

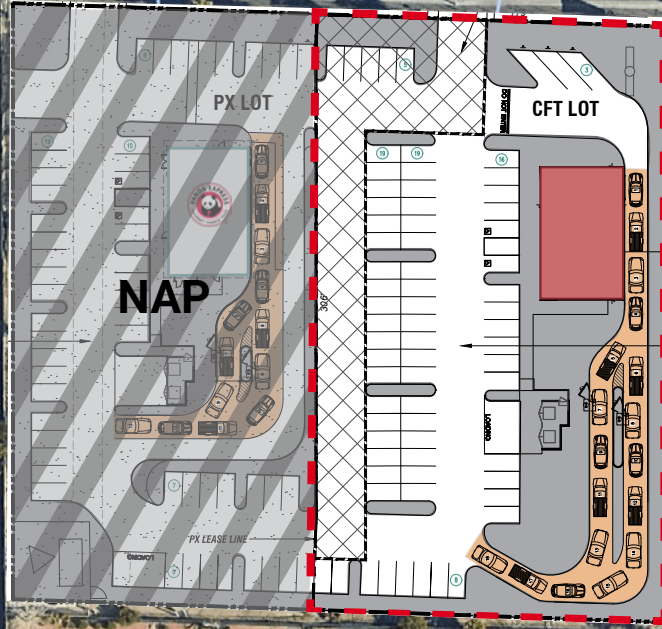


E Bonanza Rd

E Bonanza Rd

E Bonanza Rd

McKnight St



PAD FOR GROUND LEASE

E-SEC BONANZA & EASTERN

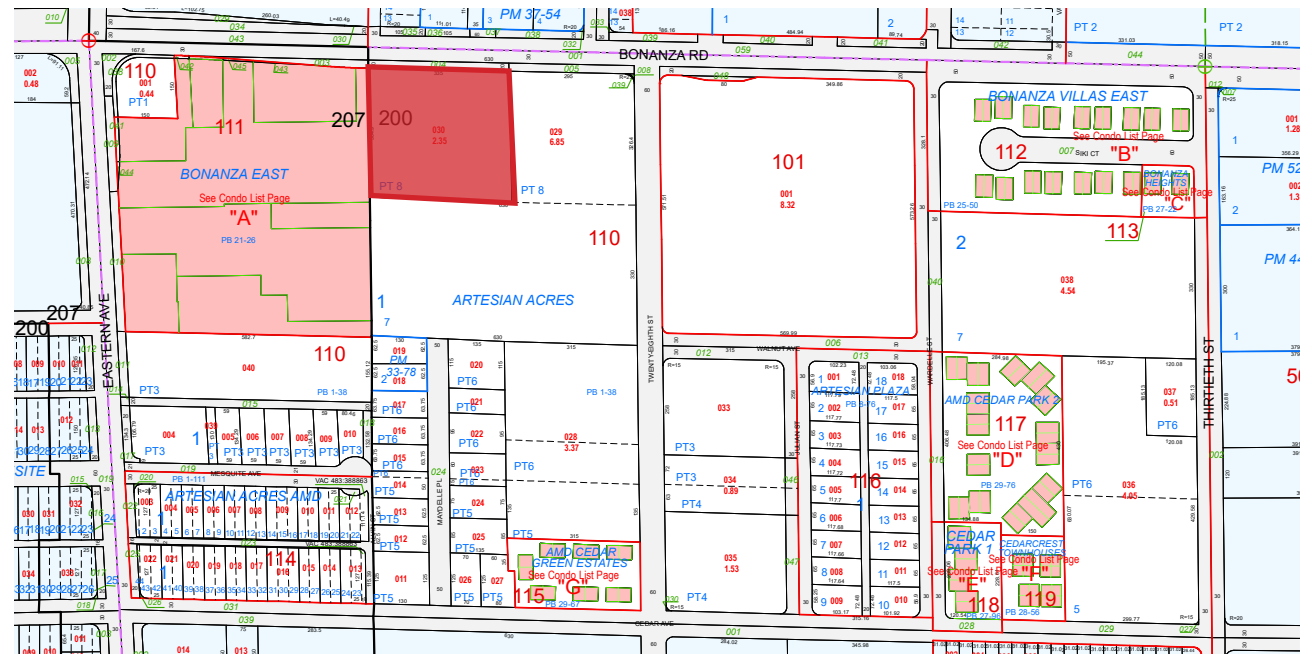
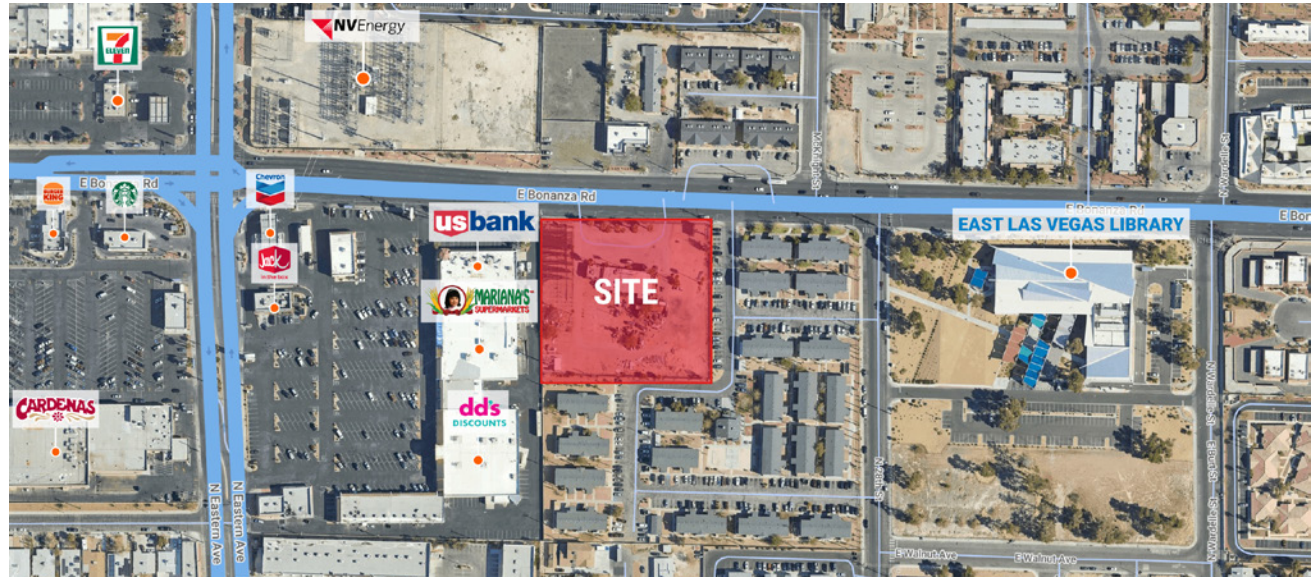
PROPERTY HIGHLIGHTS


