

Nellis Plaza

1000 N Nellis Blvd
Las Vegas, NV 89110

PRIME RETAIL REDEVELOPMENT



graskiretailteam

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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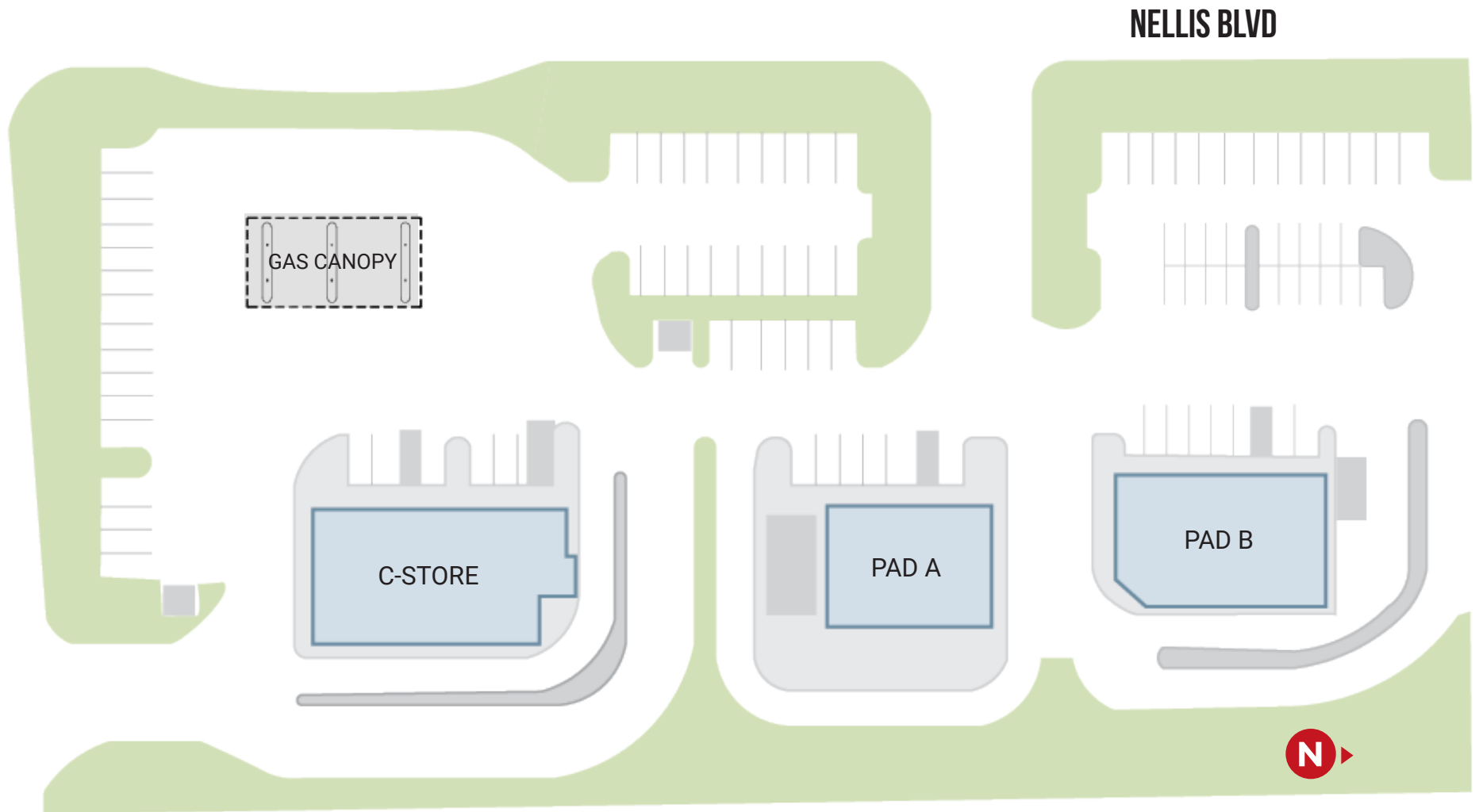


Nearby Traffic Generators:



