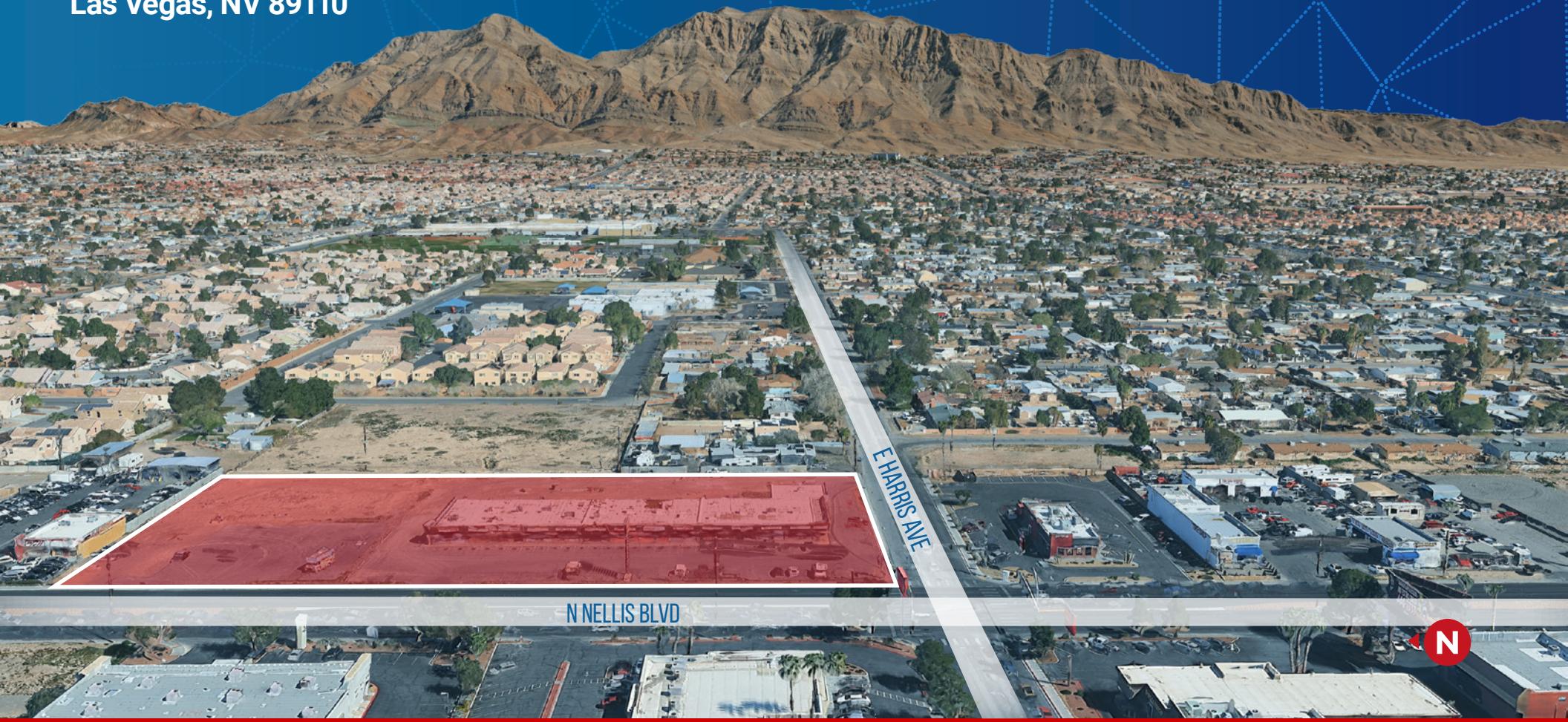


Nellis Plaza

1000 N Nellis Blvd
Las Vegas, NV 89110

PRIME RETAIL REDEVELOPMENT



graski retail team

roicre.com

Contact our team today!

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PROPERTY HIGHLIGHTS

GROUND LEASE OPPORTUNITY

±3.50 AC Redevelopment

Nellis Plaza is gearing up to revitalize the Nellis Blvd commercial corridor. Plans are underway to redevelop the property. This can include any number of ground lease options from C-Store/Gas Station, to QSR's, Car Wash, or any other single tenant ground lease.

