

6315

E LAKE MEAD BLVD
LAS VEGAS, 89156



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 **NORTH AMERICAN**
COMMERCIAL

AVAILABLE FOR SALE

PROPERTY DETAILS

Situated on	±0.73 Acres
APN:	140-22-716-001
Built in:	1991
Address:	6315 E Lake Mead Blvd, N Las Vegas, NV 89156
Building Square Footage:	±4,750
Tenancy:	Multiple
Property Type:	Retail
Parking:	TBD
Zoning:	Commercial General (CG)
Submarket:	Sunrise Manor
NOI:	Contact Broker
Annual Property Taxes:	±\$4,519.49

- Multi-tenant
- Close proximity to the Freeway
- E Lake Mead Frontage
- High Visibility Property
- Re-development opportunity
- Located in an low vacancy region
- Over 20,000 vehicles passing daily
- Month to-month tenants in place. Great for re-development.

Buyer to verify all building aspects pertaining to the purchase

ASKING PRICE
\$2,099,000

TOTAL SF
±4,750

High Visibility/High Profile

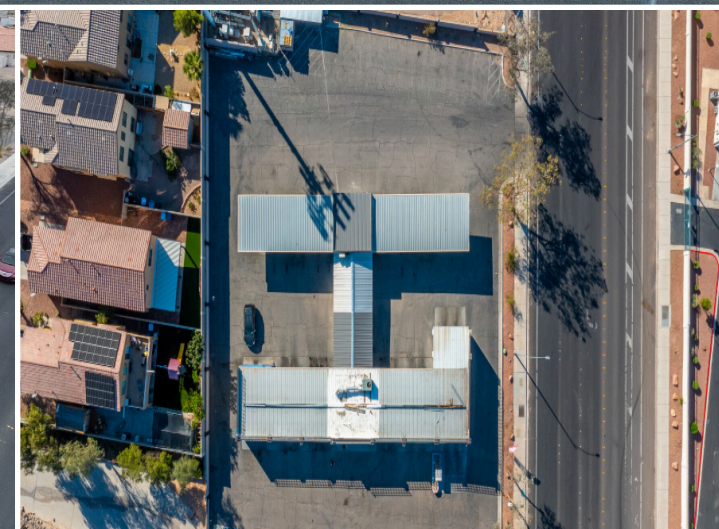
This high-visibility retail property offers a prime location with exceptional frontage and accessibility. Designed for versatility, the property features ±4,750 SF of adaptable space. With ample parking, it accommodates a variety of uses, from retail to automotive, and even a gas station.

Tenants:

- Green Spa Smog & Lube

Sale Type: Redevelopment/Investment/Owner User

Estimated NOI: Contact Broker



MARKET SUMMARY

Northeast Las Vegas, NV

N Las Vegas's retail market remains one of the strongest in the nation, driven by a diversified economy, population growth, and strategic geographic positioning. The city's continued investment in infrastructure and logistics facilities ensures that demand for retail space will remain robust. Additionally, the influx of businesses relocating from neighboring states for cost advantages reinforces the stability and growth potential of this market.

INVESTMENT UPSIDE

The Northeast is one of the fastest-growing cities in Nevada, with a booming economy, excellent schools, and a vibrant residential community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this retail space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!



NORTH EAST


38,200,000
Inventory


5.0%
Vacancy Rate





SITUATED IN THE HEART OF THE HIGHLY DESIRABLE NORTHEAST SUBMARKET

The property at 6315 E Lake Mead is strategically located within the Northeast Retail, one of Las Vegas's most dynamic and sought-after retail hubs. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of retail, healthcare, professional services and entertainment options.

Vacancy Rates: The Northeast submarket continues to see low vacancy rates, currently hovering around 5%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: The area surrounding 6315 E Lake Mead offers a variety of convenient amenities. Nearby shopping centers like the Lake Mead shopping center and the Village square provide a mix of retail stores.

