

# 3055 E DESERT INN ROAD

LAS VEGAS, NV 89121 | FOR SALE

3055 E DESERT INN RD  
±0.48-ACRE PARCEL

E DESERT INN ROAD



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE #B.0146492.LLC

## DAVID BAUMAN, SIOR, CCIM

Principal

○ (702) 490-0699

C (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

## NICOLE CLOVIS

Principal

○ (702) 490-0699

C (702) 250-7755

nclovis@lee-associates.com

License: S.0193945



# 3055 E DESERT INN ROAD

LAS VEGAS, NV 89121



**\$450,000**

Sale Price



**±0.48**

Acre Parcel

## PROPERTY HIGHLIGHTS

- ±0.48-acre vacant land parcel
- APN: 162-13-501-003
- Currently improved as a 47-space parking lot that could be developed for a new commercial project
- Excellent direct frontage & visibility along Desert Inn Road with ±37,500 CPD
- Zoned General Commercial (CG), Clark County, allowing an incredibly wide array of uses



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	22,122	225,131	489,959
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$78,776	\$66,207	\$69,442
<b>2024 TOTAL HOUSEHOLDS</b>	8,665	90,814	183,733



# 3055 E DESERT INN ROAD

LAS VEGAS, NV 89121







**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

**DAVID BAUMAN, SIOR, CCIM**

Principal

O (702) 490-0699

C (702) 460-7013

[dbauman@lee-associates.com](mailto:dbauman@lee-associates.com)

License: S.0182687

**NICOLE CLOVIS**

Principal

O (702) 490-0699

C (702) 250-7755

[nclovis@lee-associates.com](mailto:nclovis@lee-associates.com)

License: S.0193945

LEE & ASSOCIATES OF LAS VEGAS LLC | LICENSE # B.0146492.LLC | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein