

# AVAILABLE PAD +/-0.98 AC | SIGNALIZED INTERSECTION

➤ APN: 162-03-802-004



E. ST. LOUIS STREET

SITE

PAD

ALMOND GROVE

DUNKIN'  
Dotty's

the  
Habit  
BURGER GRILL

CIRCLE K

SAHARA AVENUE

MARYLAND PARKWAY

**Brenda Olson**

Senior Vice President  
NRE License # S. 0175952  
(702) 575.9628

[brenda@gatskicommercial.com](mailto:brenda@gatskicommercial.com)

## PAD FOR GROUND LEASE

### RETAIL CENTER AT SAHARA & MARYLAND

**GATSKI COMMERCIAL**  
REAL ESTATE SERVICES

**SPERRY**  
An Affiliate of  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS

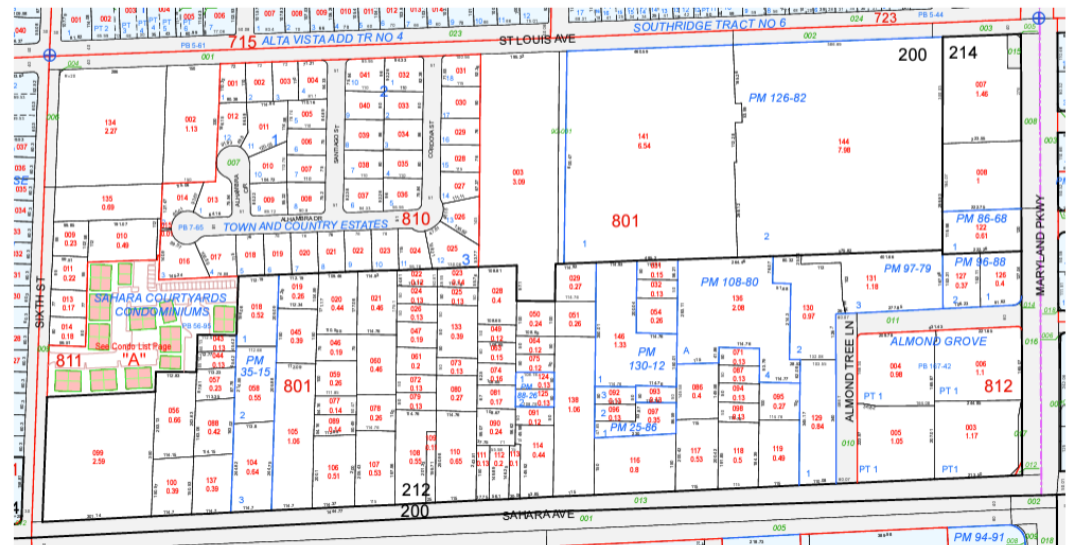
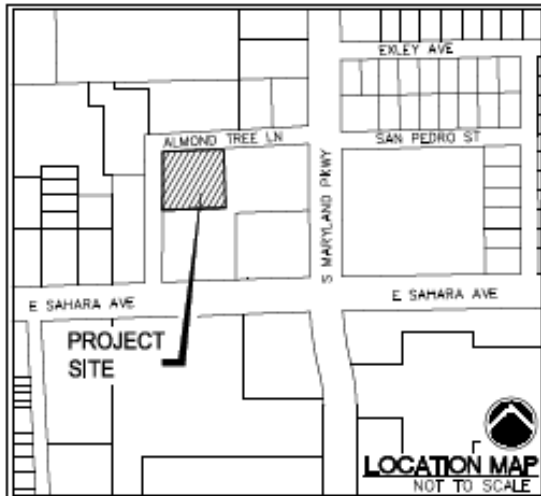
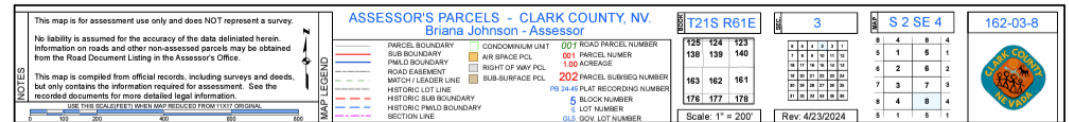
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**±0.98-acre  
PAD AVAILABLE**

- Pad site Entitled For a Car Wash
- Signalized Intersection
- Zoned C1
- Ground Lease
- APN: 162-03-802-004