Nearby Businesses: Major corporations and logistics hubs, including Walmart, Albertsons, Meineke, Taco Bell and Storage USA operate in the vicinity, highlighting the submarket's appeal for businesses.

SUBMARKET



442,000


Under Construction





1,128


Existing Buildings

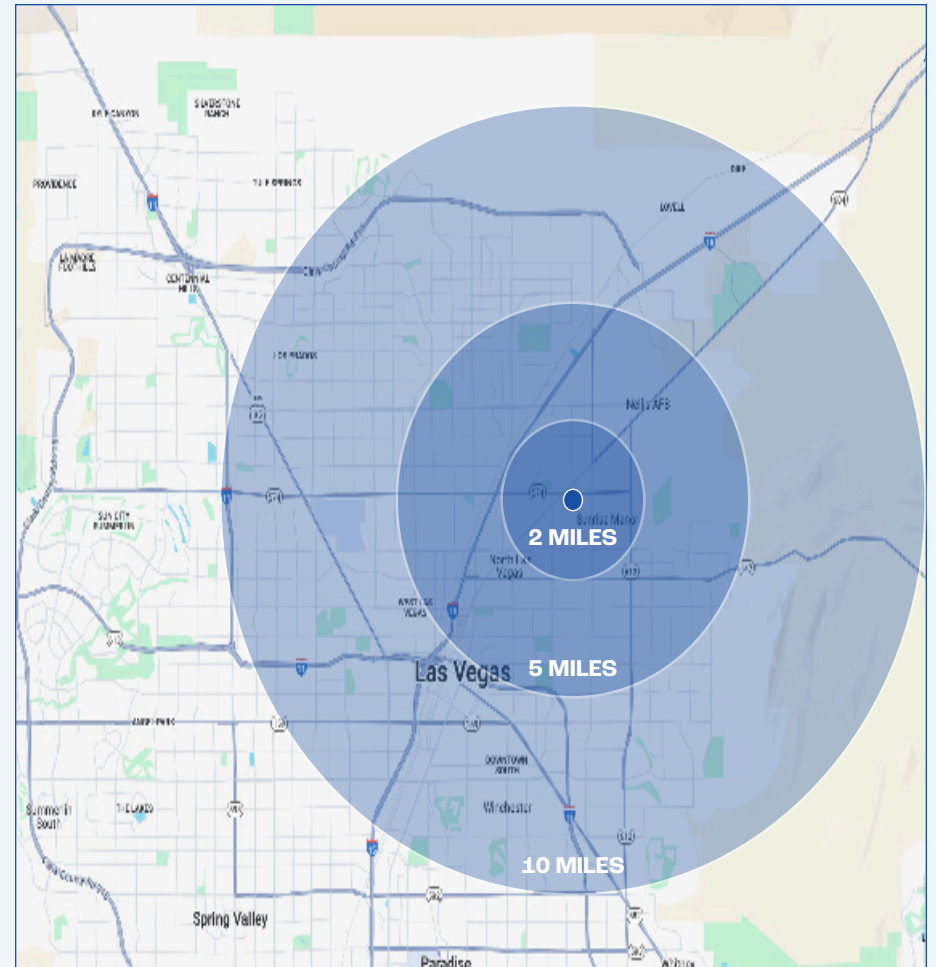
DEMOGRAPHICS

 POPULATION	2 MILE	5 MILE	10 MILES
2029 Projection	25,403	385,503	1,515,000
2024 Population	23,736	356,587	1,406,000
Growth 2024-2029	1.4%	1.6%	1.5%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2029 Projection	9,401	156,477	588,541
2024 Population	8,798	144,871	546,611
Growth 2024-2029	1.4%	1.6%	1.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
2024 Average Household Income	\$92,102	\$81,059	\$83,900

 BUSINESSES	2 MILE	5 MILE	10 MILES
# of Businesses	2,943	22,613	68,192
# of Employees	34,837	303,599	682,577





LAS VEGAS BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**



ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



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AVAILABLE FOR SALE