- ✓ Signalized intersection of Harris Ave and Nellis Blvd. provides excellent access and exposure.
- ✓ Nellis Blvd. is a major north/south arterial in the area seeing traffic counts of ±48,500 VPD.
- ✓ Located less than three miles east of the I-515 creating easy freeway access.
- ✓ ±0.75 - 1.5 acre pads available for ground lease with Nellis Blvd visibility

NELLIS PLAZA

1000 N Nellis Blvd.
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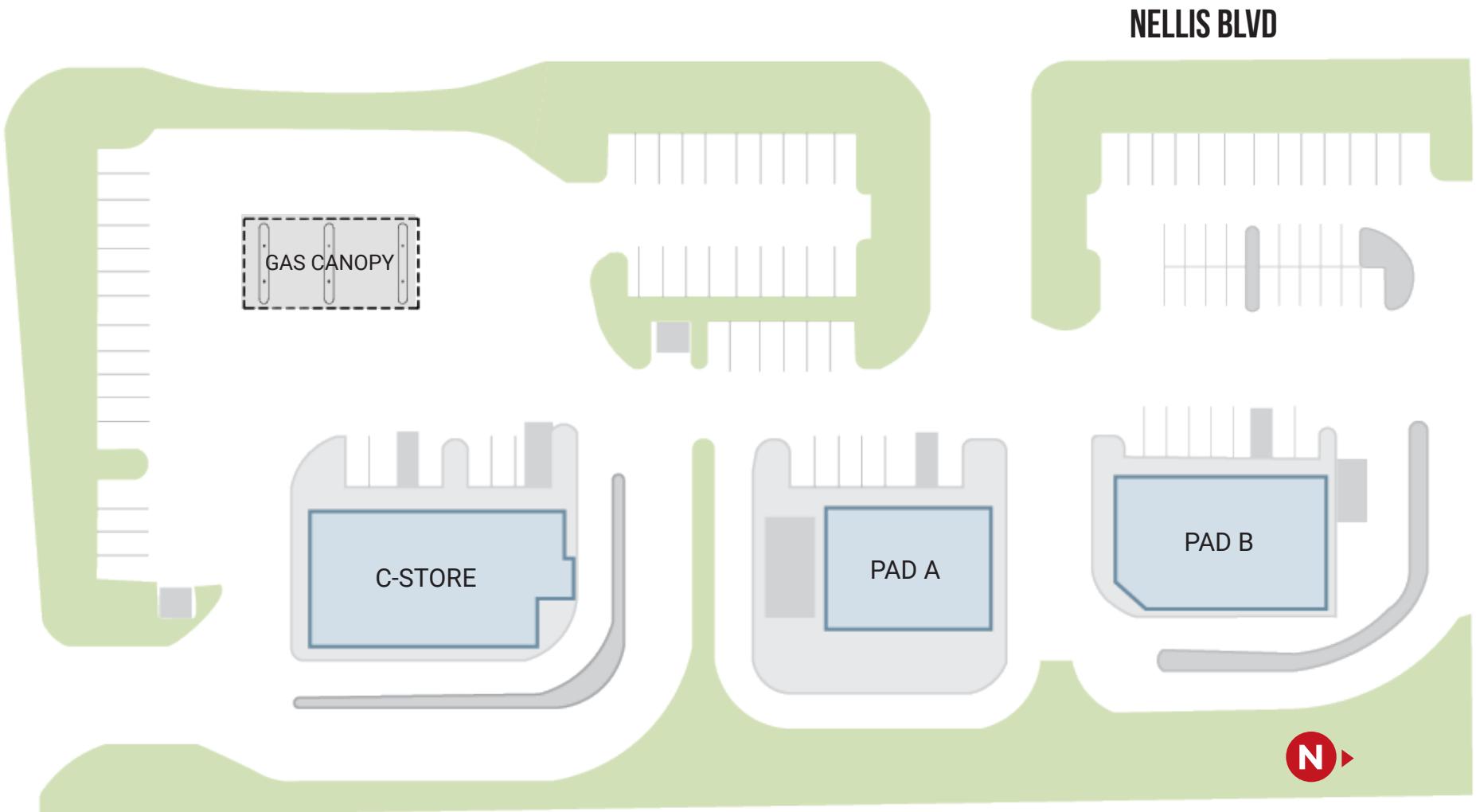


Nearby Traffic Generators:



