



FOR SALE

5118 E Lake Mead Blvd | Las Vegas, NV 89156

- Net Leased Investment
- Cap Rate 6.5%
- Sale Leaseback

±1.29 ACRES | C-STORE

NAIExcel
 COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Details

LIST PRICE	\$5,500,000
TOTAL SF	C-Store ±2,400 SF Car Wash ±1,200 Restaurant ±2,500
LOT SIZE	±1.29 AC
TAX ID	140-21-201-007 ±0.79 AC 140-21-201-008 ±0.50 AC
YEAR BUILT	1966
ZONING	C-2
TYPE	Retail C-Store
CAP RATE	6.5%
LEASE RATE	\$30,000 NNN Restaurant \$6,500 Convenience Store \$23,500
INITIAL TERM	10 Years
OPTIONS	3-5 Year Renewal
ESCALATIONS	10% every 5 Years

This 1.29 acre property features a 2,400 SF convenience store, a 2,500 SF restaurant, and 1,200 SF car wash facility. The sale is strictly for the real estate asset, providing a passive, high-visibility investment in a primary Las Vegas commercial corridor.

Positioned near major economic drivers like Nellis Air Force Base and Amazon, the property serves a massive trade area of over 379,000 residents. With a combined daily traffic count exceeding 60,400 vehicles and a stable \$30,000 monthly NNN, this property is a prime investment opportunity.



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CENTENNIAL

NORTH LAS VEGAS

NELLIS AFB

SUNRISE

SITE

HISTORIC WESTSIDE

SUMMERLIN

DOWNTOWN

PECCOLE RANCH/
THE LAKES



NELLIS BLVD

LAKE MEAD BLVD

SPRING VALLEY

PARADISE

WHITNEY

LAS VEGAS STRIP

SOUTHWEST

GREEN VALLEY / HENDERSON / ANTHEM

AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



PHOTOS





PHOTOS

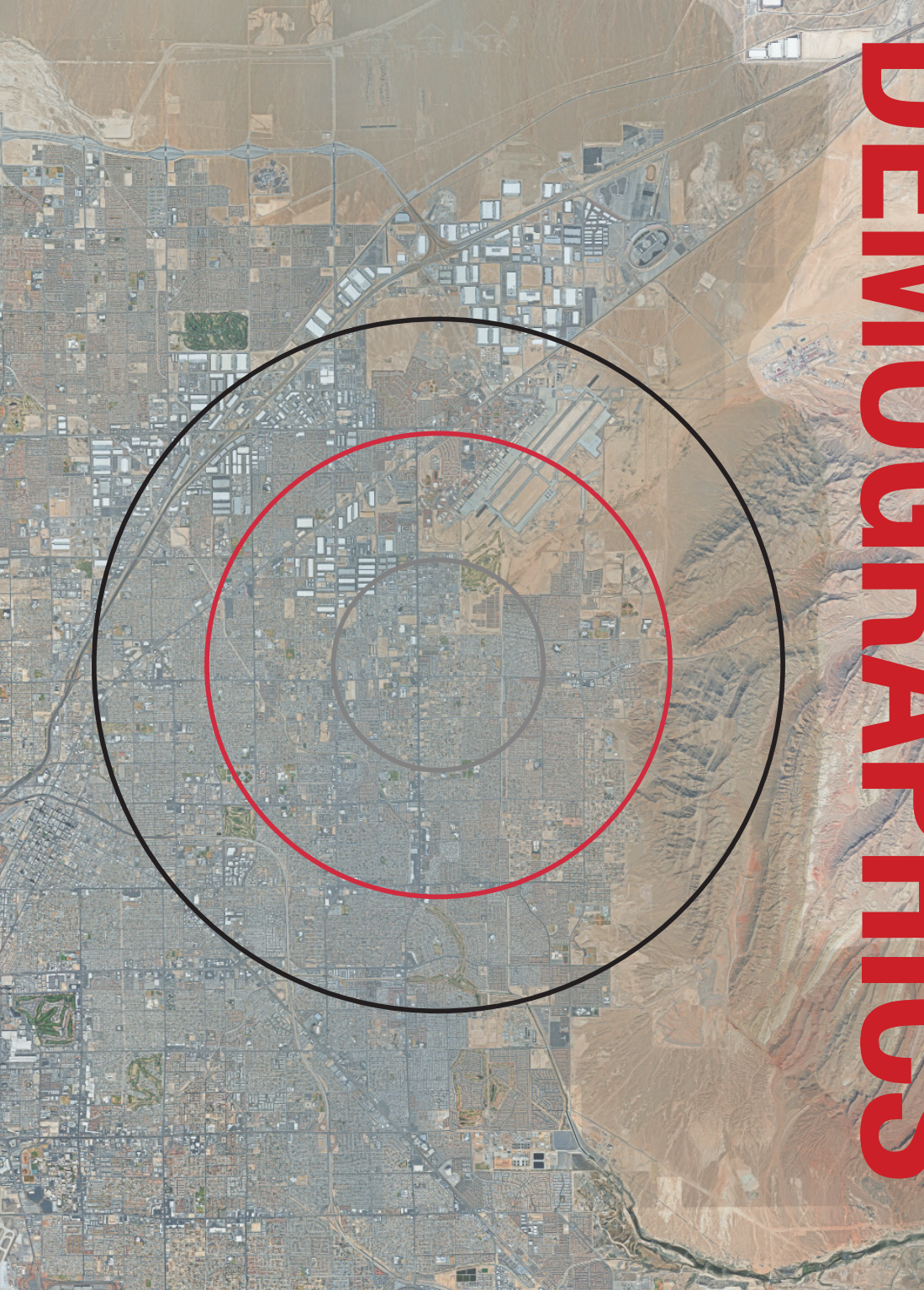




PHOTOS



DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	18,117	189,813	379,668
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,503	59,086	125,385
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$65,507	\$73,091	\$70,696

Traffic Counts

STREET	AADT
Lake Mead Boulevard	29,400
Nellis Boulevard	31,000

Cities Nearby

Salt Lake City, Utah	340 miles
Los Angeles, California	352 miles
Phoenix, Arizona	382 miles
Reno, Nevada	490 miles
Denver, Colorado	668 miles
San Antonio, Texas	1,362 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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