

RETAIL DEVELOPMENT PARCEL

SWC N MARTIN LUTHER KING BLVD. & W WASHINGTON AVE. | LAS VEGAS, NV 89106

GROUND LEASE / BUILD TO SUIT



SUBJECT PROPERTY

2024 LAS VEGAS DEMOGRAPHICS

1-Mile	2-Mile	3-Mile
TOTAL POPULATION 15,560	TOTAL POPULATION 63,352	TOTAL POPULATION 164,873
Total Daytime Population 13,501	Total Daytime Population 74,598	Total Daytime Population 154,676
Total Households 5,929	Total Households 24,301	Total Households 61,393
Avg Household Income \$73,047	Avg Household Income \$72,685	Avg Household Income \$74,491



8311 W SUNSET RD. SUITE 120 | LAS VEGAS, NV 89113

JONATHAN SELZNICK

License: B.1001723
Senior Vice President | Principal
jselznick@lee-assoc.com
(949) 734-0243

JOANNA ZIRBES, CCIM

Principal
License: S.0184741
jzirbes@lee-assoc.com
(702) 490-0699

BRENDAN LEAKE

Principal
License: S.0178140
bleake@lee-assoc.com
(702) 490-0699

RETAIL DEVELOPMENT PARCEL

SWC N MARTIN LUTHER KING BLVD. & W WASHINGTON AVE. | LAS VEGAS, NV 89106

FOR LEASE

PROPERTY HIGHLIGHTS

BUILD-TO-SUIT OR GROUND LEASE

ADDRESS: SWC N MLK Blvd. & Washington Ave.