SCHEMATIC SITE PLAN

NELLIS PLAZA
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SUBJECT TO CHANGE
FOR ILLUSTRATION USE ONLY

OBLIQUE AERIAL

NELLIS PLAZA

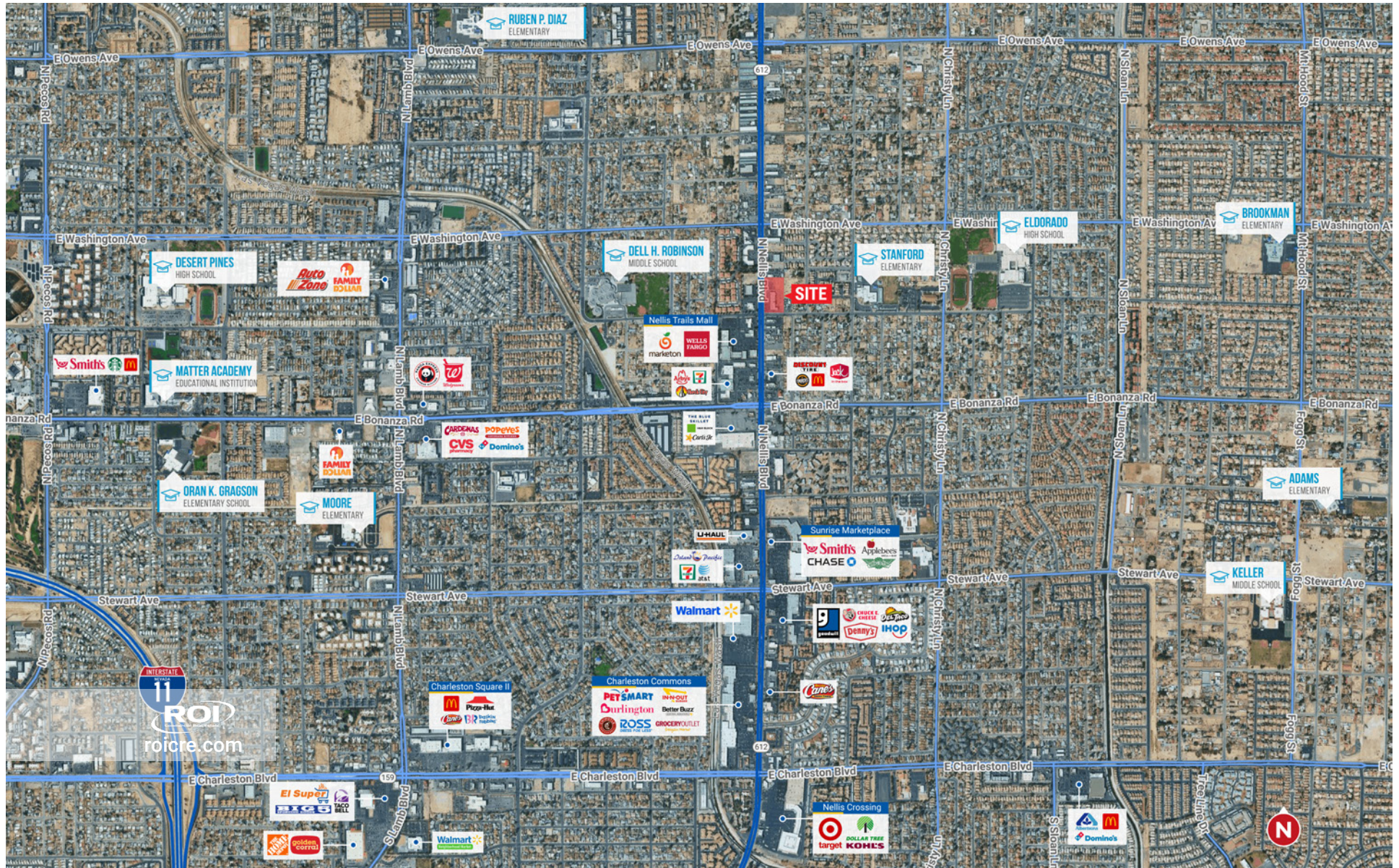
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TRADE AREA AERIAL

