

For Sale or Lease

North Las Vegas Pad Development Opportunity



SUBJECT
± 0.84 AC

Retail

The logo for ampm, featuring the word "ampm" in a stylized font with a red and blue arc above it.

Too much good stuff

The logo for ARCO, featuring the word "ARCO" in a blue box with a red cross symbol to its right.

2024 W. Ann Rd.
North Las Vegas, NV 89031

Sean Margulis
Founding Partner
702.340.4251
smargulis@logicCRE.com
S.0070247

Seth Zeigler
Associate
702.334.3965
szeigler@logicCRE.com
S.0196121

Adam Miller
Associate
702.513.3512
amiller@logicCRE.com
S.0205315

Listing Snapshot



\$1,450,000
Sale Price



\$120K
Ground Lease



± 0.84 AC
Lot Size



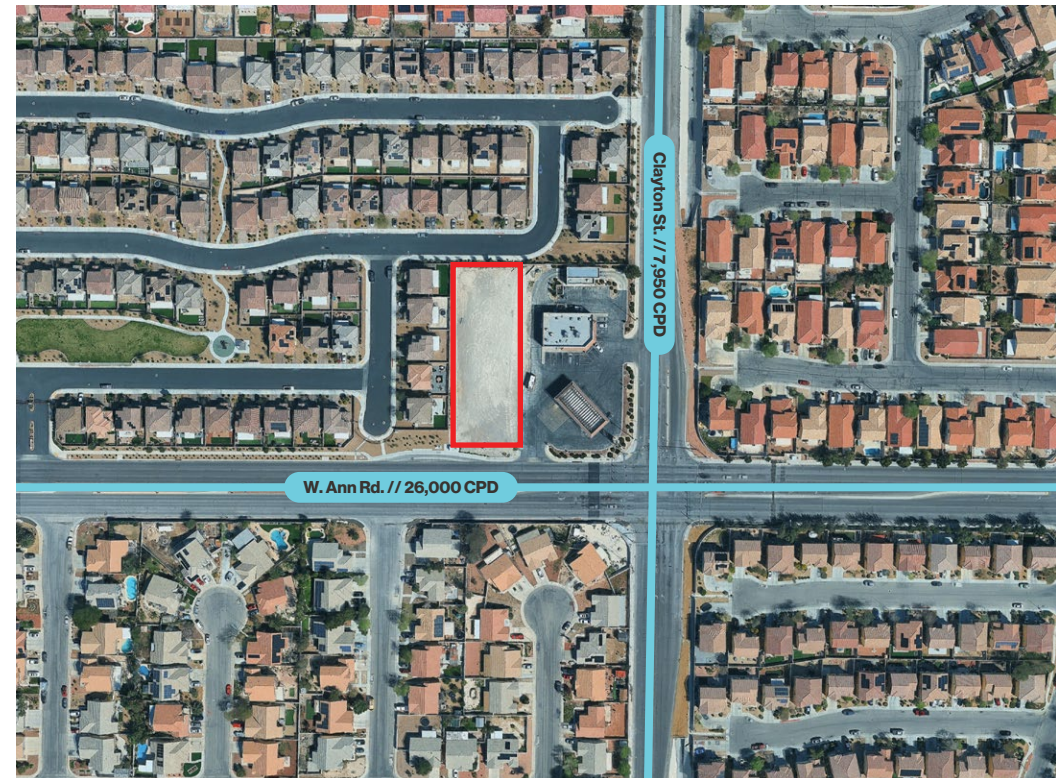
C-1
Zoning

Property Highlights

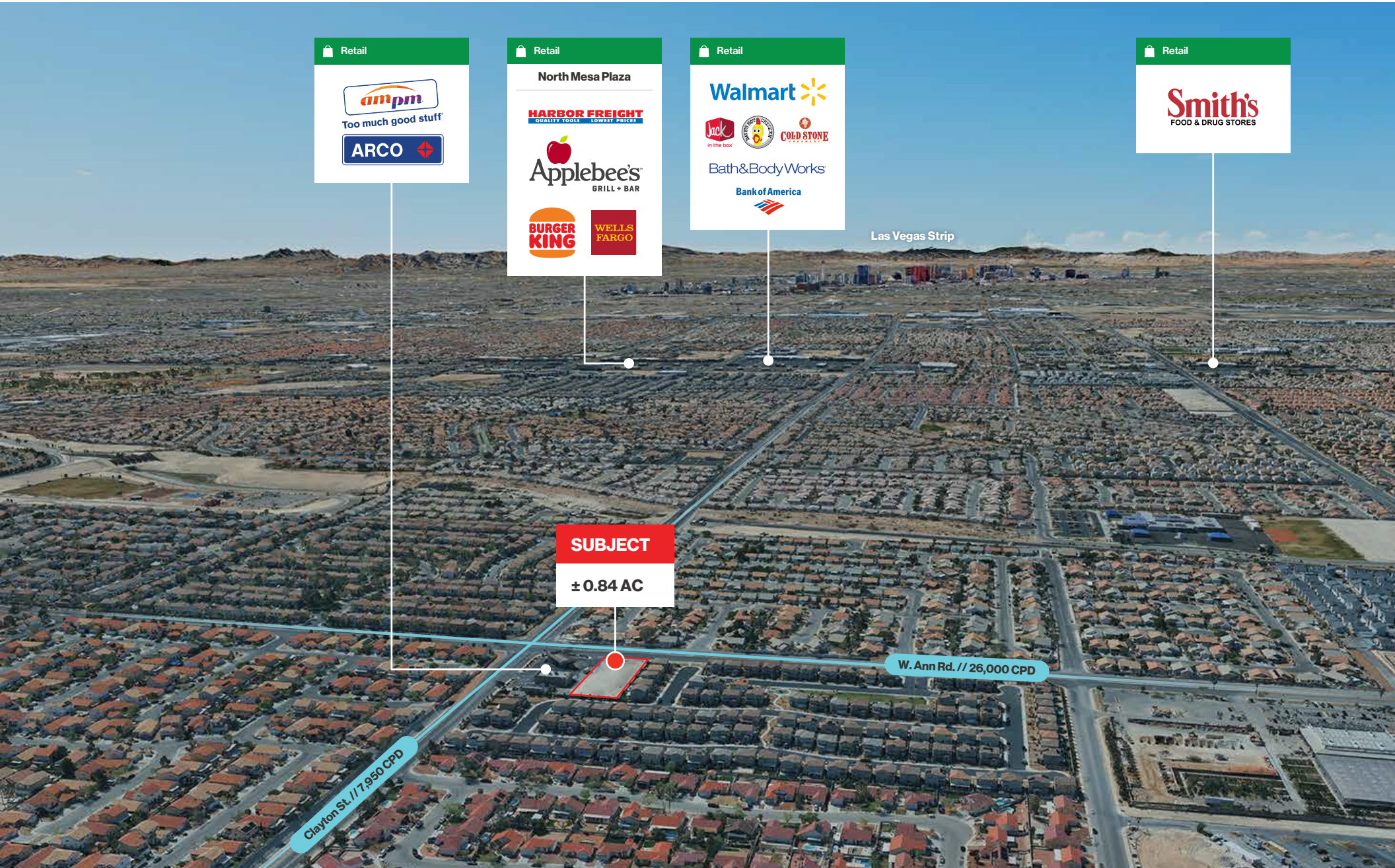
- **One Parcel Off the Hard Corner of Ann & Clayton, Adjacent to High-Volume ARCO AMPM** - Nestled next to one of the corridor's busiest fuel/convenience stops, with immediate W. Ann Rd. frontage. Surrounded by Cottonwood, a sold-out gated Century Communities neighborhood with homes valued at \$400K+, putting a dense, captive residential consumer base at the doorstep.
- **Surrounded by High-Traffic National Retailers** - The corridor is anchored by a high-volume Albertsons, Walmart, and one of the top-performing Dollar Tree locations in the Las Vegas market — ranked #2 in the Las Vegas metro and top 97% nationwide by visitor traffic (Placer.ai), driving consistent consumer activity to the immediate trade area.
- **Dense, High-Income Trade Area** - Over 27,000 residents within 1 mile and 189,000 within 3 miles, with average household incomes exceeding \$106,000 across all rings — a deep, consistent consumer base that supports a broad range of retail, restaurant, and service concepts.
- **C-1 Commercial Zoning – Broad Use Flexibility** - Zoned C-1 (Neighborhood Commercial) by the City of North Las Vegas, permitting a wide range of retail, restaurant, medical, personal service, and office uses by right — allowing a buyer or ground lease tenant to move efficiently from entitlement to development.