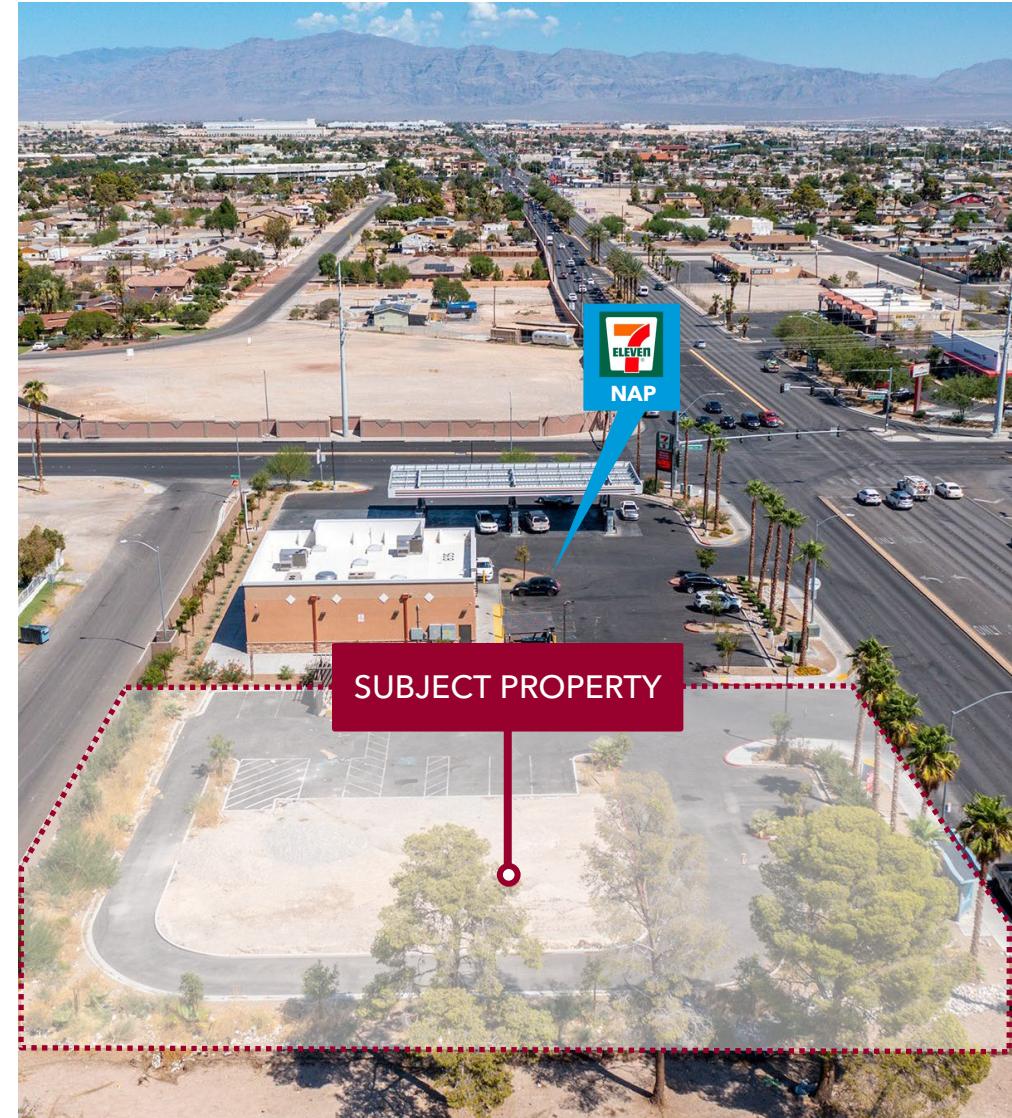
APN: 139-28-313-002

Parcel Size: 26,635 Square Feet (Net Buildable)

Zoning: C-1 (Limited Commercial)
([Click Here](#) for Allowable Uses)

Traffic Counts (Sites USA):
N MLK Blvd: 46,660 CPD
W Washington Ave: 11,280 CPD

Lease Rate: Contact Broker for Details



RETAIL DEVELOPMENT PARCEL

SWC N MARTIN LUTHER KING BLVD. & W WASHINGTON AVE. | LAS VEGAS, NV 89106

HIGH IMAGE RETAIL PARCEL IN CENTRAL LAS VEGAS, NV

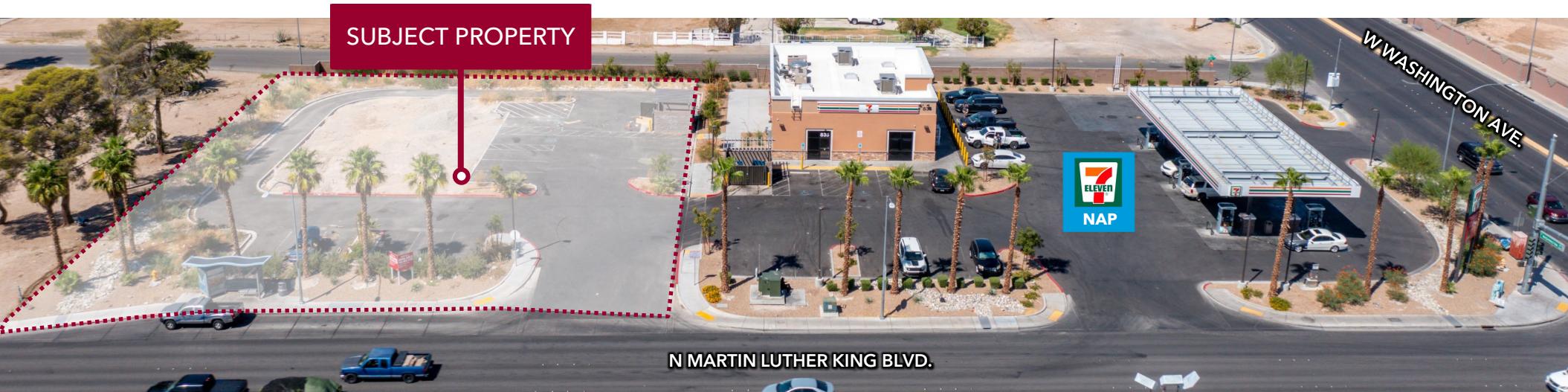
- Access from Signalized Hard-Corner Intersection
- Multiple Points of Convenient Ingress/Egress
- Combined Intersection Traffic Counts of 57,940 CPD (Sites USA)
- Subject Property Located At Second Signalized Intersection North of Martin Luther King Boulevard On/Off-Ramp from Infamous "Spaghetti Bowl" Freeway Interchange (I-15, I-215, US-93 and US-95) 300,000 CPD (2024)
- Las Vegas, Nevada is the 24th 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 & IMPROVEMENTS ALREADY IN-PLACE INCLUDING:

- Offsite Improvements - Curbs, Gutters, Sidewalks, Street Dedication, 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



