

# THE LOOP

6310 N LAMB BLVD | NORTH LAS VEGAS, NV 89115





# PROPERTY HIGHLIGHTS

## PROPERTY DETAILS

DRIVE THRU PAD LOT SIZE: **0.58 AC**

PAD 1 & 2 LOT SIZE: **1.56 AC**

RENT: **INQUIRE WITH BROKER**

ZONING: **C-2**

- All Offsites Complete
- Utilities and Conduit Stubbed To Site
- Commercial Map In Place

## OPPORTUNITY BENEFITS



Strategically positioned in the North Las Vegas submarket, surrounded by millions of square feet of industrial space and offers immediate access to the I-15 freeway via Lamb Blvd.



Lamb Blvd is poised to become a major corridor, linking Aliante and the master-planned community, The Villages at Tule Springs, to Fortune 500 companies such as Amazon, Fanatics, and The Honest Company.



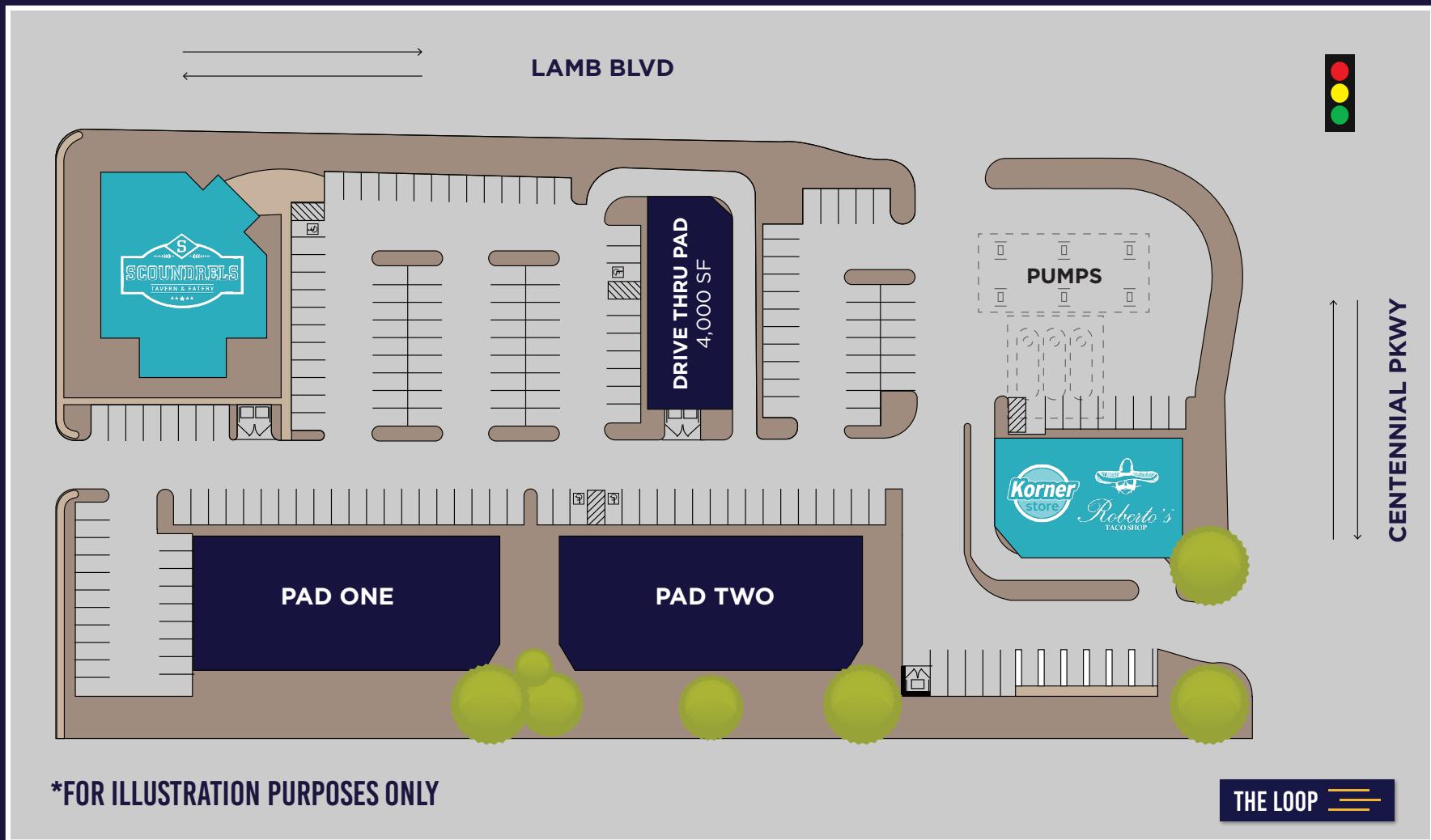
Ideally situated near Harry Reid International Airport, with easy access to the I-15 and 215 freeways, and less than a 20-minute drive from the Las Vegas Strip.

