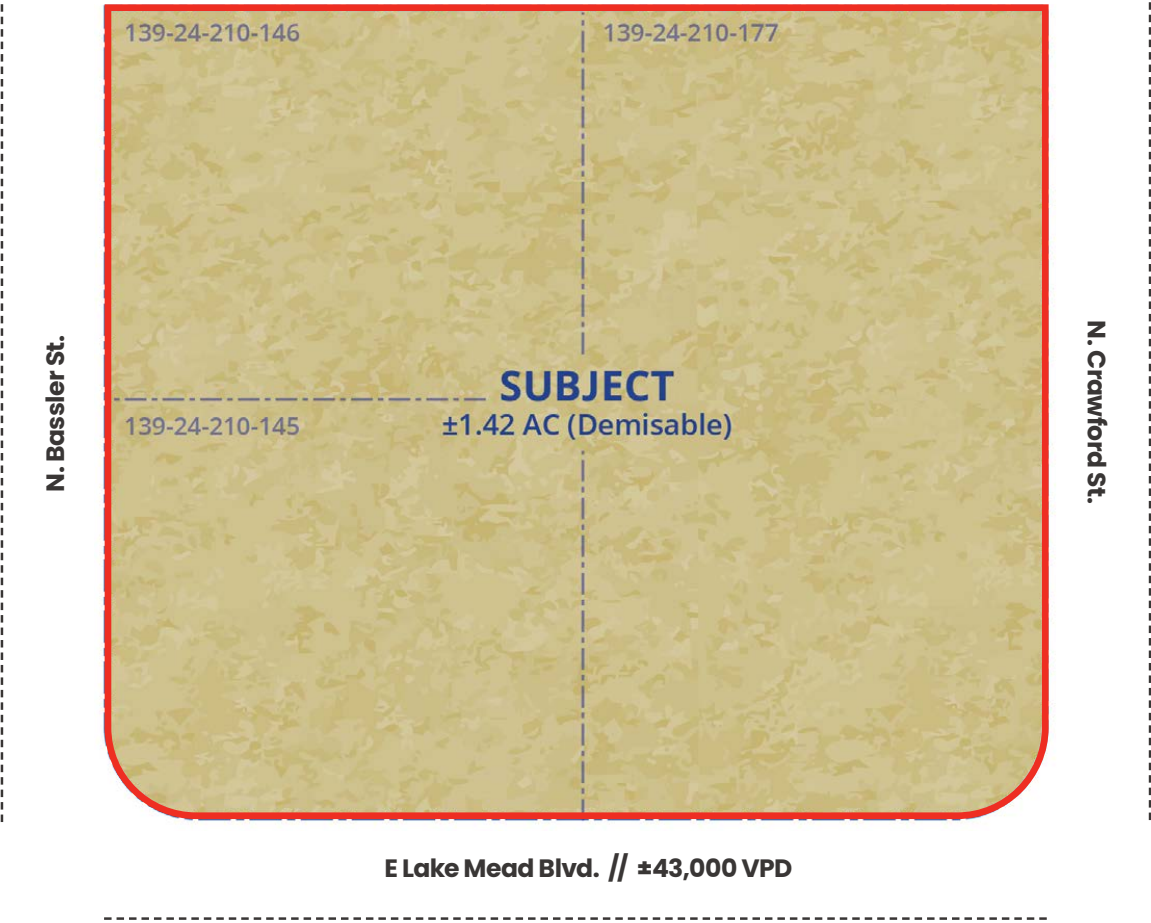
NWC LAKE MEAD BLVD. & CRAWFORD ST.

TRADE AREA MAP



= Subject
 = Power Centers
 = Schools
 = Casinos
 = Hospitals
 = Residential





  = Subject

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NORTHWEST FACING AERIAL





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Malan + Marcello Investment Team

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