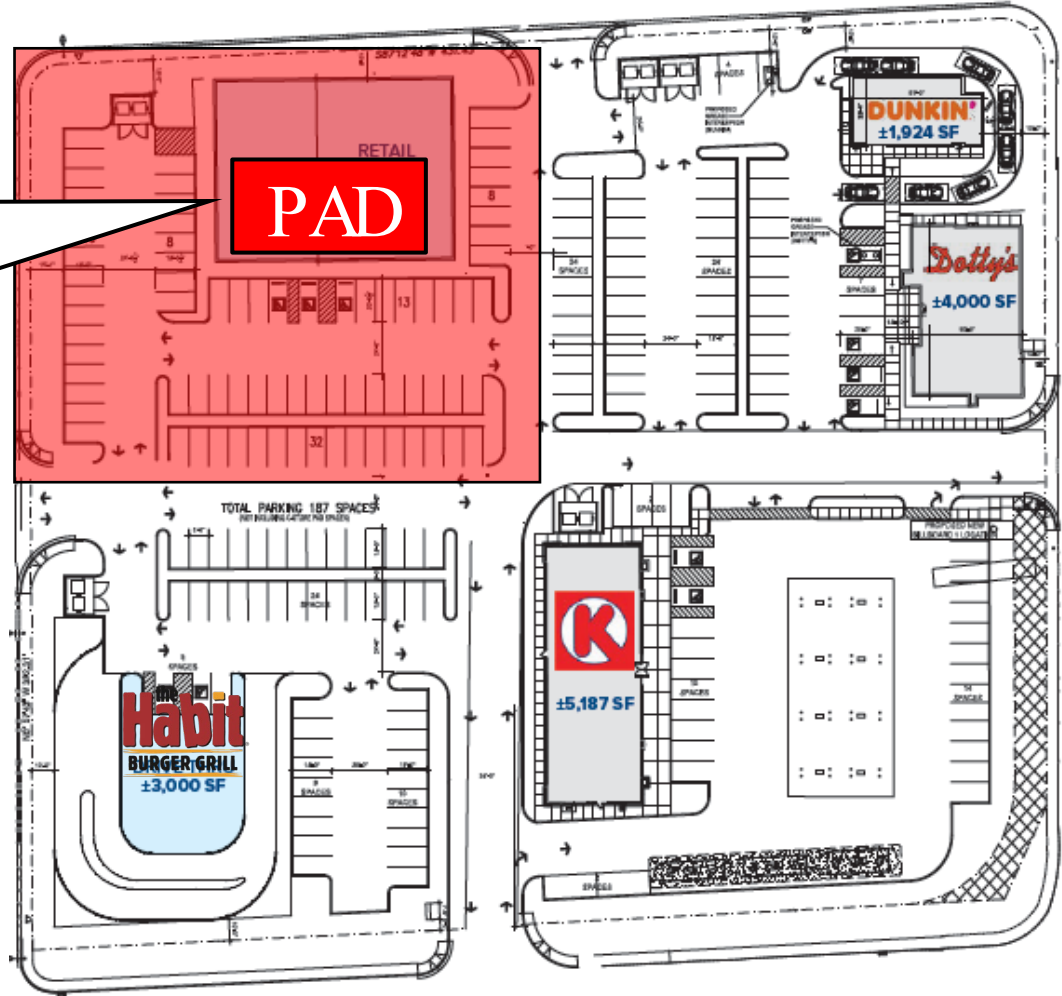
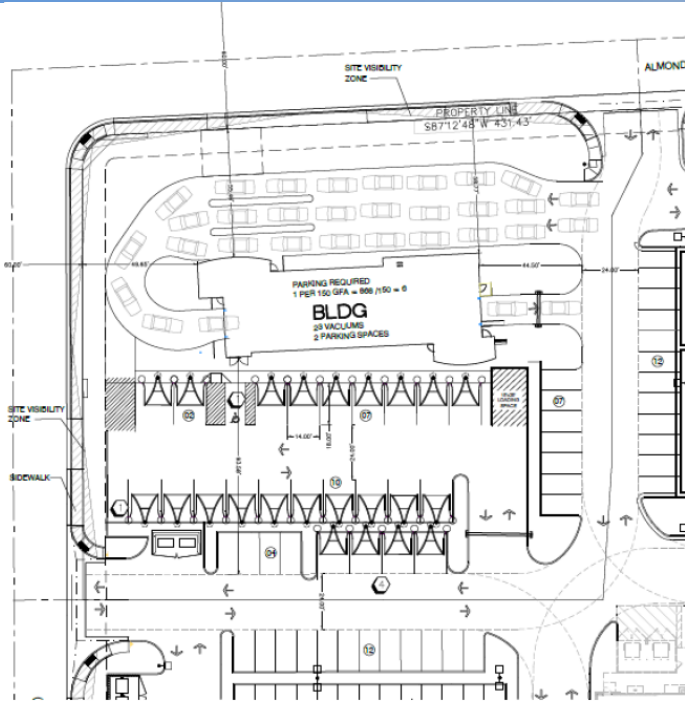


*Ground Lease at Retail Center  
Call For Pricing\*\*\**





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## TENANTS

	SF	PARKING
DOTTY'S	+/-4,000	59 SPACES
CIRCLE K	+/-5,187	30 SPACES
DUNKIN	+/-1,924	22 SPACES
HABIT BURGER	+/-3,000	45 SPACES
PAD	+/-0.98 AC	53 SPACES

Drawings not to scale. For illustration purposes only.

