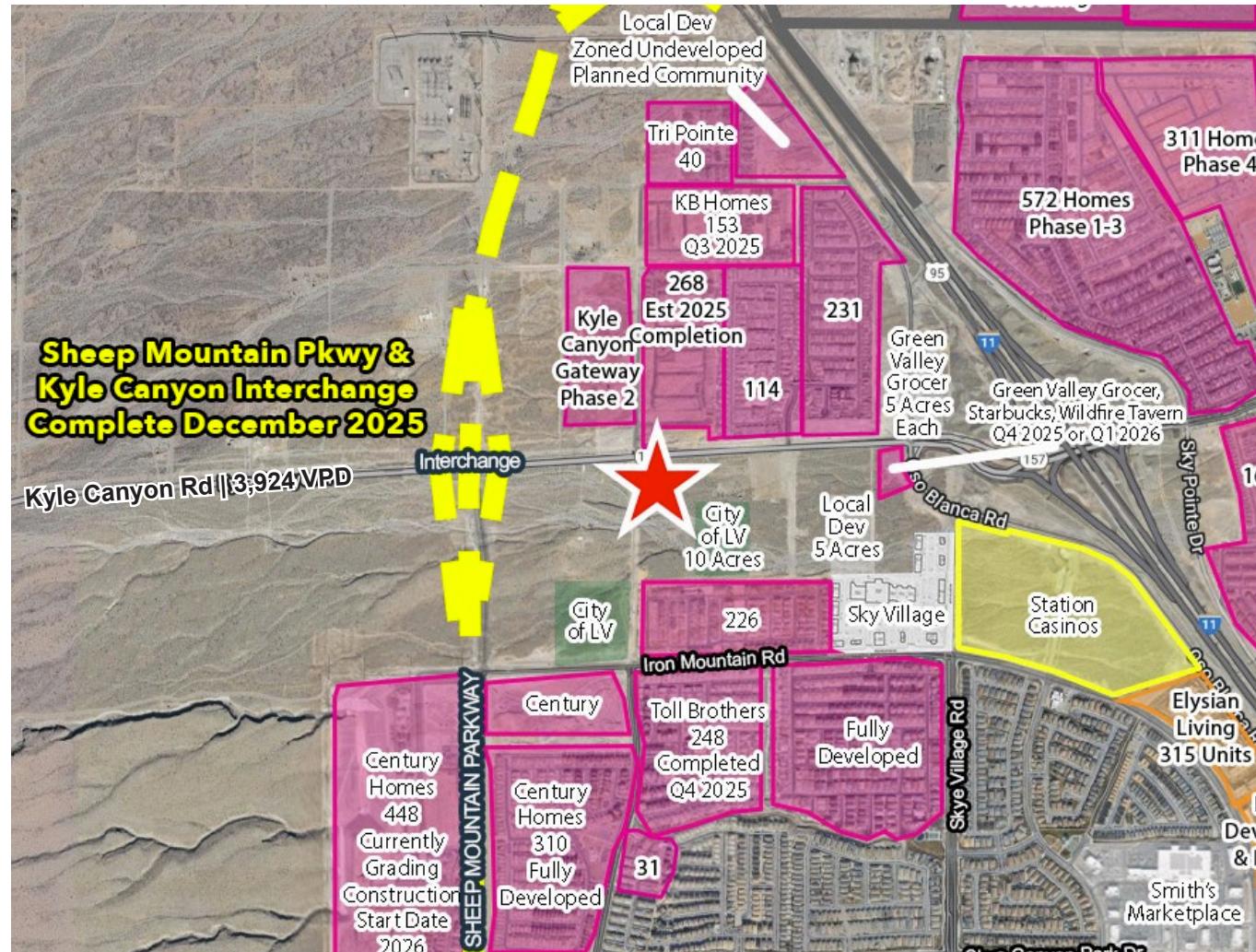


# RARE DRIVE-THRU & C-STORE PADS ON KYLE CANYON RD

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**

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Nathan Braid • c: 702.888.2806 • o: 702.221.2500 ext. 322 • nbraid@newmarketadvisors.com