2700 E BONANZA RD
Las Vegas, NV 89101

±54,853 SF

PAD FOR GROUND LEASE

- ✔ Site location sits in the heart of the Latino community in East Las Vegas.
- ✔ Adjacent to a Mariana's Supermarkets anchored center
- ✔ Crossroads feature a total traffic count of 58,400 vehicles per day
- ✔ Local amenities include: East Las Vegas Library, dd's DISCOUNTS, Mariana's Supermarkets, and the Desert Pines Golf Club
- ✔ Site is adjacent to multifamily housing complexes allowing consumers quicker and easier access to the site



 **APN** 139-36-110-030
Zoning Limited Commercial (C-1)

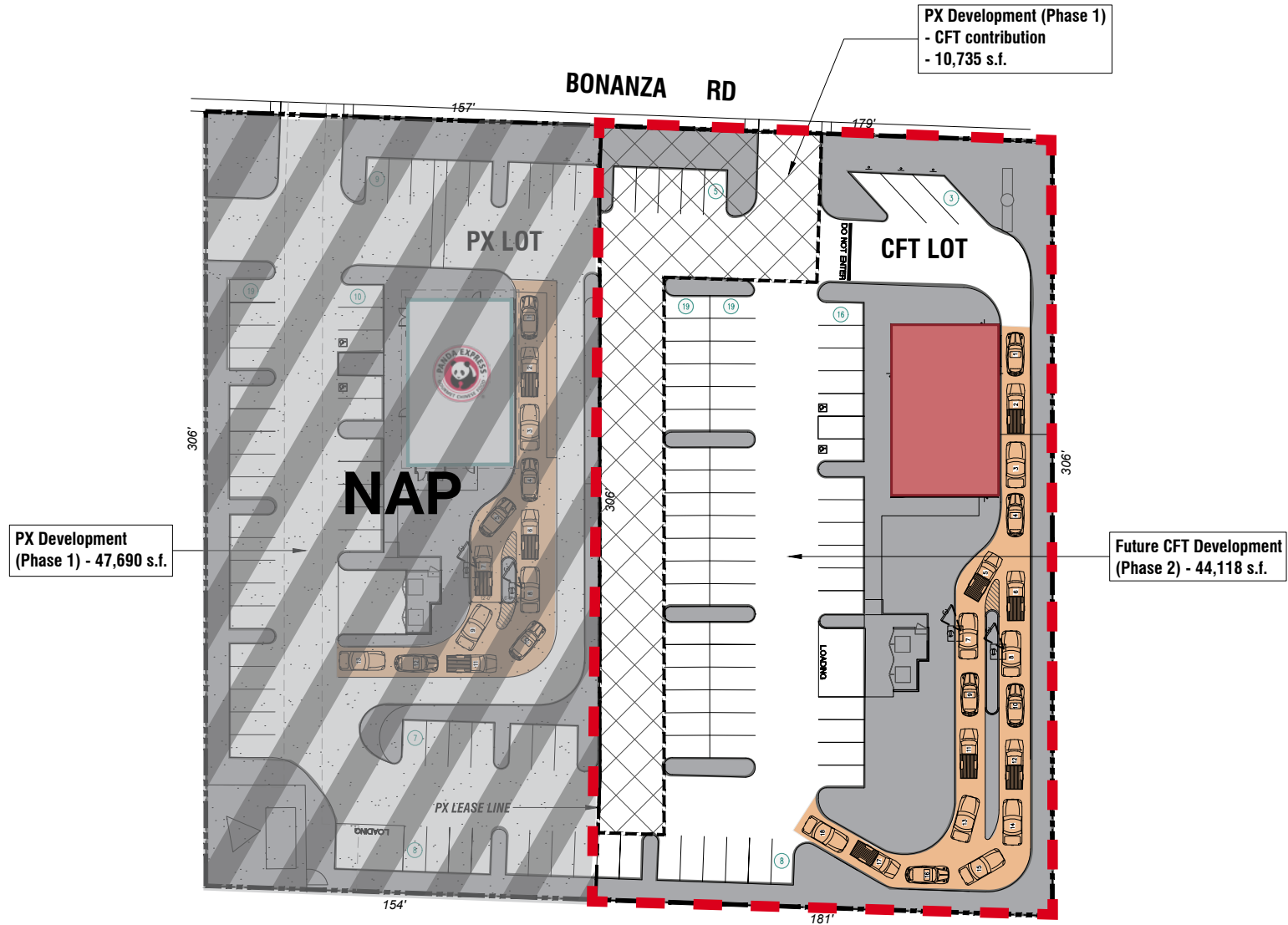
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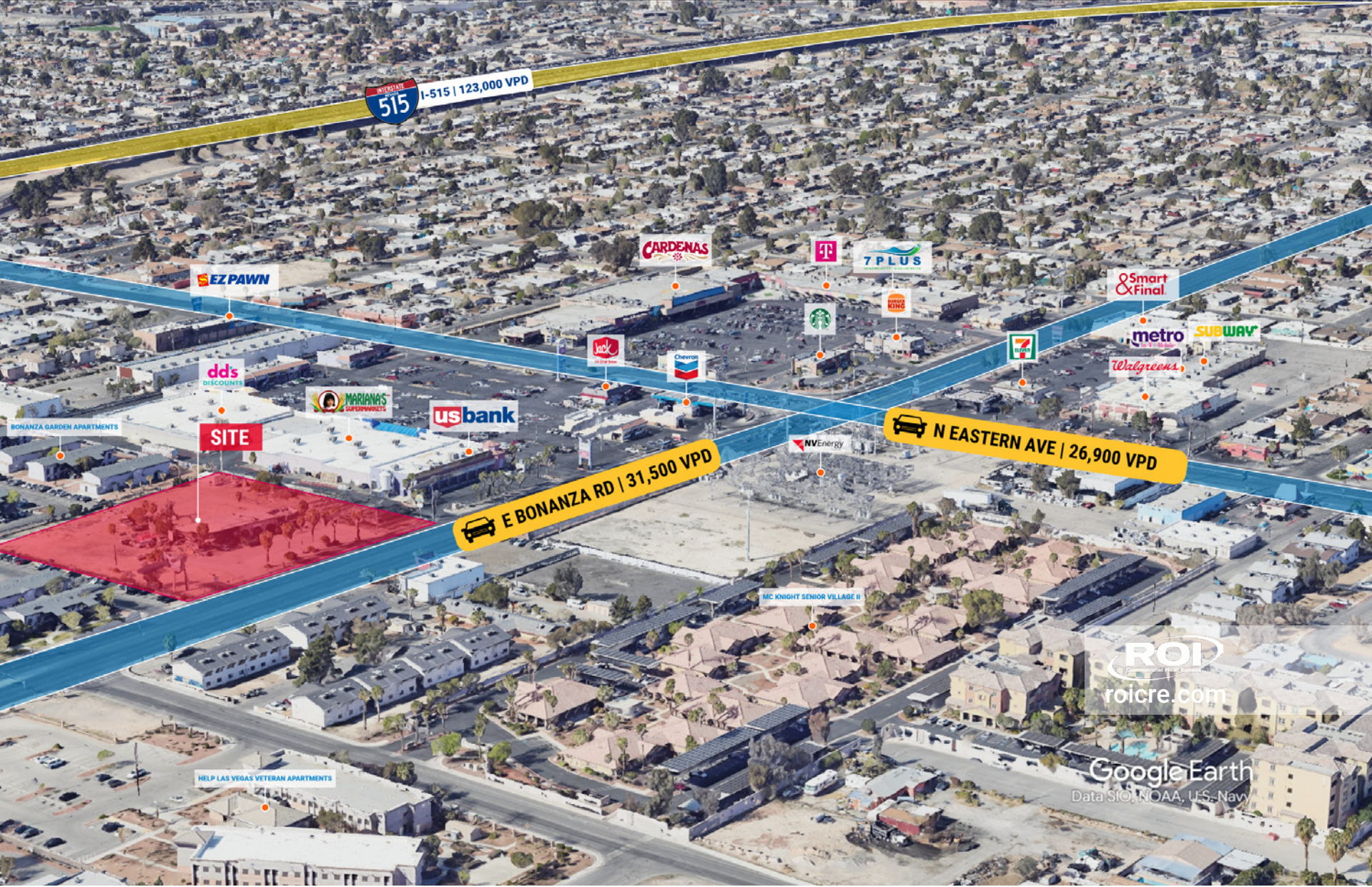
PROPOSED SITE PLAN