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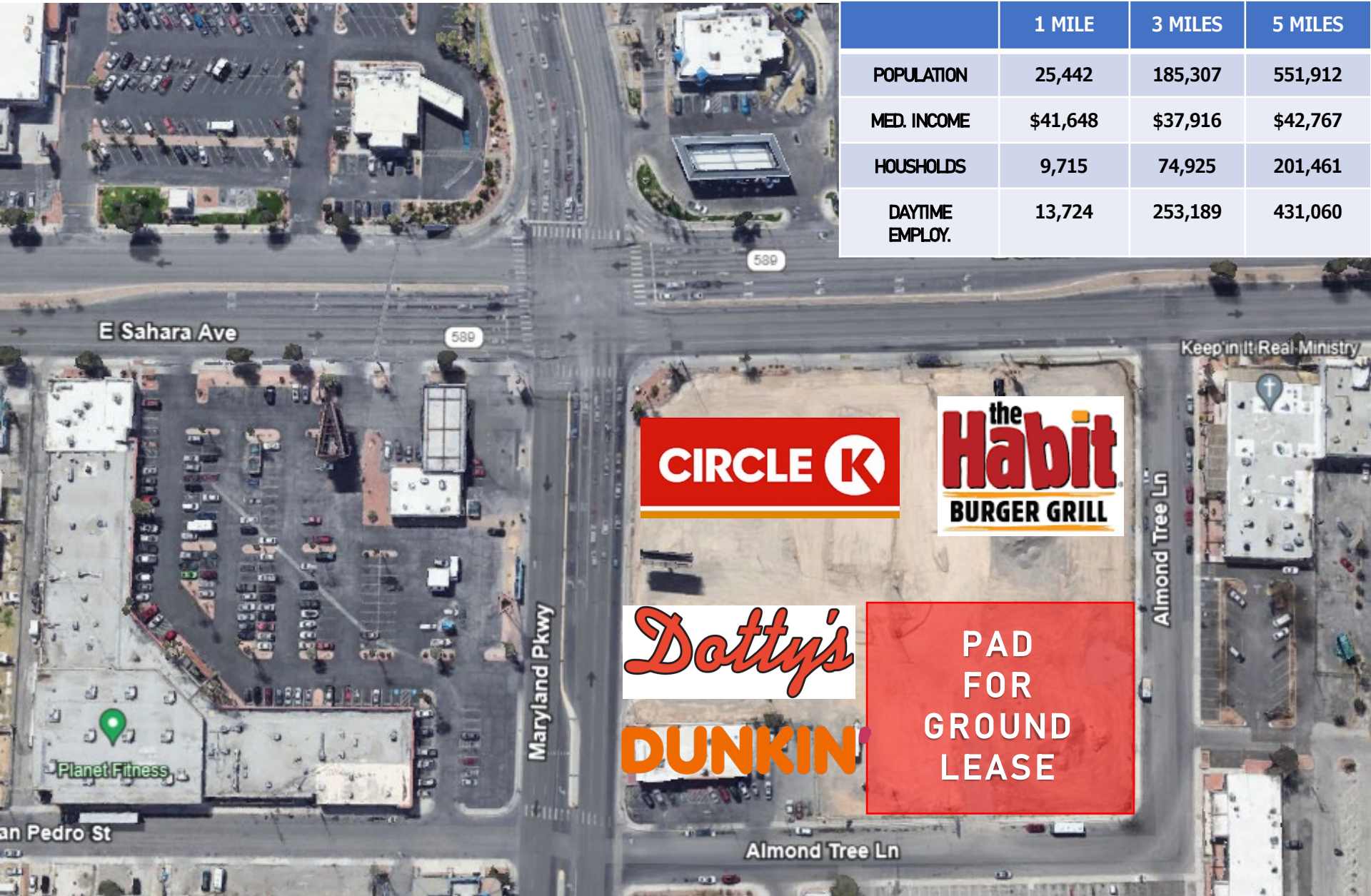
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# OBLIQUE AERIAL