SCHEMATIC SITE PLAN

NELLIS PLAZA
1000 N Nellis Blvd.
Las Vegas, NV 89110



SUBJECT TO CHANGE
FOR ILLUSTRATION USE ONLY

OBlique AERIAL

NELLIS PLAZA

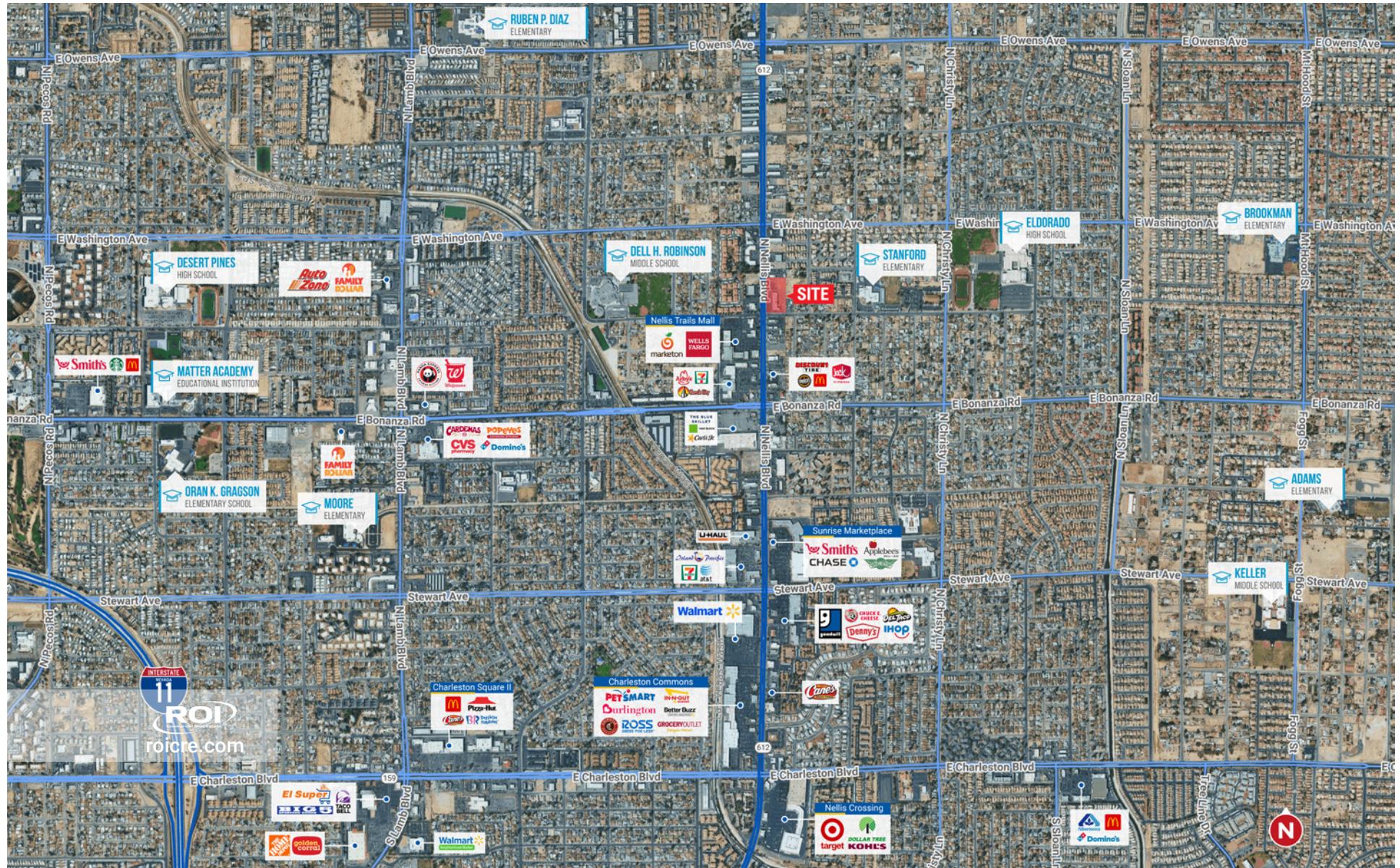
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TRADE AREA **AERIAL**

NELLIS PLAZA

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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.

roiocre.com

The logo for ROI Commercial Real Estate. It features the letters "ROI" in a large, bold, blue font, with a red swoosh graphic extending from the top of the "R" to the right. Below "ROI", the words "Commercial Real Estate" are written in a smaller, red, sans-serif font.