2700 E BONANZA RD
Las Vegas, NV 89101



OBLIQUE AERIAL

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TRADE AREA AERIAL

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LOCAL AMENITIES

2700 E BONANZA RD
Las Vegas, NV 89101



Mariana's Supermarkets

Established in 1989, Mariana's Supermarkets has grown in the Las Vegas area and created strong customer loyalty through quality foods at great prices. With five locations in town, Mariana's brings favorite Hispanic foods to the area.



dd's DISCOUNTS

dd's DISCOUNTS opened its doors in 2004 allowing consumers the opportunity to shop and save within their neighborhood. The store is part of Ross Dress for Less offering great prices on clothing, home decor, and more.



East Las Vegas Library

Completed in 2019, the 41,015 SF library is situated in the heart of the Latino community of Las Vegas. The library boasts over 50,000 volumes of books for the community to browse. This facility emphasizes its selection with many Spanish and bilingual materials.



Desert Pines Golf Club

Boasting the acclaimed design by the renowned golf course architect Dye Design, coupled with optimal pace of play, top-notch service, and luxurious amenities comparable to exclusive golf clubs, Desert Pines Golf Club creates an atmosphere visitors are not likely soon to forget.

With a stunning layout reminiscent of golfing in the Carolinas, an opulent clubhouse honoring golf legends, and a convenient location just 15 minutes from the famous Las Vegas Strip, Desert Pines promises a memorable experience for both locals and visitors alike.

AREA DEMOGRAPHICS

2700 E BONANZA RD
Las Vegas, NV 89101

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	32,733	\$47,488
3 Miles	241,616	\$55,447
5 Miles	543,817	\$65,101



Traffic Counts

E Bonanza Rd- 31,500 VPD

N Eastern Ave - 26,900 VPD

Sources:
SitesUSA 2023
TRINA, NV DOT 2022



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LAS VEGAS, NV 89101

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