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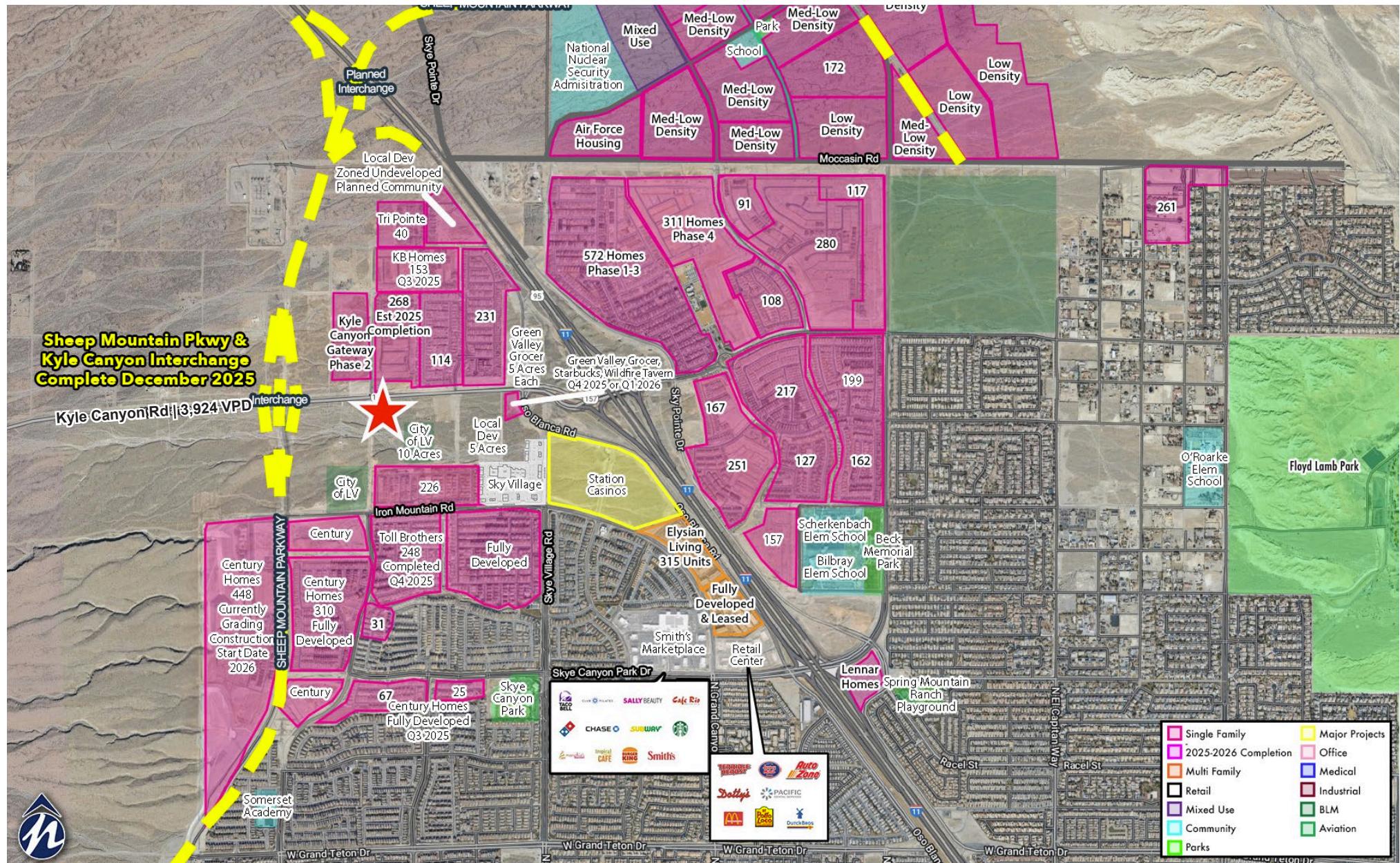
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## ALPINE RIDGE CENTER

