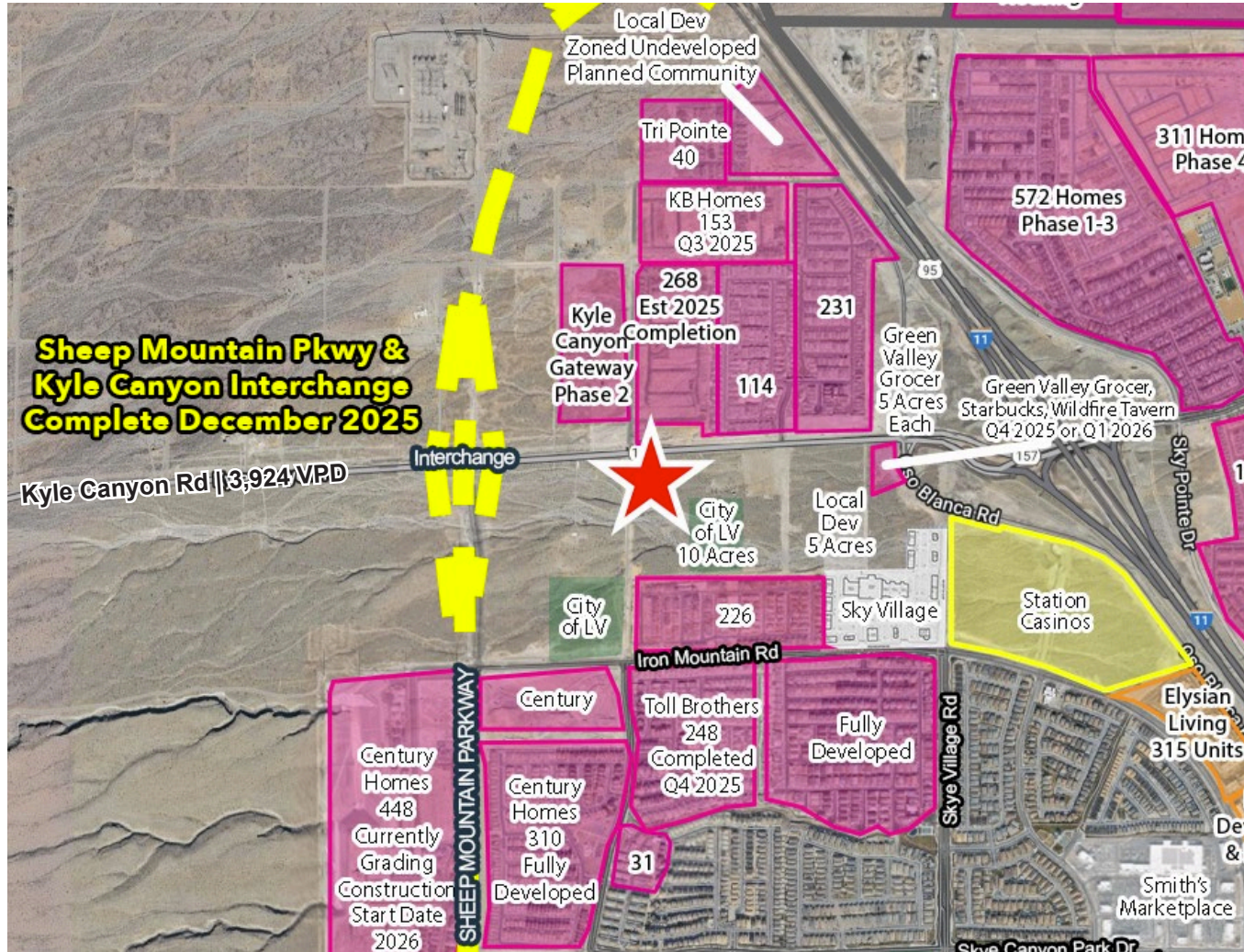


RARE DRIVE-THRU & C-STORE PADS ON KYLE CANYON RD

Alpine Ridge Center | SEC Kyle Canyon Rd & Alpine Ridge Way | Las Vegas, NV 89166



AVAILABLE	±0.5 - ±2.46 Acres
ZONING	C-G Commercial General
APN	126-01-702-001
RATES	Contact Agent

PROPERTY HIGHLIGHTS

- Drive-Thru and C-store Pads Available
- Easy Highway Access to US-95
- Planned Station Casino nearby
- Located between two Master-Planned Communities
- Future Signalized Intersection
- Estimated 1,272 full-time Mt Charleston residents are captive market with one entry/exit point
- **Rare Entitlements:** Fully zoned for convenience stores, fuel stations, and quick-service restaurants – a scarcity in this tightly regulated trade area.
- **Surging Demographics:** Rapidly growing residential and commercial developments nearby will drive strong customer traffic.
- **Flexible Configurations:** Lot size and site layout suitable for single-tenant or multi-tenant development, with ample parking.

2024 DEMOGRAPHIC SNAPSHOT

**Population:**
3-mile radius

64,742

**Average HH Income:**

\$129,510

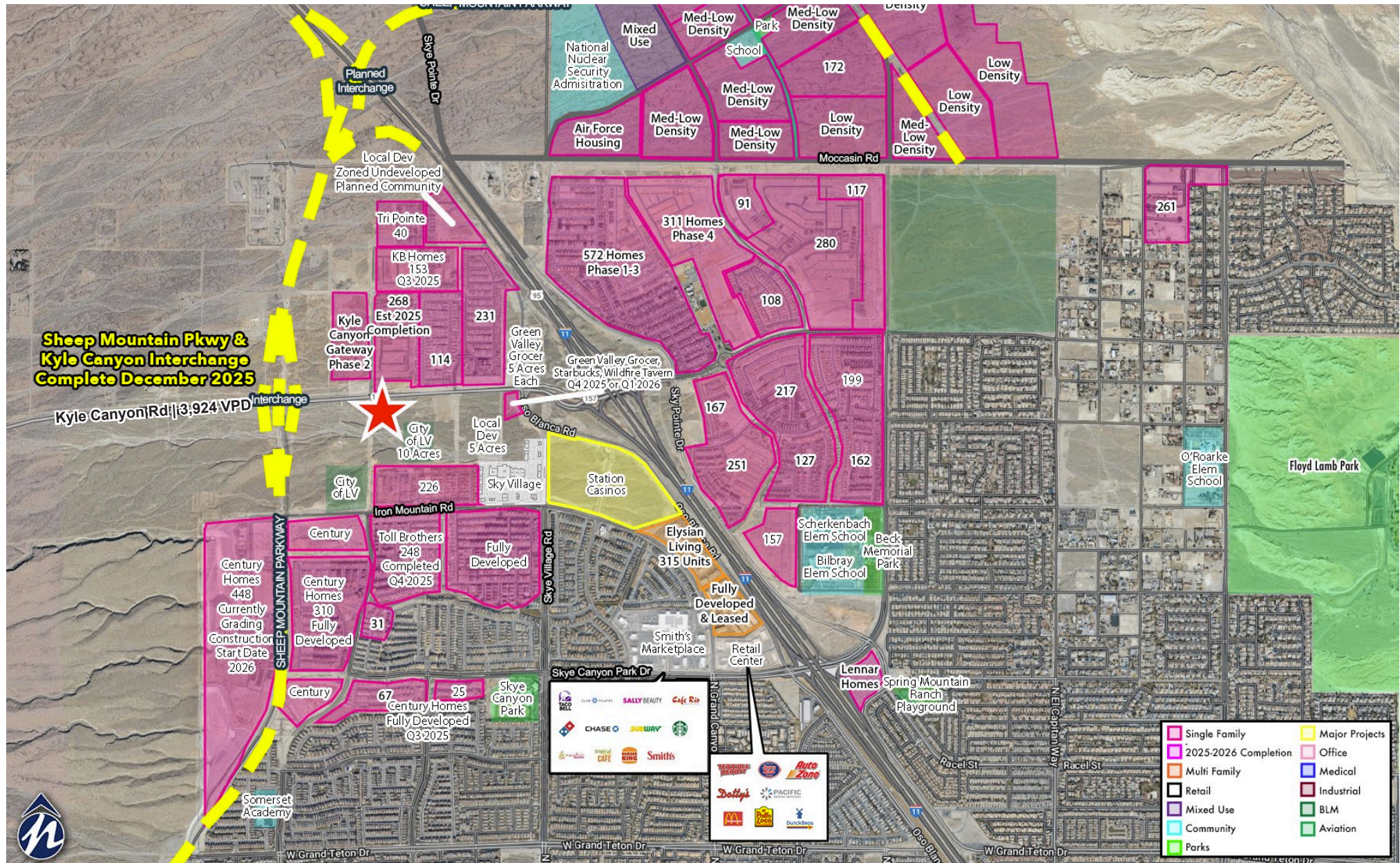


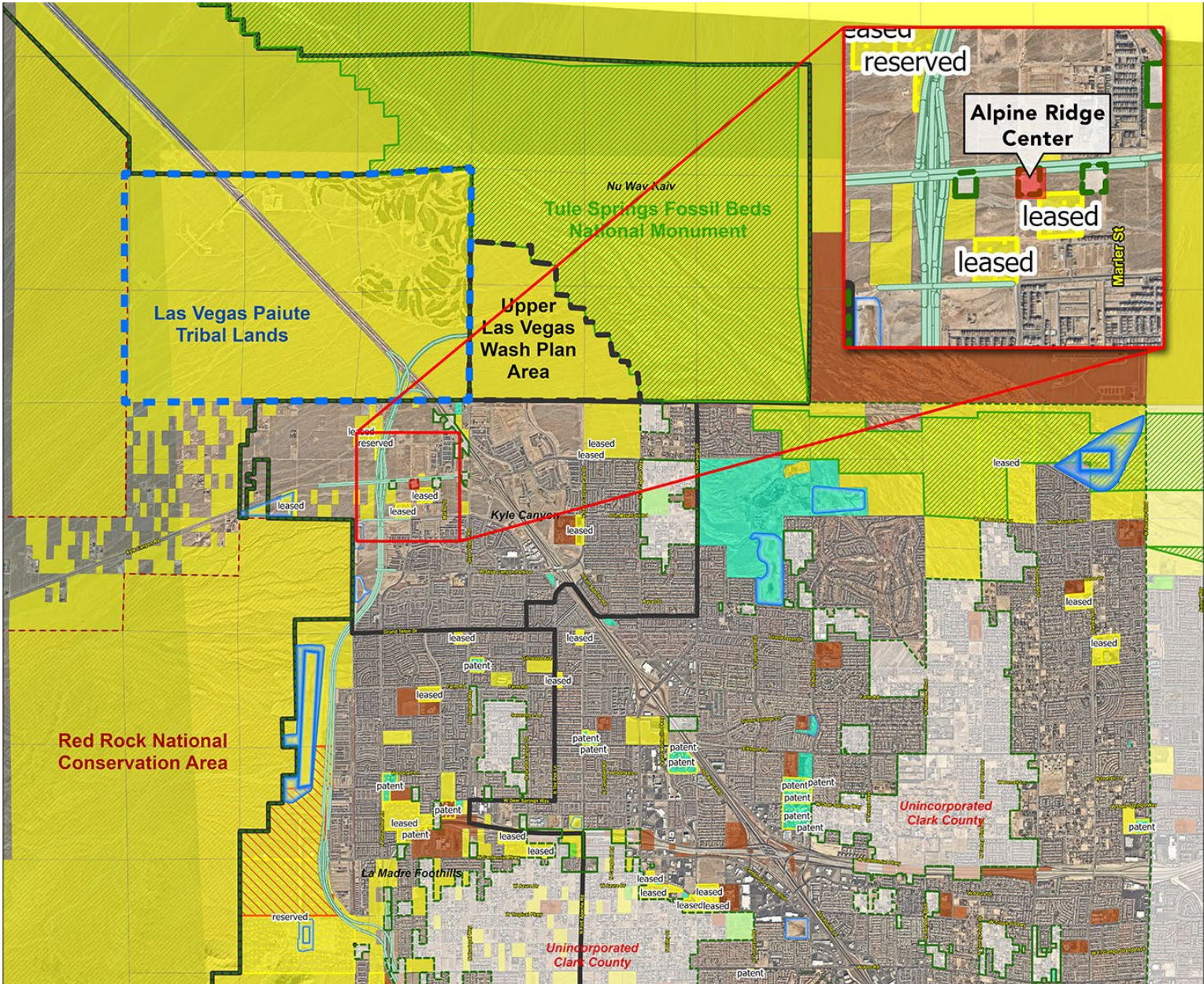
Contact: Ted Baker • c: 702.768.8682 • o: 702.221.2500 ext. 300 • tbaker@newmarketadvisors.com
Nathan Braid • c: 702.888.2806 • o: 702.221.2500 ext. 322 • nbraid@newmarketadvisors.com



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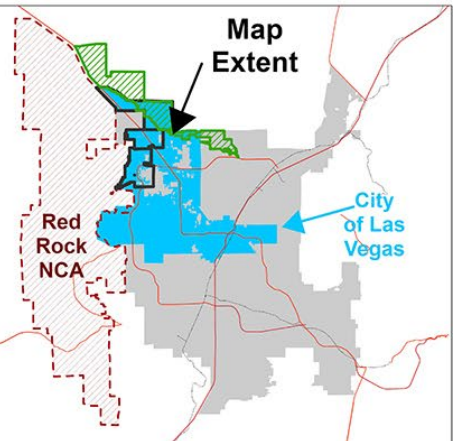


City of Las Vegas

NW Lands Map



Las Vegas Valley - Location Map



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ALPINE RIDGE CENTER

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ALPINE RIDGE CENTER

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SITE AREAS:
 LOT SIZE: (2.46 ACRES) 107,157 SF
 BUILDING FOOTPRINT: 8,800 SF
 LOT COVERAGE: 8%

SETBACKS:

	REQUIRED	PROVIDED
FRONT -	10'-0"	30'-7"
REAR -	0'-0"	12'-6"
SIDE	0'-0"	15'-0"

BUILDING DATA

PROPOSED USES: GAS STATION, RETAIL AND RESTAURANT

MAX BUILDING HEIGHT (30.02.14): 50'-00"
 BUILDING HEIGHT: 22'-8"

BUILDING AREAS:

GAS STATION		700 SF
RETAIL		4,300 SF
COFFEE		1,500 SF
RESTAURANT		2,200 SF
TOTAL:		8,700 SF

PARKING DATA

PARKING REQUIREMENTS: REQUIRED

GAS STATION - (30.04.04- 1/250SF)	3
RETAIL - (30.04.04 - 1/350SF)	13
RESTAURANT - (30.04.04- 1/150 SF)	15
COFFEE - (30.04.04- 1/150 SF)	10

