

# NEC E. CRAIG RD. & N. 5TH ST.





## LISTING SNAPSHOT

\$1,250,000

Contact Broker

Acreage ±1.00 AC

APN 139-02-214-011



### PROPERTY HIGHLIGHTS

- ±1.00 AC pad available for sale or ground lease
- One of the last pad opportunities on Craig Rd.
- Dynamic co-tenancy in the area with nearby retailers including Sam's Club, Lowes, Texas Roadhouse, and more!
- High traffic location:
  - E. Craig Rd. and N. 5th St. (±91,800 VPD)
  - I-15 Freeway and Craig Rd. (±150,000 VPD)
- Strong daytime population with ±4,031 full-time employees within a 1-mile radius
- North Las Vegas has ±5.5MM SF of new industrial under construction adding ±2,400 full-time employees within a 0.5-mile radius
- Minutes from the I-15, Nellis Air Force Base, and the College of Southern Nevada (CSN)

# Trade Area Demographics

|                               | 1-Mile   | 3-Mile   | 5-Mile   |
|-------------------------------|----------|----------|----------|
| 2024 Population               | 15,102   | 182,262  | 424,095  |
| 2024 Average Household Income | \$97,457 | \$87,327 | \$82,091 |
| 2024 Households               | 4,787    | 55,531   | 137,724  |

## **Leasing Experts**

#### **ADAM MALAN**

Vice Chair +1 702 727 3778

adam.malan@colliers.com License # NV-S.63542.LLC

#### AREEBA MOTEN

Senior Associate + 1 702 727 3780 areeba.moten@colliers.com License # NV-S.0194559

#### TREVOR OLKOWSKI

Associate

+ 1702 836 3766 trevor.olkowski@colliers.com License # NV-BS.0145996

## TRADE AREA MAP



# NEC E. CRAIG RD. & N. 5TH ST.

## EAST FACING AERIAL





## SOUTH FACING AERIAL





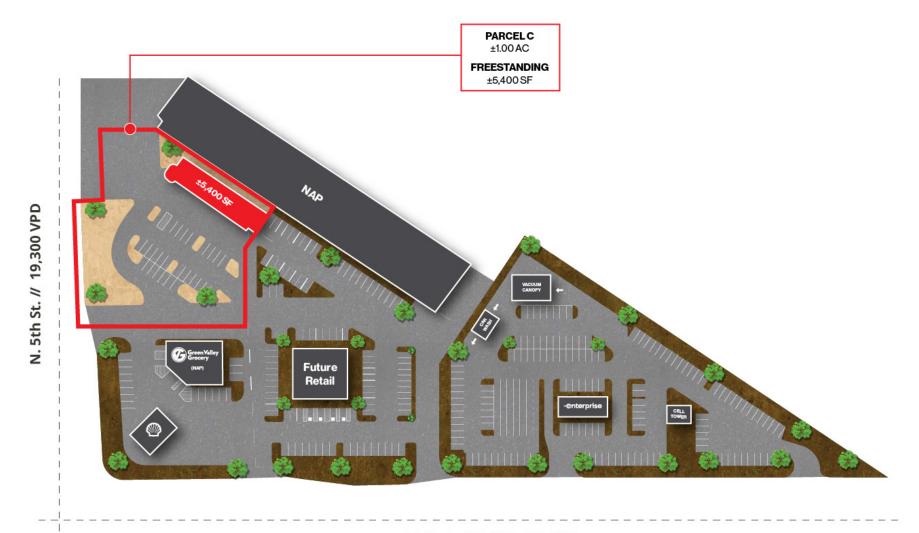
# **SITE PLAN - OPTION 1**



E. Craig Rd. // 72,500 VPD



# **SITE PLAN - OPTION 2**



E. Craig Rd. // 72,500 VPD



# NEC N. 5TH ST. & E. CRAIG RD. North Las Vegas, NV 89081 **Cannery Corner** Canner 2 **SUBJECT FIVE GUYS** ±200 Rooms ±1.00 AC SILVER STATE COMMERCE CENTER ±2.5MM SF WÔW amazon FIRST WATCH THE RESERVE THE PARTY OF THE PA Green Valley Grocery N. 5th Ave. // 19,300 VPD

**Listed By:** 



Malan + Marcello Investment Team

#### **ADAM MALAN**

Vice Chair +1 702 727 3778 adam.malan@colliers.com License # NV-S.63542.LLC

#### **AREEBA MOTEN**

Senior Associate +1 702 727 3780 areeba.moten@colliers.com License # NV-S.0194559

#### TREVOR OLKOWSKI

Associate +1 702 836 3766 trevor.olkowoski@colliers.com License # NV-BS.0145996