AREA DEMOGRAPHICS



POPULATION

1 MILE	25,577
3 MILES	210,755
5 MILES	421,185



DAYTIME POPULATION

1 MILE	4,231
3 MILES	25,204
5 MILES	99,922



AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,848
3 MILES	\$74,115
5 MILES	\$72,901



TRAFFIC COUNTS

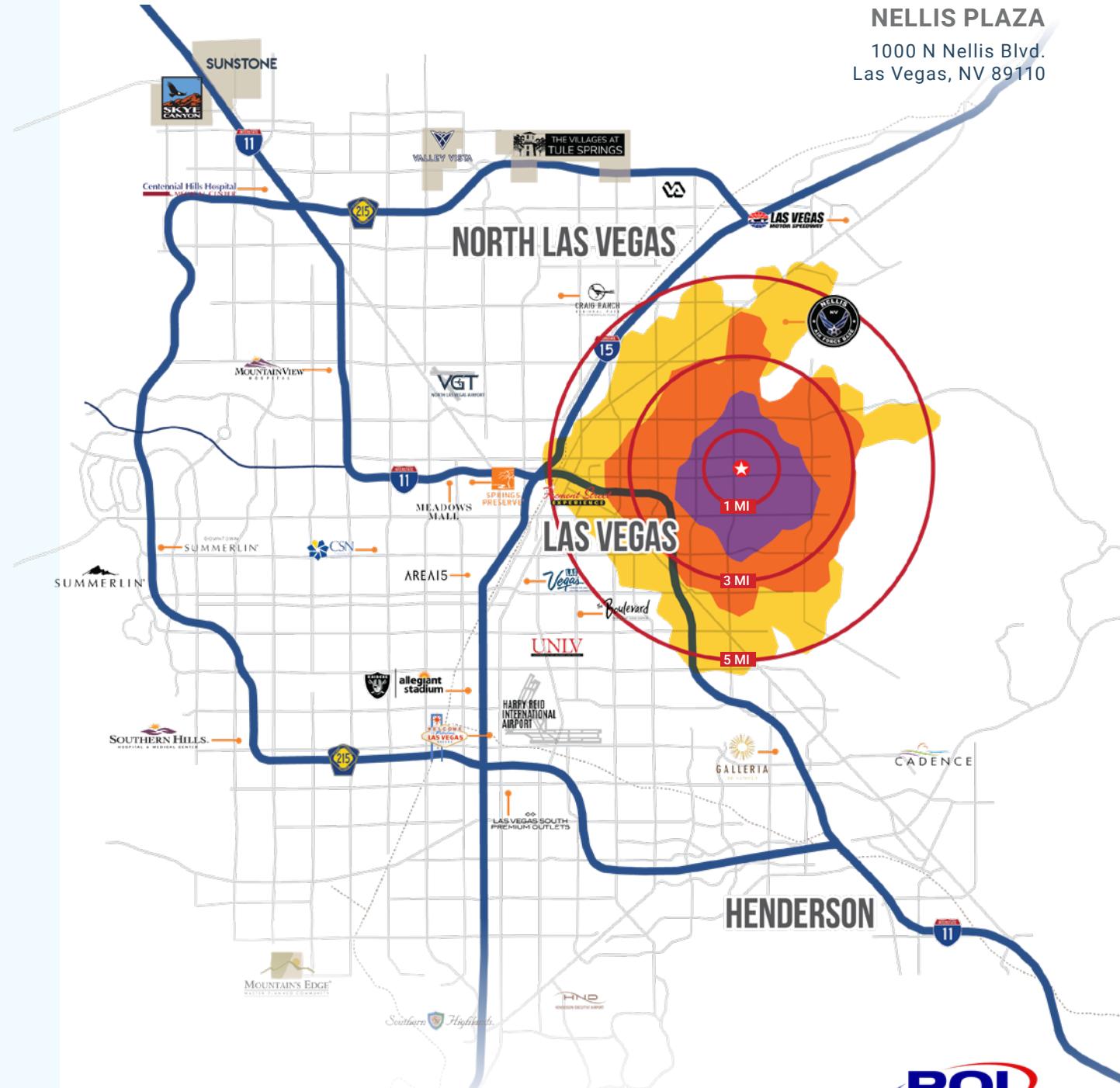
NELLIS BLVD 47,500 VPD



DRIVE TIMES

5 MIN 10 MIN 15 MIN

Source:
SitesUSA 2025
TRINA, NV DOT 2024





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Let's keep in touch.



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