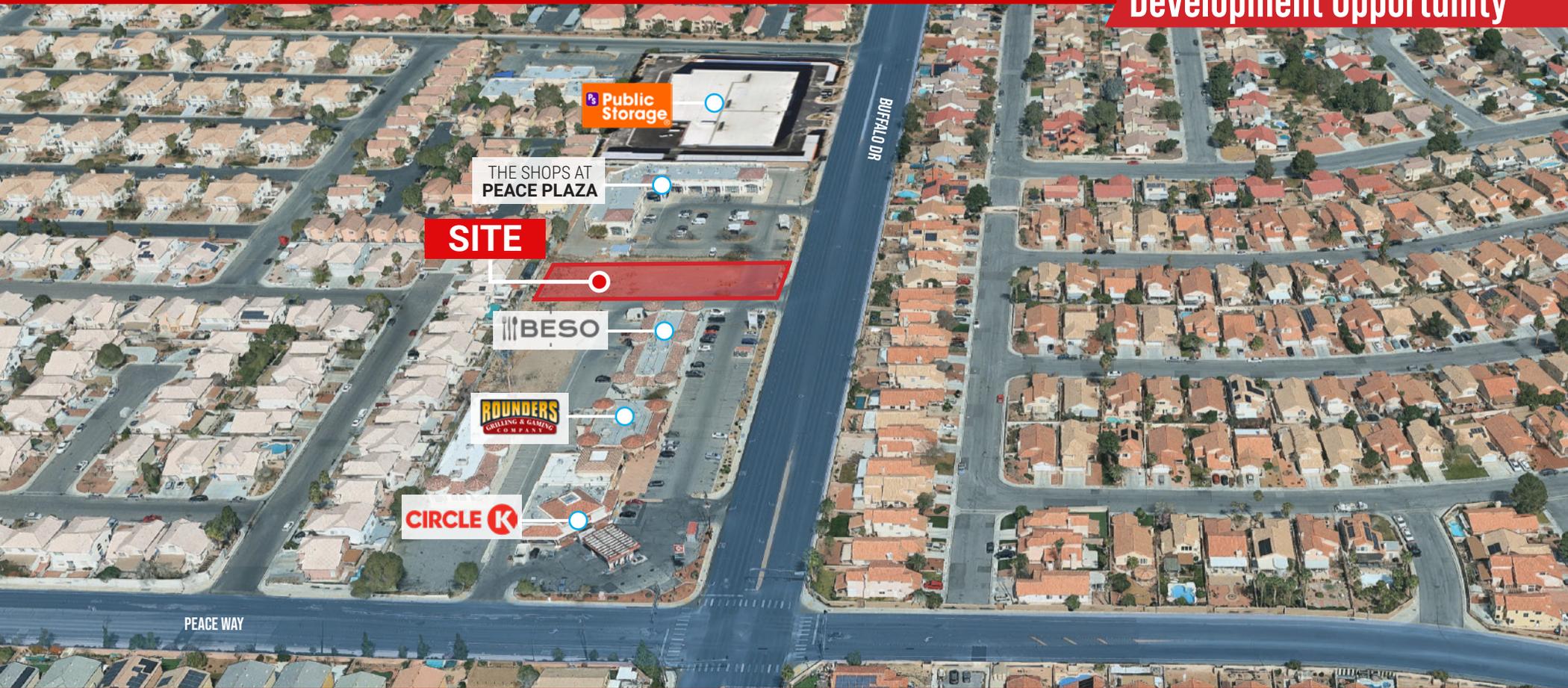


±0.53 Acres For Ground Lease

N-NWC Peace Way & Buffalo Dr
Las Vegas, NV 89147

Development Opportunity



graskiretailteam

roicre.com

Contact our team today!

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PROPERTY HIGHLIGHTS

±0.53 Acres of Land for Ground Lease

The Graski Retail Team is pleased to present the opportunity to ground lease a ±0.53-acre plot of land located within the Spanish Court Plaza.