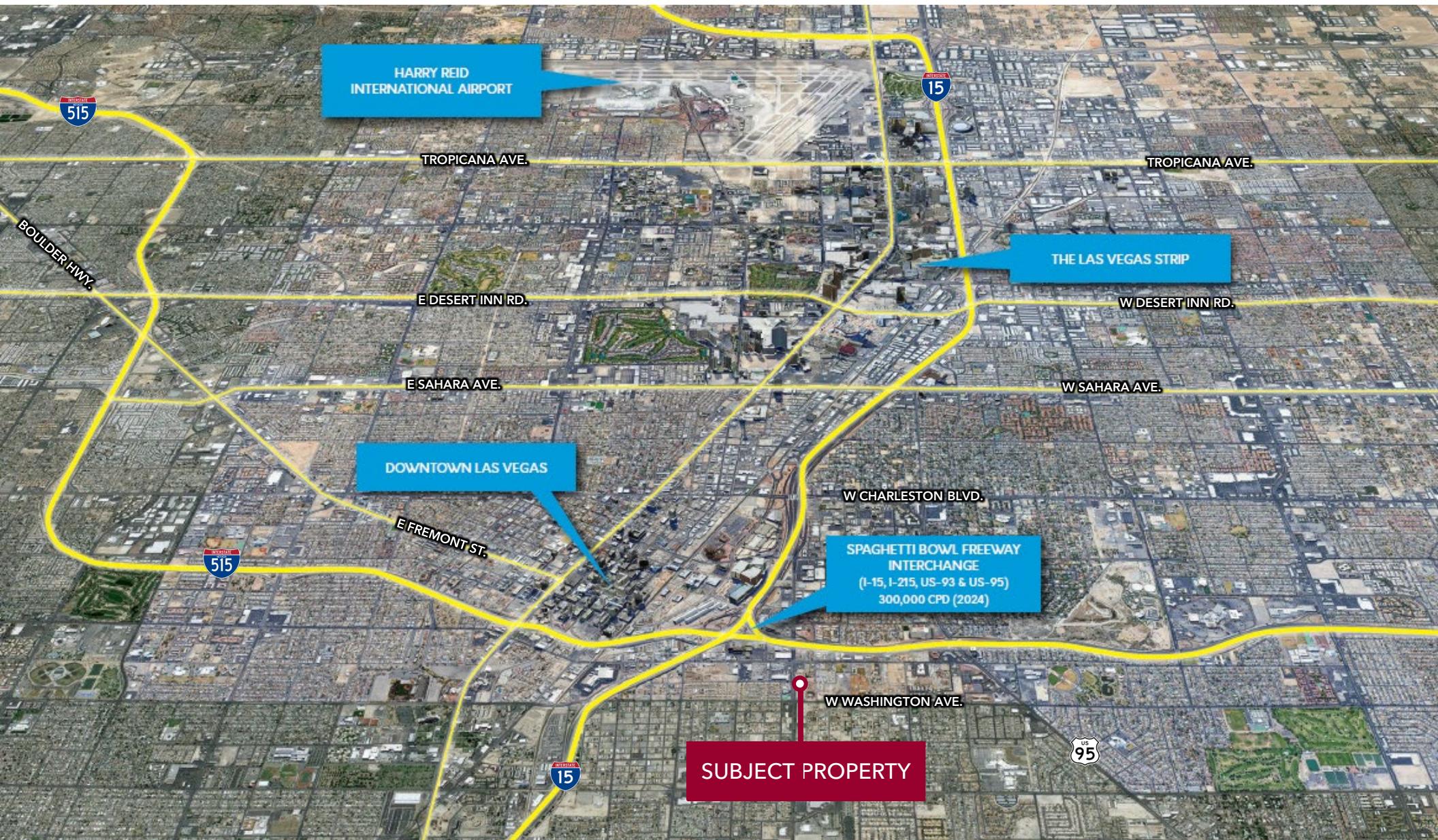
RETAIL DEVELOPMENT PARCEL

SWC N MARTIN LUTHER KING BLVD. & W WASHINGTON AVE. | LAS VEGAS, NV 89106



RETAIL DEVELOPMENT PARCEL

SWC N MARTIN LUTHER KING BLVD. & W WASHINGTON AVE. | LAS VEGAS, NV 89106





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

JONATHAN SELZNICK

License: B.1001723
Senior Vice President | Principal
jselznick@lee-assoc.com
(949) 734-0243

JOANNA ZIRBES, CCIM

Principal
License: S.0184741
jzirbes@lee-associates.com
(702) 490-0699

BRENDAN LEAKE

Principal
License: S.0178140
bleake@lee-associates.com
(702) 490-0699

LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein