

RETAIL DEVELOPMENT PARCEL

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

GROUND LEASE / BUILD TO SUIT

SUBJECT PROPERTY

N MARTIN LUTHER KING BLVD. / 46,660 CPD



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

57,940 CPD
(INTERSECTION)

W WASHINGTON AVE. / 11,280 CPD



COMMERCIAL REAL ESTATE SERVICES

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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



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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 Dedications, 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



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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