

# IN-LINE SPACE & PLANNED RETAIL

LEASE, GROUND LEASE, BTS, RBTS

NWC of E Ann Rd & N 5th St  
Las Vegas NV, 89031



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# PROPERTY

NWC Ann Rd & N 5th St  
Las Vegas, NV 89031

## HIGHLIGHTS

**±2,711 - 5,830 SF**  
**AVAILABLE**

- ±2,711 SF In-line space available
- ±5,830 SF Planned Retail available
- Easy access to I-215 beltway and high traffic counts on the 5th Street Corridor
- The 5th Street Corridor is a preferred N/S arterial for residents of North Las Vegas and serves as an alternative to I-15. The City of North Las Vegas is currently in the process of widening 5th Street to increase traffic flow
- Located adjacent to Sedona Ranch residential community with 710 single-family homes and 384 multi-family units
- Over 7 schools with approximately 7,000+ students within 1.5 miles of center
- Site plan subject to change based on qualified tenant's needs
- Join 7-Eleven, Don Tortaco, and Sedona Ranch Dental



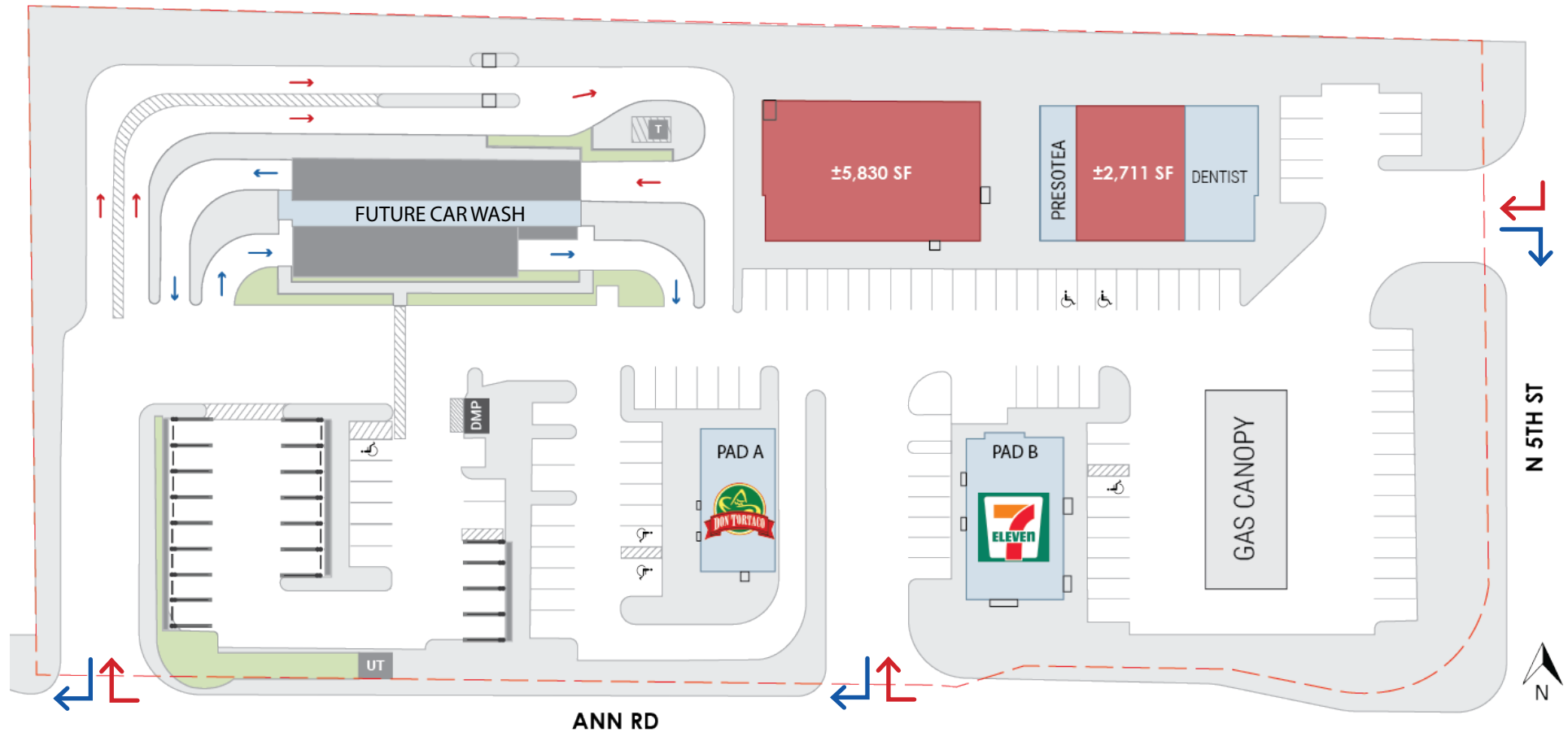
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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted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