# SITE PLAN

 [CLICK HERE FOR DRONE FLYOVER](#)

 LEASED

 AVAILABLE



# AMENITIES & TRANSIT



# DRIVE TIME & DEMOGRAPHICS

## POPULATION

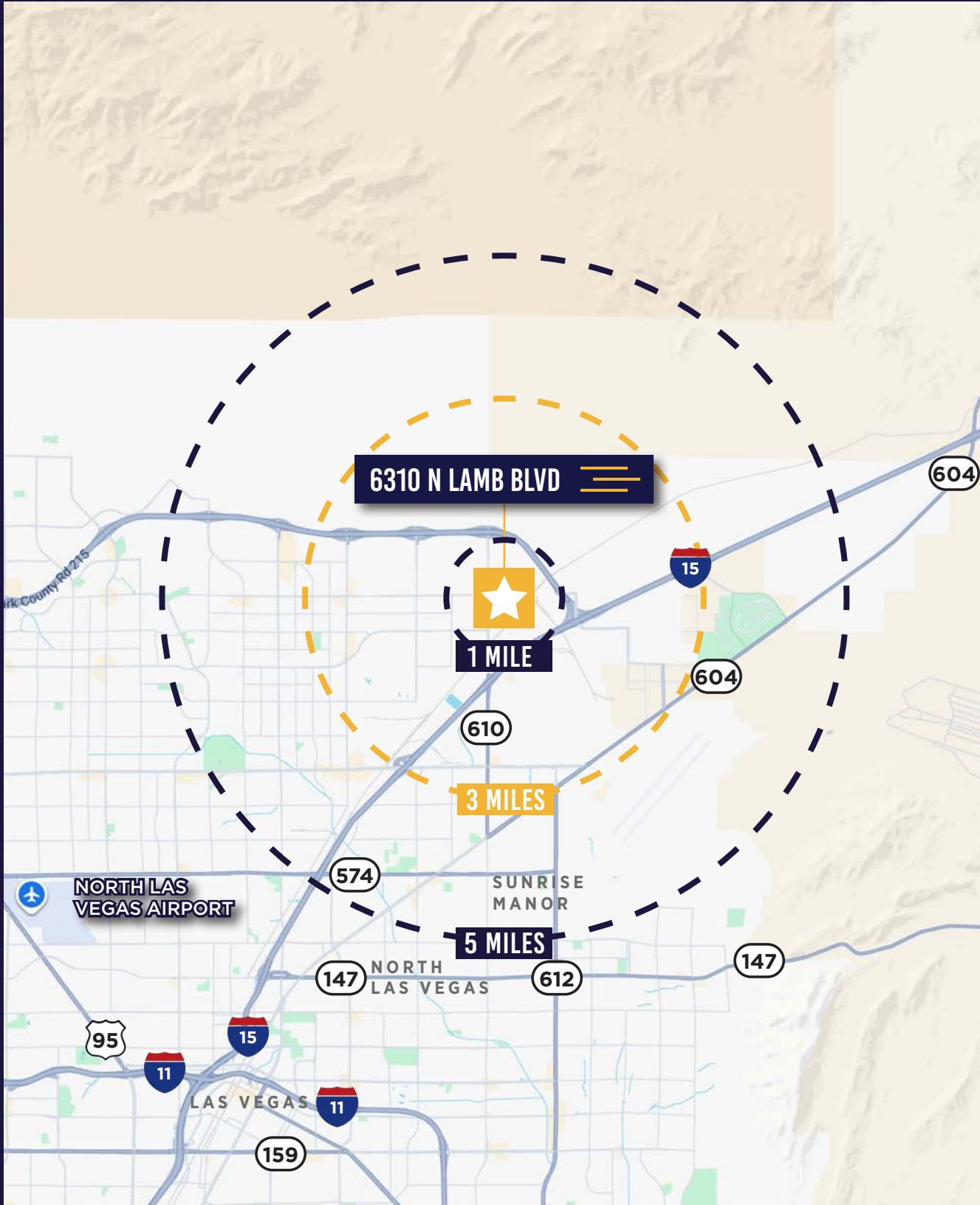
1 MILE	9,317
3 MILES	68,778
5 MILES	173,893

## AVG HH INCOME

1 MILE	\$118,642
3 MILES	\$87,711
5 MILES	\$86,013

## # OF HOUSEHOLDS

1 MILE	3,104
3 MILES	23,803
5 MILES	119,614



# LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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**THE LOOP**



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