\$125,000/YR
GROUND LEASE RATE

- ±0.53 acre extremely rare vacant parcel along a major north-south thoroughfare seeing 16,600 cars daily
- Ideal for retail, quick service or small-scale commercial
- Parcel has multiple cross access points to adjoining Shops at Peace Plaza on the north end and Circle K on the south end
- 3-mile area is surrounded by mature residential housing with 76,103 households

163-21-619-006
APN

📍 COMMERCIAL GENERAL(CG)
ZONING

±0.53 ACRES FOR GROUND LEASE

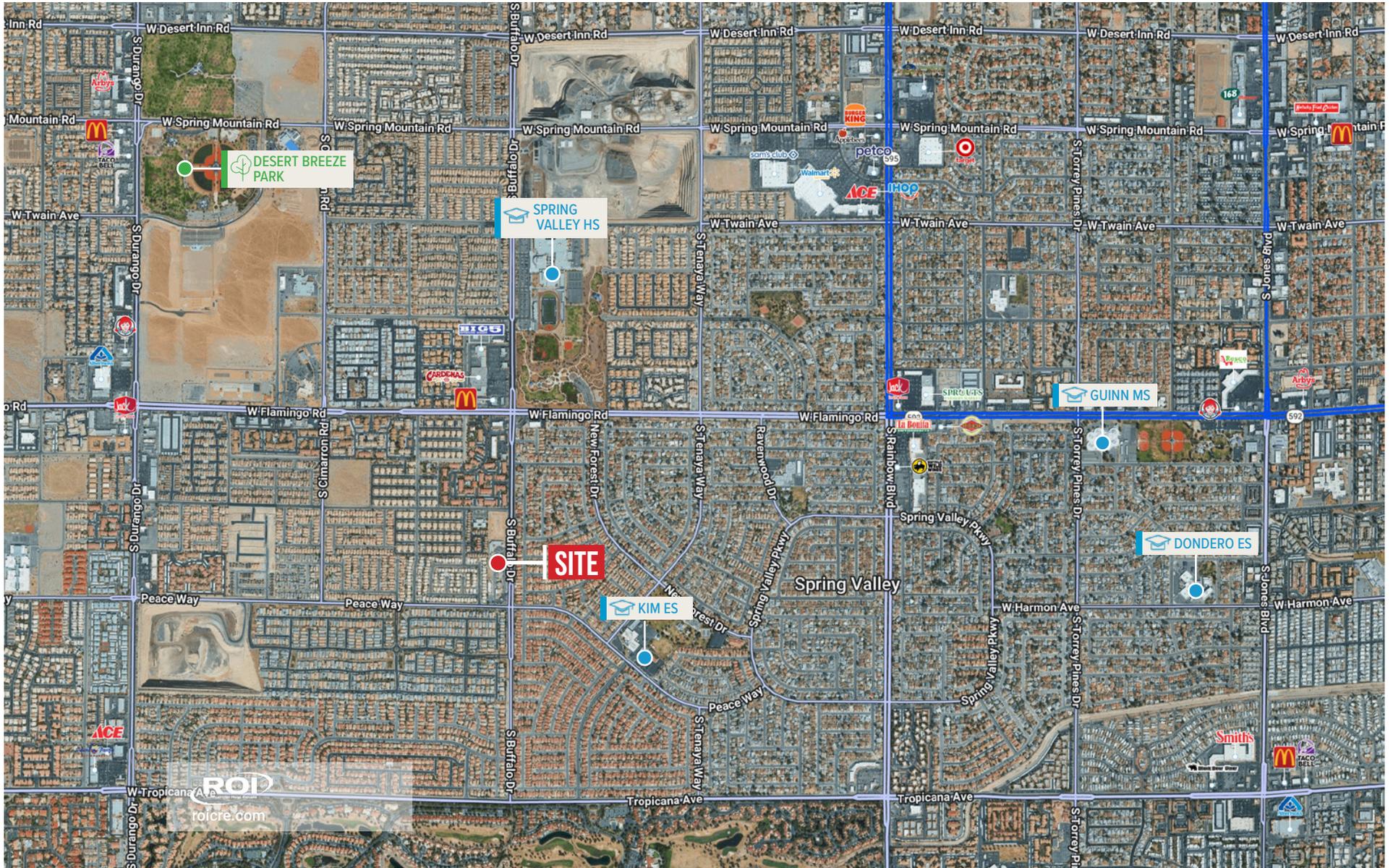
Peace Way & Buffalo Dr N-NWC
Las Vegas, NV 89147



TRADE AREA AERIAL

±0.53 ACRES FOR GROUND LEASE

Peace Way & Buffalo Dr N-NWC
Las Vegas, NV 89147



AREA DEMOGRAPHICS



POPULATION

1 MILE 23,849

3 MILES 181,049

5 MILES 427,152



AVERAGE HOUSEHOLD INCOME

1 MILE \$120,632

3 MILES \$104,929

5 MILES \$110,313



TRAFFIC COUNTS

BUFFALO DR 16,600 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024





±0.53 AC FOR GROUND LEASE

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Las Vegas, NV 89147



graskiretailteam

www.roicre.com



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Let's keep in touch.



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