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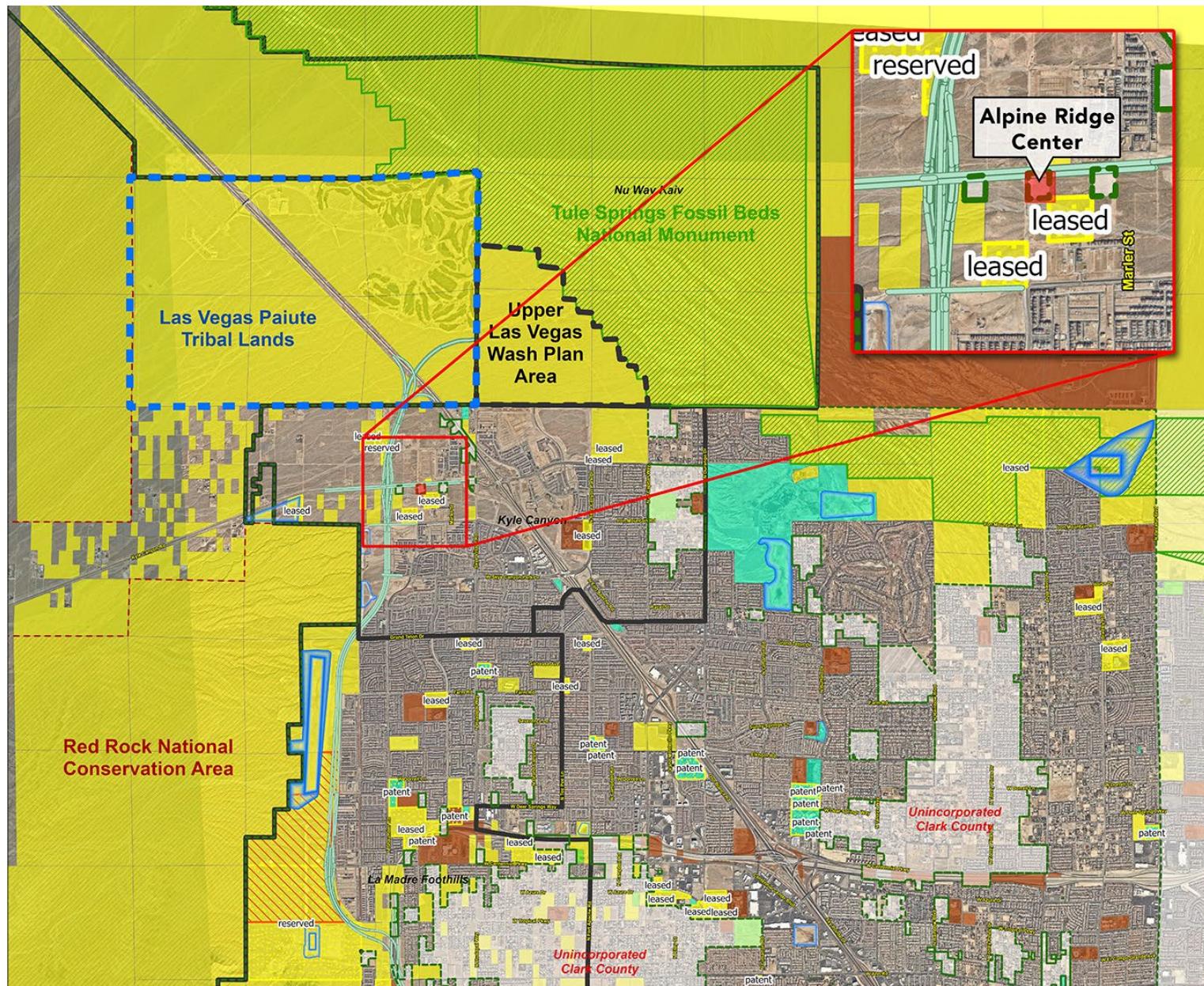
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License: Ted Baker, NV S.16378  
Nether Brae, NV S.187008

