

# PAD AVAILABLE

FOR GROUND LEASE

SWC Searles Ave. & N Eastern Ave  
Las Vegas, NV 89101



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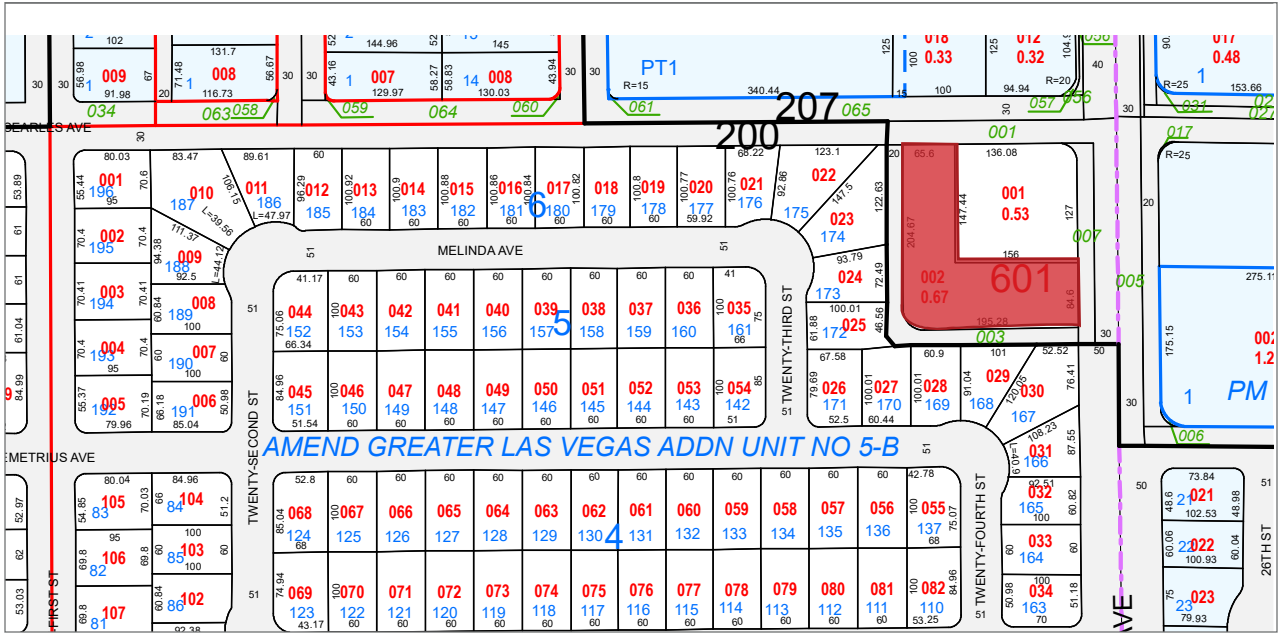
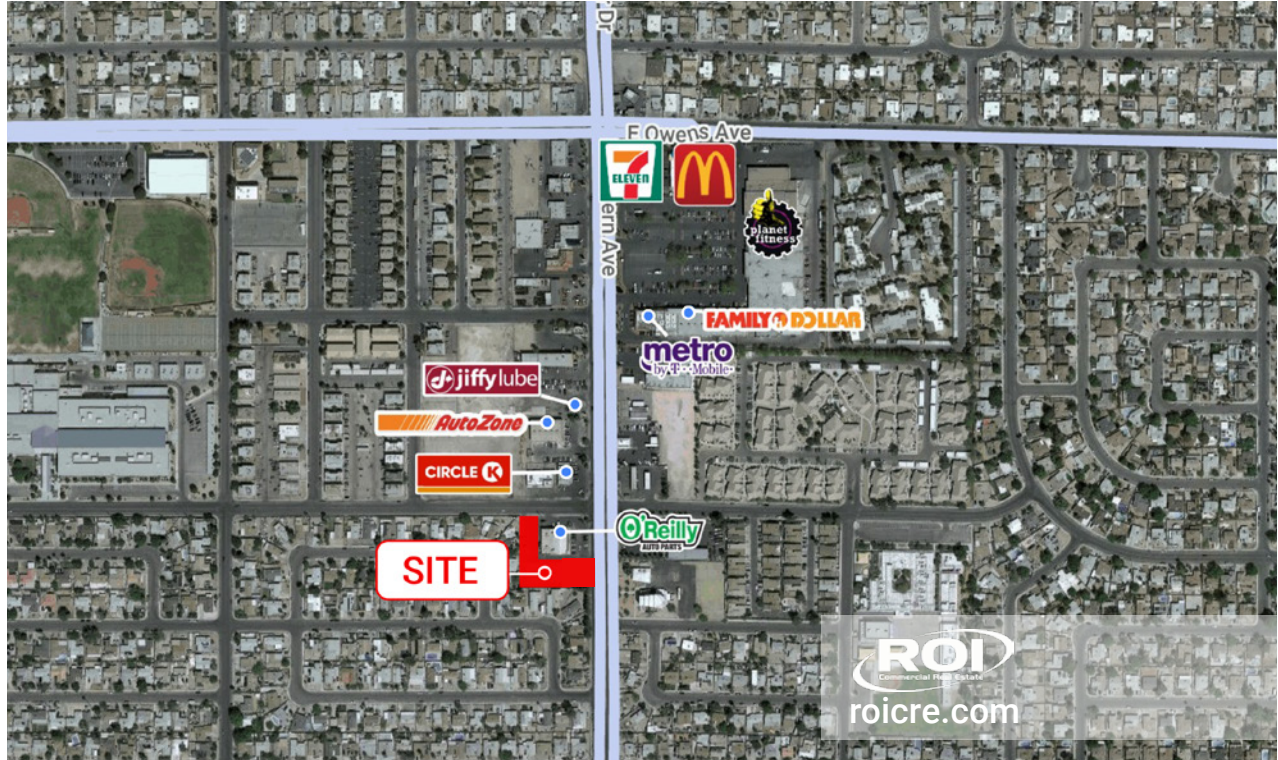
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# PROPERTY HIGHLIGHTS