# SCHEMATIC SITE PLAN

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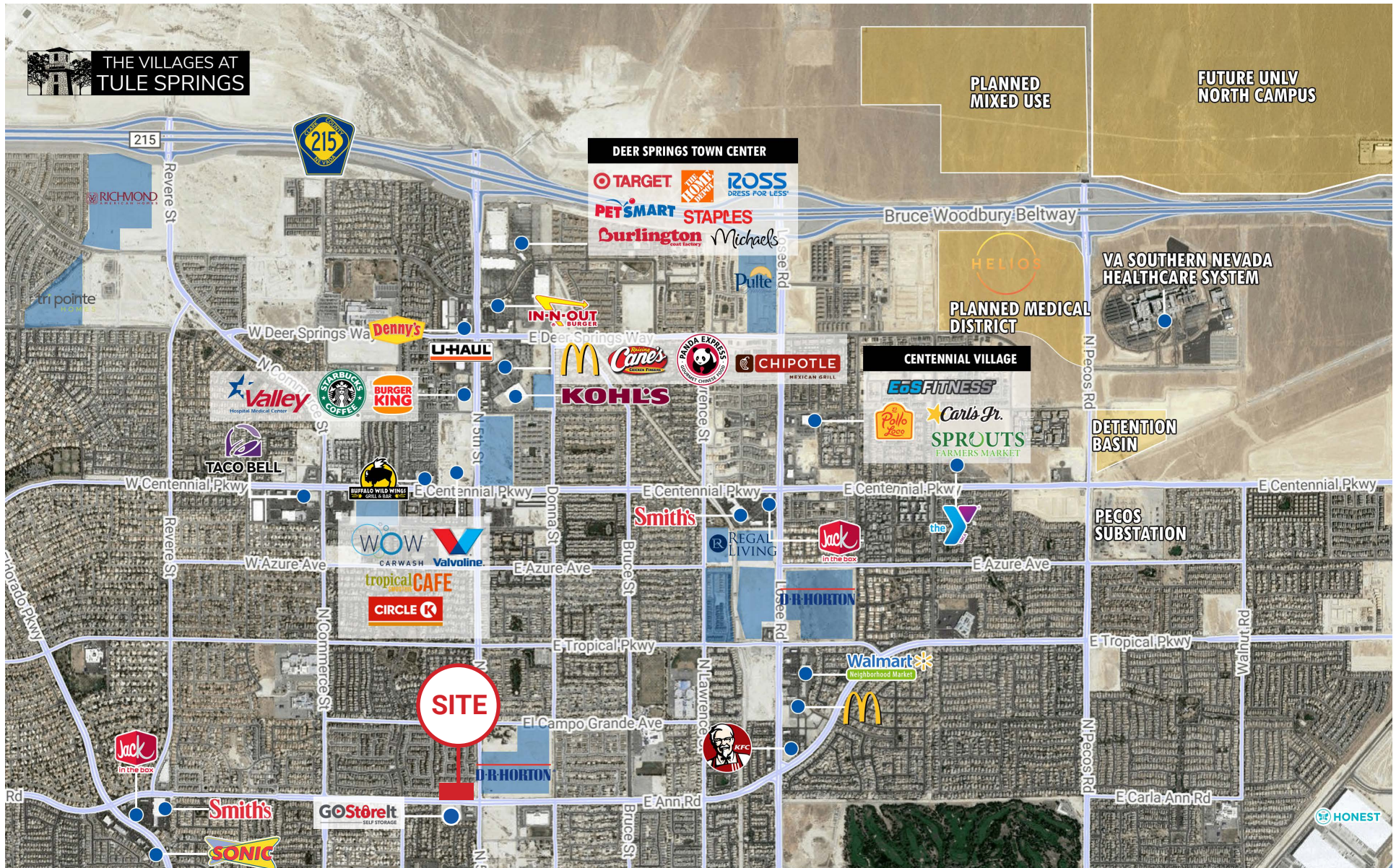
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# TRADE AREA AERIAL

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# AREA

## DEMOGRAPHICS



### POPULATION

1 Mile	3 Miles	5 Miles
26,402	144,453	334,589



### AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$77,039	\$79,799	\$71,918



### DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
1,099	21,207	58,524



### TRAFFIC COUNTS

5th St	Ann Rd
12,400 VPD	14,400 VPD

### DRIVE TIMES

	5 MIN
	10 MIN
	15 MIN