November 17, 2025

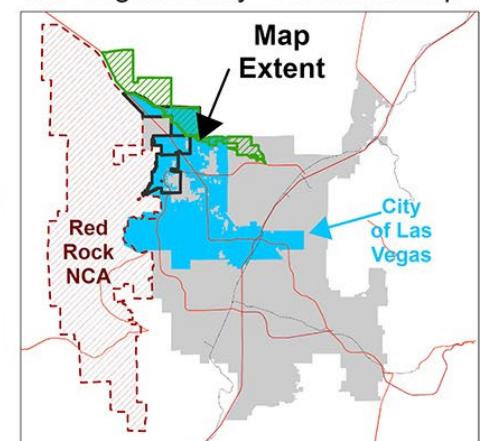


## City of Las Vegas

NW Lands Map



Las Vegas Valley - Location Map



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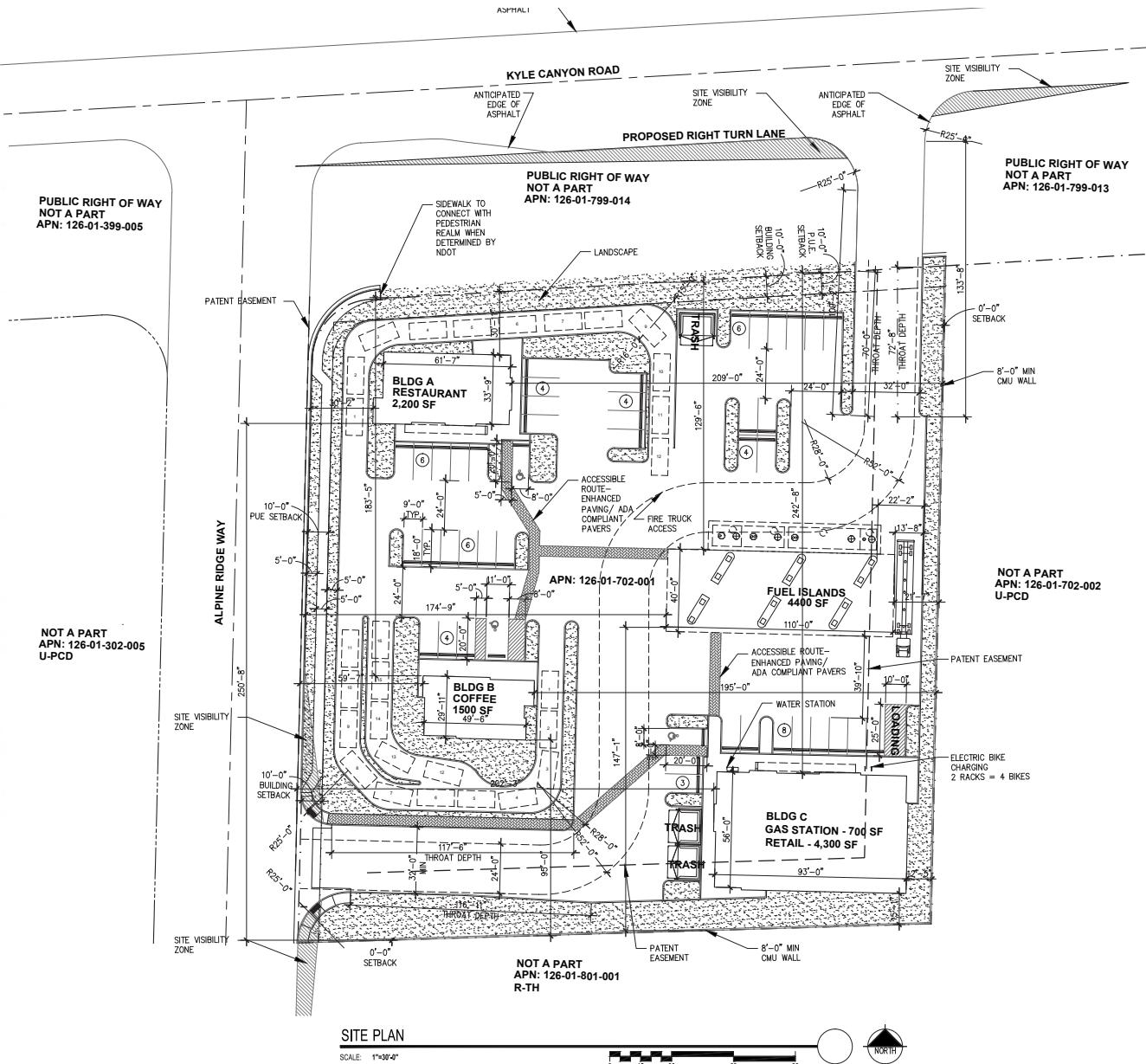


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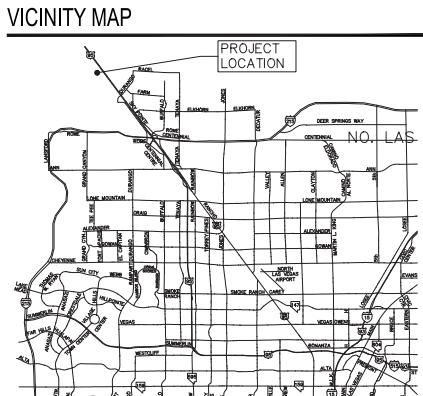
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### 2024 ESTIMATED DEMOGRAPHICS



#### Population

1-Mile	<b>341</b>
3-Mile	<b>64,742</b>
5-Mile	<b>109,166</b>



#### Average Household Income

1-Mile	<b>\$162,394</b>
3-Mile	<b>\$129,510</b>
5-Mile	<b>\$135,888</b>



#### Number of Households

1-Mile	<b>125</b>
3-Mile	<b>22,783</b>
5-Mile	<b>39,521</b>



#### Daytime Population (Employees)

1-Mile	<b>2</b>
3-Mile	<b>3,840</b>
5-Mile	<b>11,515</b>