- **±0.67 AC** of land available for ground lease at the SWC of Searles Ave. & N Eastern Ave.
- Property is located along busy N Eastern Ave allowing easy access to amenities, schools and shopping.
- Adjacent to O'Reilly Autoparts.

RANCHO HIGH SCHOOL	0.3 mi
LAS VEGAS BLVD	1.0 mi
NORTH VISTA HOSPITAL	1.0 mi
CASHMAN FIELD	1.3 mi
SMITH'S	1.5 mi
SILVER NUGGET	1.6 mi
JERRY'S NUGGET	1.7 mi
THE NEON MUSEUM	2.0 mi





**139-26-601-002**  
 APN

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**Limited Commercial (C-1)**  
 ZONING

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**30,500 VPD**  
 N Eastern Ave

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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







12,500 VPD

SILVER NUGGET CASINO

Smith's

604  
SUBWAY metro  
ROSS DRESS FOR LESS ACE Hardware  
La Bonita WINGSTON

North Las Vegas

POPEYES  
goodwill Pizza-Hut

43,000 VPD

North Vista Hospital

TOM WILLIAMS ELEMENTARY SCHOOL

WELLS FARGO STARBUCKS CHIPOTLE  
CVS pharmacy TACO BELL

10,900 VPD

RANCHO HIGH SCHOOL

7 ELEVEN MCDONALD'S  
FAMILY DOLLAR metro by T-Mobile

SITE

WALTER BRACKEN ELEMENTARY SCHOOL

10,600 VPD

CASHMAN FIELD

BP BURGER KING STARBUCKS dd's DISCOUNTS  
&Smart & Final USbank  
Walgreens

30,500 VPD

Smith's 7 ELEVEN  
McDonald's tropical CAFE  
ROI

13,400 VPD

reiere.com

Trade Area Aerial  
2400 SEARLES AVE



# AREA DEMOGRAPHICS



## POPULATION

**31,328**

WITHIN A 1 MI RADIUS OF SITE

**224,731**

WITHIN A 3 MI RADIUS OF SITE

**528,408**

WITHIN A 5 MI RADIUS OF SITE



## AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$48,953	\$46,587	\$56,295



## TRAFFIC COUNTS

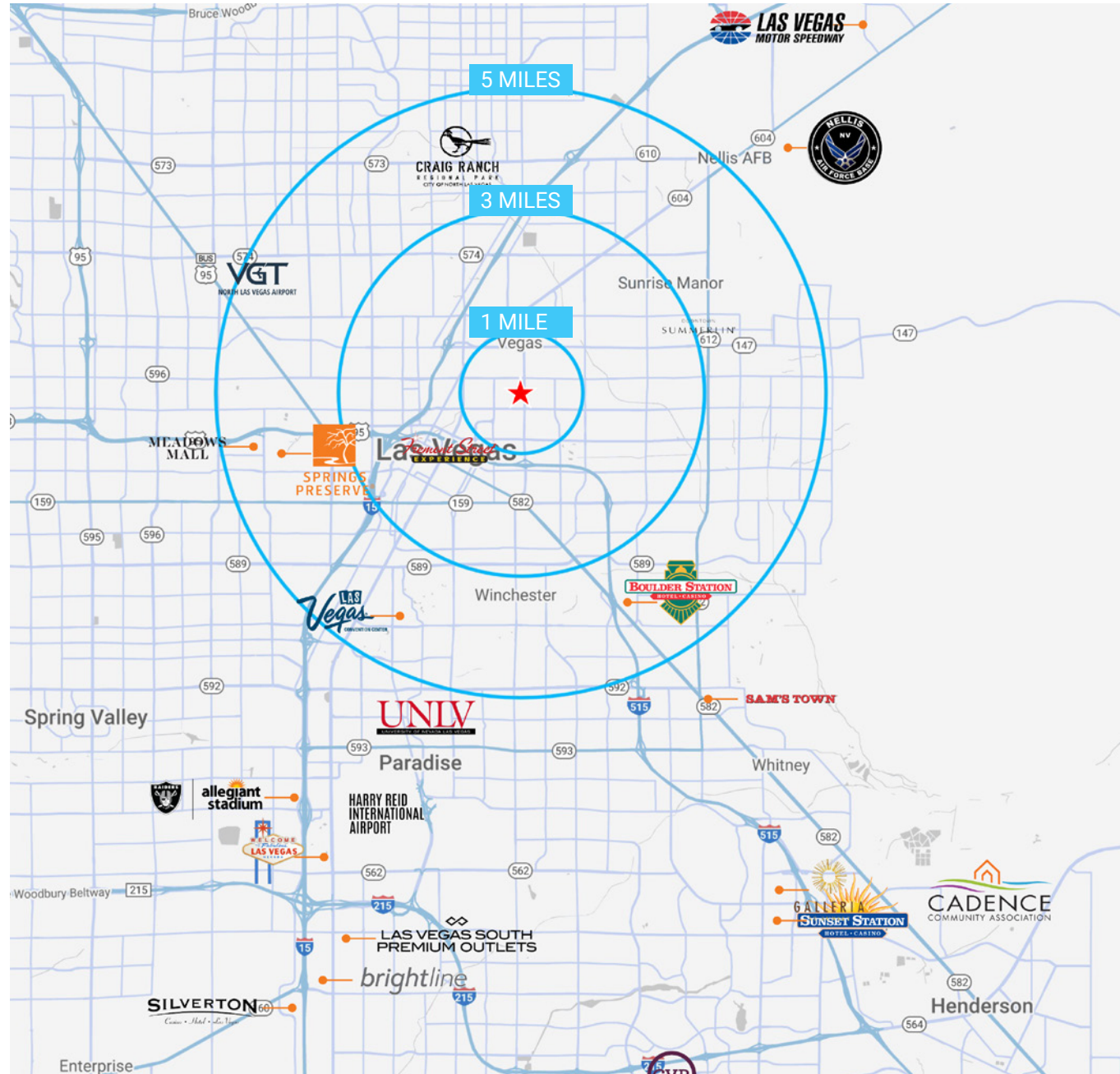
N Eastern Ave	30,500 VPD
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Source:  
SitesUSA 2022  
TRINA, NV DOT 2021

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## RETAIL PAD FOR GROUND LEASE

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