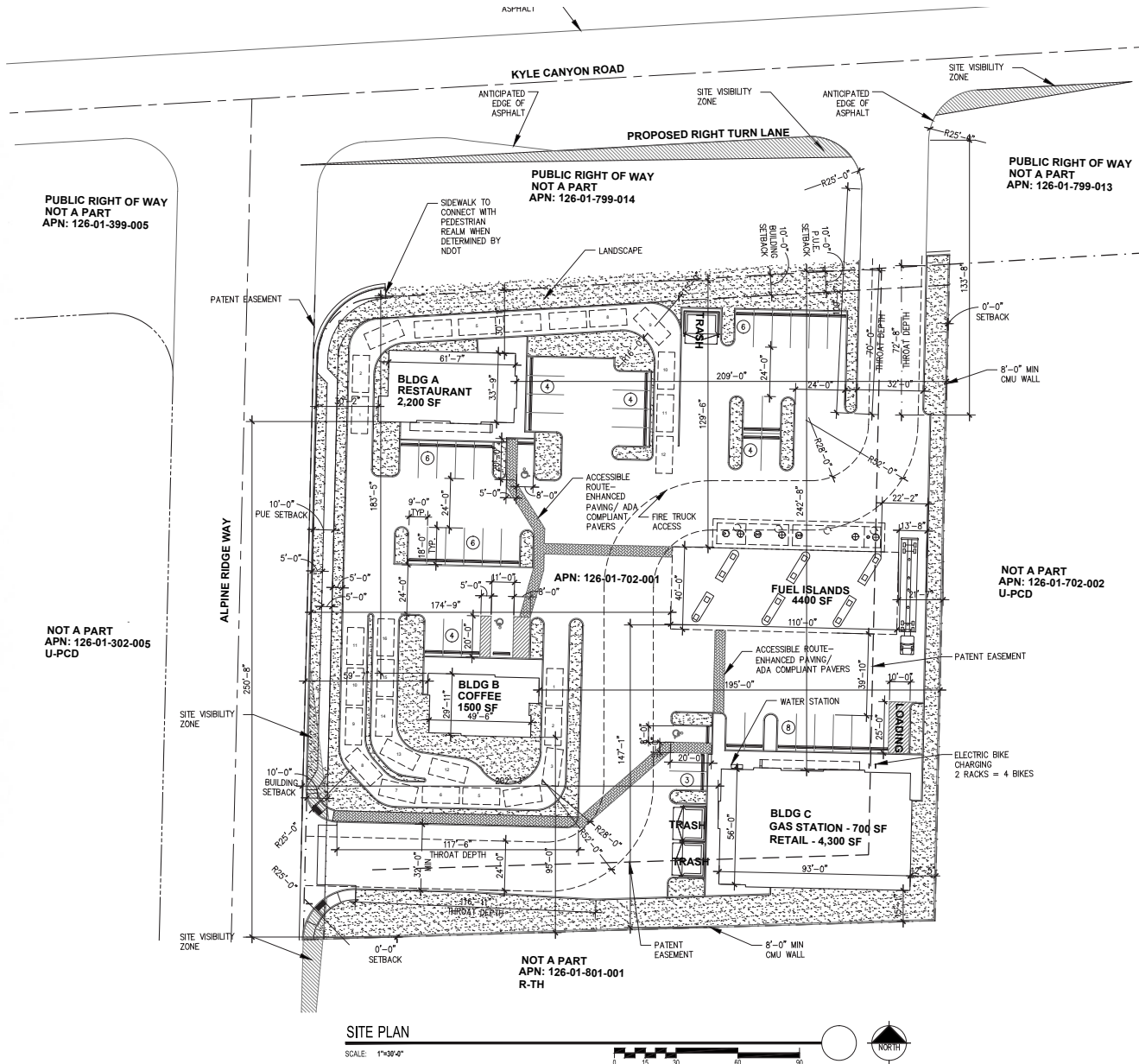
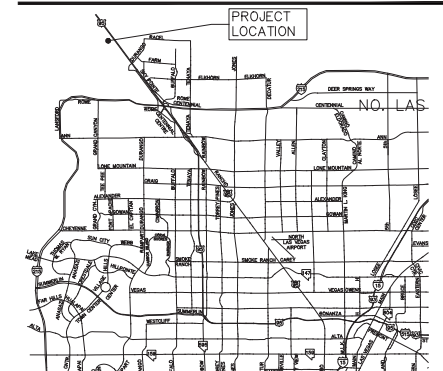
TOTAL REQUIRED PARKING: **41**
 TOTAL PARKING PROVIDED: **45**