Demographics

	1-mile	3-mile	5-mile
2025 Population	27,090	189,542	373,440
2025 Average Household Income	\$106,558	\$108,858	\$104,961
2025 Total Households	8,850	63,576	126,415







Retail

ampm
Too much good stuff

ARCO

Retail

North Mesa Plaza

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Applebee's
GRILL + BAR

BURGER KING **WELLS FARGO**

Retail

Walmart

Jack in the box **COLD STONE**

Bath & Body Works

Bank of America

Retail

Smith's
FOOD & DRUG STORES

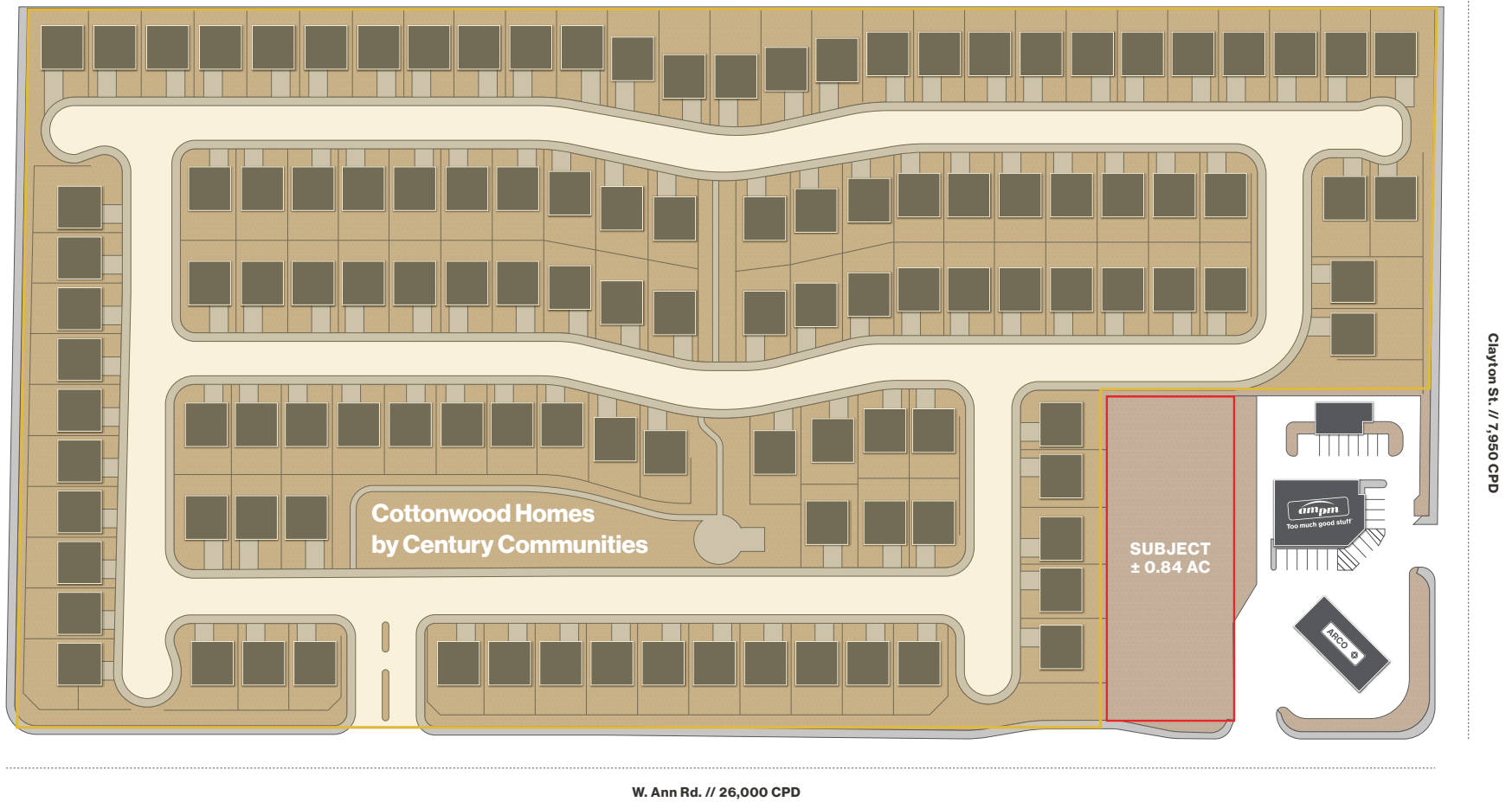
SUBJECT
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Clayton St. // 7,950 CPD

W. Ann Rd. // 26,000 CPD

Las Vegas Strip





LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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Founding Partner
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