NELLIS PLAZA

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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

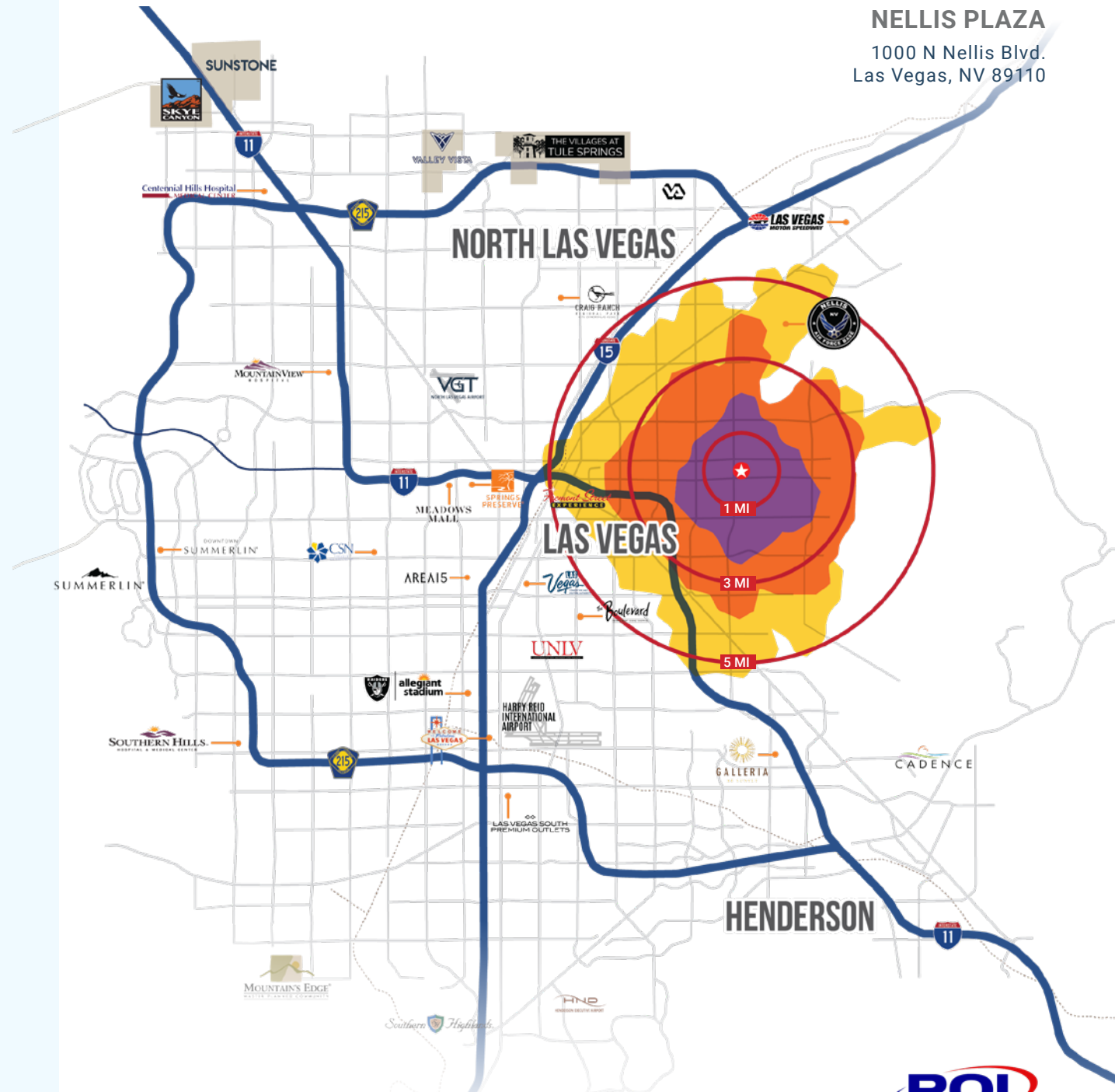
NELLIS BLVD 47,500 VPD



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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