ACCESSIBLE PARKING REQUIRED: **2**
 ACCESSIBLE PARKING PROVIDED: **3**

ACCESSIBLE VAN PARKING REQUIRED: **1**
 ACCESSIBLE VAN PARKING PROVIDED: **1**

LOADING ZONES REQUIRED - (30.04-7): **0**
 LOADING ZONES PROVIDED - (30.04-7): **1**

VICINITY MAP



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ALPINE RIDGE CENTER

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2024 ESTIMATED DEMOGRAPHICS



Population

1-Mile	341
3-Mile	64,742
5-Mile	109,166



Average Household Income

1-Mile	\$162,394
3-Mile	\$129,510
5-Mile	\$135,888



Number of Households

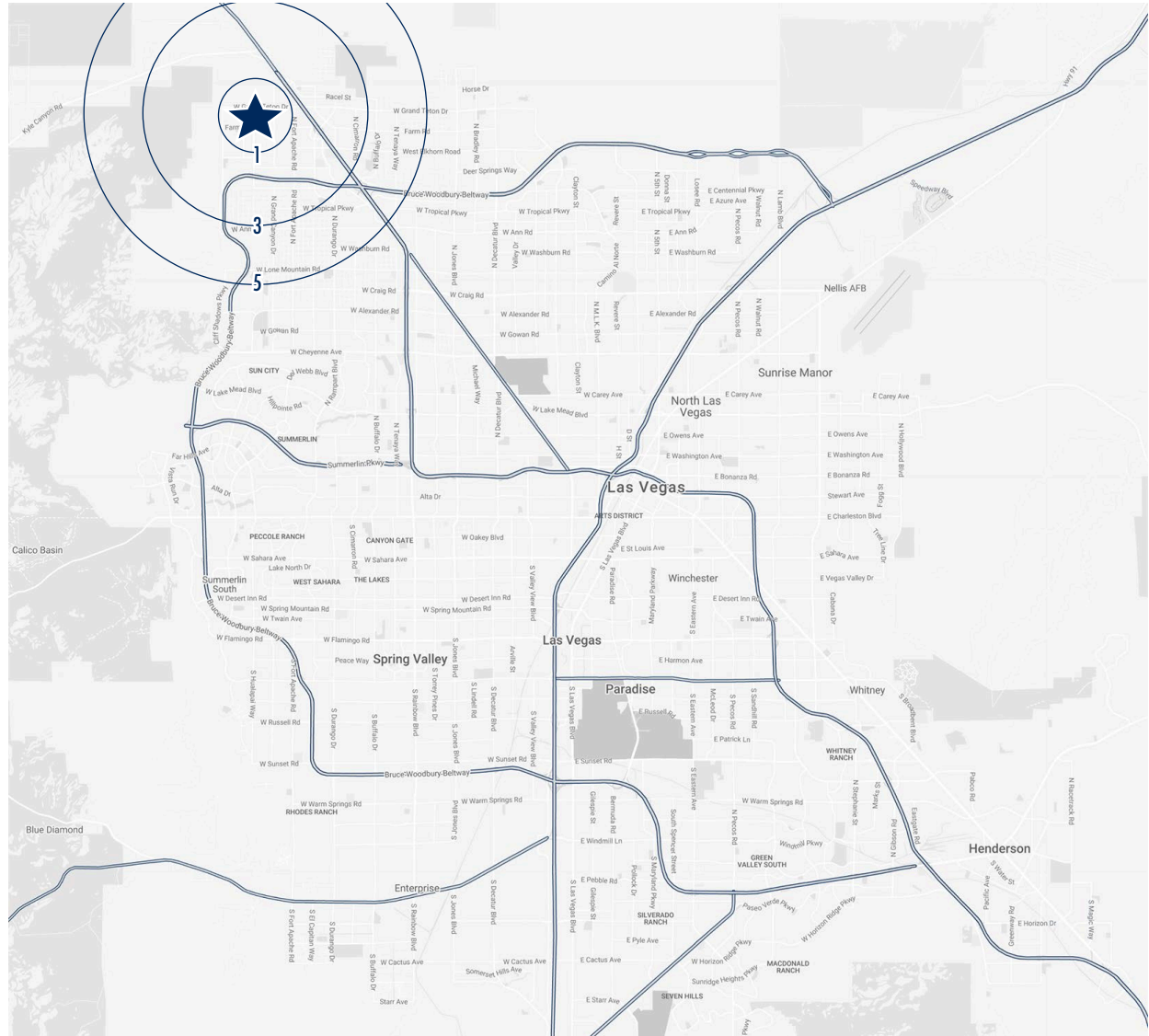
1-Mile	125
3-Mile	22,783
5-Mile	39,521



Daytime Population (Employees)

1-Mile	2
3-Mile	3,840
5-Mile	11,515

LAS VEGAS VALLEY



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CHAINLINKS
RETAIL ADVISORS

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