

DESERT INN & SANDHILL NWC
LAS VEGAS, NV 89121

migration
ces



PAD SITE

E DESERT INN RD

S SANDHILL RD



**HARD CORNER PAD
AVAILABLE**

SALE, GROUND LEASE, BTS, RBTS
PROPOSED RETAIL PAD

3798 E Desert Inn Rd

Desert Inn & Sandhill NWC
Las Vegas, NV 89121

0.56 AC
FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Hard corner pad available
- Pad has great visibility with signalized intersection
- Site plan moldable based on Qualified Tenant's needs
- Access from both Desert Inn & Sandhill Rd
- Over 36,000 VPD at the intersection
- Cross access with adjacent parcel occupied by 7 Eleven



APN 161-07-402-003

SIZE ± 0.56 AC

ZONING Local Business (C-1)

ADJACENT TENANTS



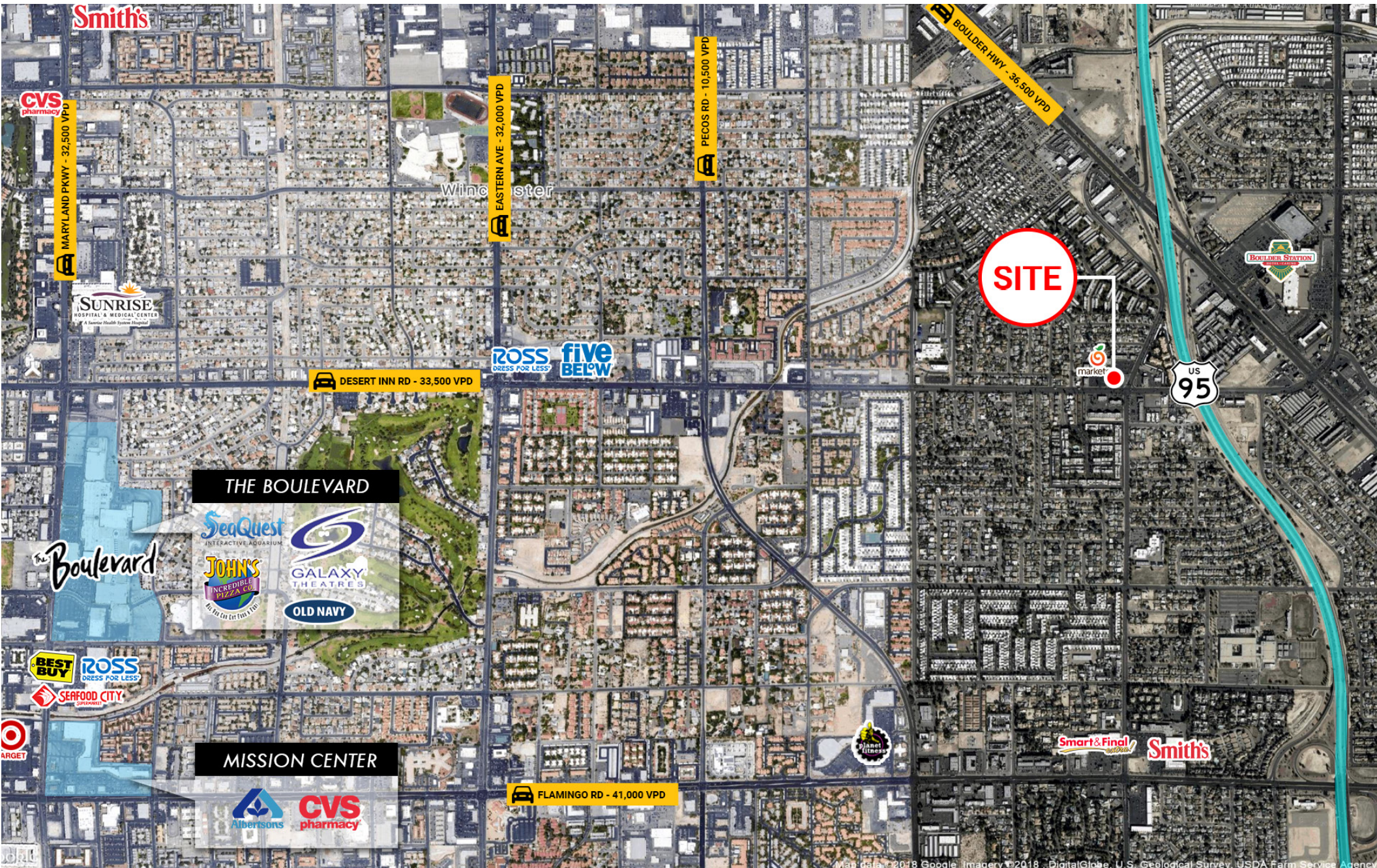
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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



Site Aerial

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Demographics

DESERT INN & SANDHILL NWC
LAS VEGAS, NV 89121



ACCESSIBLE & CONNECTED

THE LAS VEGAS STRIP
± 38 MILLION VISITORS IN 2022

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)
SERVED OVER 52.6 MILLION PASSENGERS IN 2022

Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO
SOUTHERN CALIFORNIA - EXPECTED 5.5 MILLION ANNUAL
VISITORS

I-15 FREEWAY
296,000 CARS PER DAY

RADIUS	POPULATION	AVERAGE HHI
1 Mile	22,717	\$57,562
3 Miles	233,158	\$54,581
5 Miles	500,603	\$57,500



Traffic Counts

E Desert Inn Rd - 33,500 VPD
S Sandhill Rd 3,400 VPD
I-515 - 147,000 VPD

Sources:
SitesUSA 2022
TRINA, NV DOT 2021

FOR MORE INFORMATION

DAN ADAMSON



702.550.4934



dan@roicre.com



NV Lic# B.0026992.CORP

EDWARD LEHNARDT, CCIM



702.830.1119



edward@roicre.com



NV Lic# S.0180688

CHRIS WALDBURGER



702.483.3683



chris@roicre.com



NV Lic S.0190814

Let's keep in touch.



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www.roicre.com



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148