

FOR SALE OR LEASE

PLANNED
STORAGE

Walmart

SITE

PROPERTY DETAILS

3720-3880 W. Lake Mead Blvd.
North Las Vegas, NV 89032

- Development Site Available for Sale or Ground Lease
- 11.78 Total Acres (All or Part)
- Ideal for Retail and General Commercial Uses
- Adjacent to Texas Station Redevelopment Site
- Traffic Counts:
 - » 17,000 Vehicles Per Day on Lake Mead Boulevard
 - » 33,000 Vehicles Per Day on Rancho Drive
- 73-Acre Mixed-Use Development Under Construction
- APN: 13919510007

2025 DEMOS



EST. POPULATION

1 MILE » 13,370
3 MILE » 179,706
5 MILE » 495,695



EST. HOUSEHOLDS

1 MILE » 4,778
3 MILE » 63,949
5 MILE » 182,683

EST. AVERAGE
HH INCOME

1 MILE » \$62,906
3 MILE » \$81,122
5 MILE » \$88,878

NEWMARK



MOUNTAIN WEST

JEFFREY MITCHELL, CCIM

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FULL SERVICE

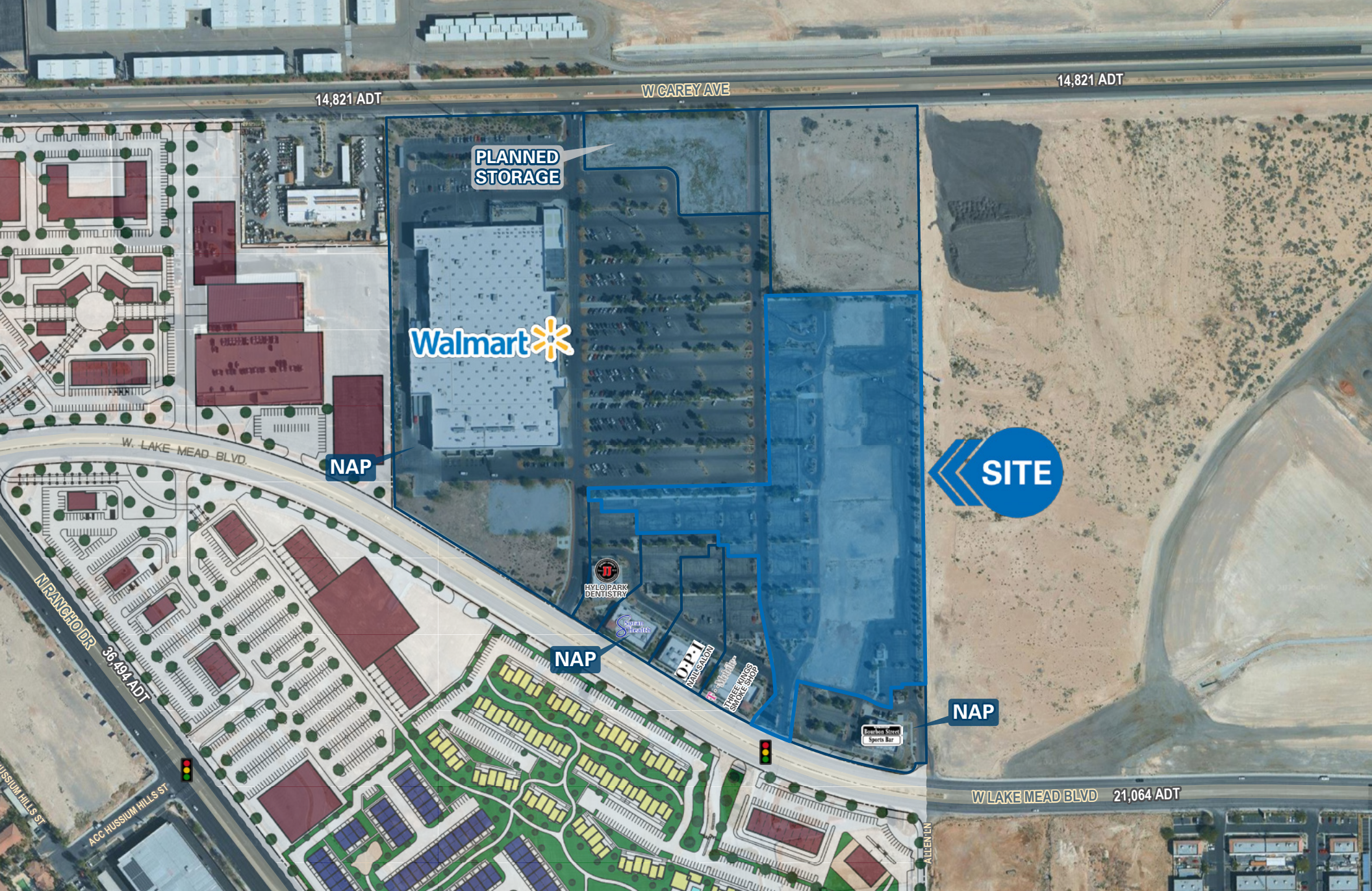
COMMERCIAL REAL ESTATE

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- Hotel
- Retail/Restaurant
- Apartments
- Townhomes
- Office
- Community Facility

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