➤ APN: 162-03-802-004

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	25,442	185,307	551,912
MED. INCOME	\$41,648	\$37,916	\$42,767
HOUSHOLDS	9,715	74,925	201,461
DAYTIME EMPLOY.	13,724	253,189	431,060



E Sahara Ave

589

589

Keep in It Real Ministry

CIRCLE K

the Habit  
BURGER GRILL

Dotty's  
DUNKIN'

PAD  
FOR  
GROUND  
LEASE

Maryland Pkwy

Almond Tree Ln

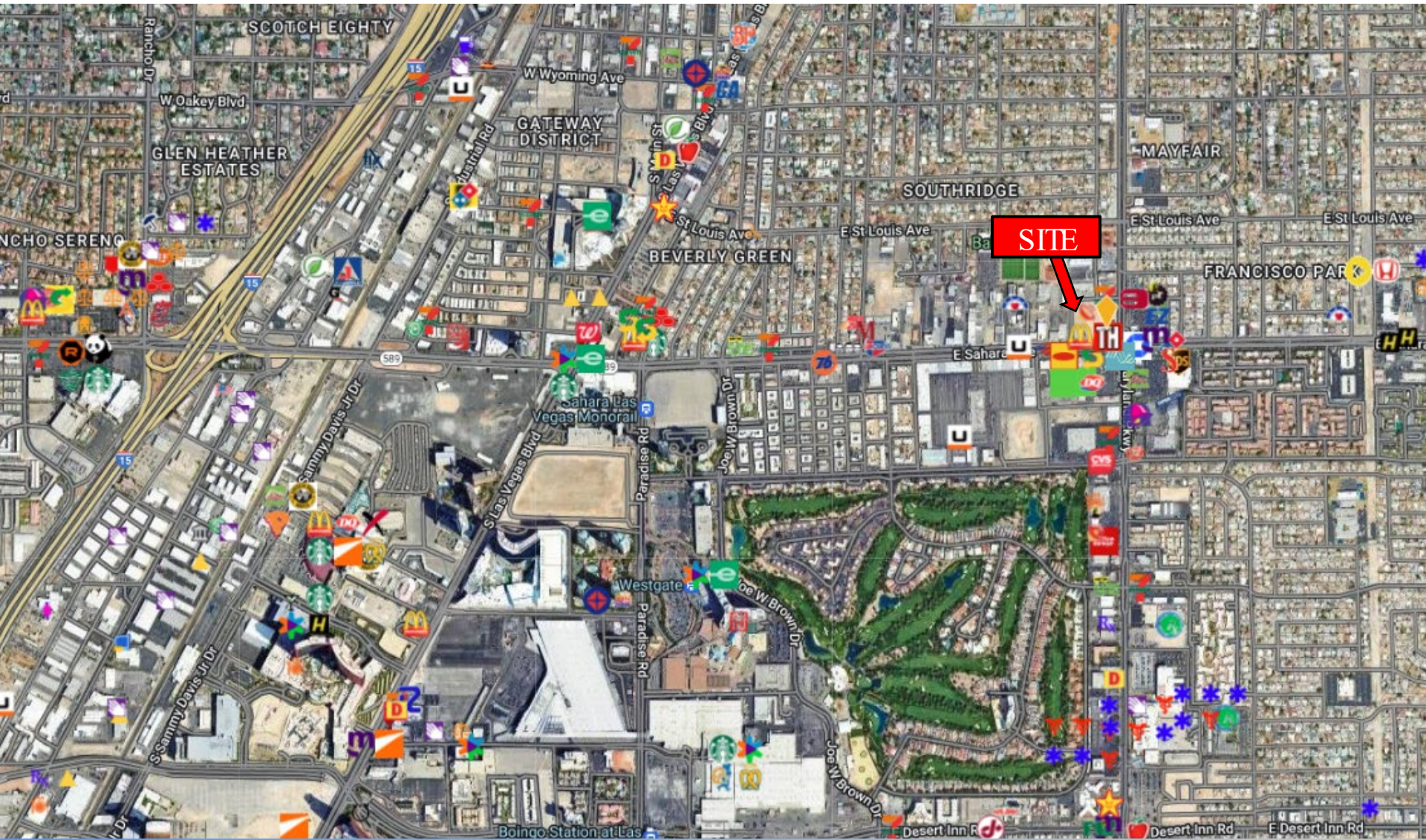
Almond Tree Ln

San Pedro St

Planet Fitness

# RETAIL AERIAL

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# NEARBY NEIGHBORS

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## DOTTY'S CASINO

Dotty's is a chain of slot machine parlors with about 175 locations in Nevada, