

DEVELOPED BY:



**±4.7 AC AVAILABLE | LAND**  
**NEC Badura Ave & Montessori St.**  
**FOR GROUND LEASE | IN WHOLE OR IN PART**



# TRADE AREA AERIAL

NEC BADURA AVE & MONTESSOURI ST.  
Las Vegas NV, 89118



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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate





# SITE PLAN & DEMOGRAPHICS

NEC BADURA AVE & MONTESSOURI ST.  
Las Vegas NV, 89118



## POPULATION

1 Mile	3 Miles	5 Miles
13,404	141,007	383,247



## AVERAGE HHI

1 Miles	3 Miles	5 Miles
\$116,955	\$116,851	\$117,206



## TRAFFIC COUNTS

Badura - 8,850 VPD  
S Rainbow Blvd - 23,300 VPD  
I-215 - 206,000 VPD

Source: SitesUSA 2025 | TRINA, NV DOT 2024

# PROPERTY HIGHLIGHTS

We are pleased to present the opportunity to ground lease a + 4.70 acre parcel (in whole or in part) that is surrounded by The Arroyo Market Square, a 940,000+ square foot retail power center.

The Arroyo Market Square is home to many national big box retailers, as well as in-line shop tenants and features a variety of casual dining restaurants.

This future development provides for easy access to and from the I-215 Southern Beltway and is ideally located within close proximity to the master planned communities of Summerlin, Rhodes Ranch, Coronado Ranch and Nevada Trails.

 **±4.70 AC**  
LAND AREA

 **RURAL ESTATES RESIDENTIAL**  
**[2 UNITS PER ACRE] (R-E)**  
ZONING

 **176-03-701-006**  
APN



## Contact our team today!

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graski retail team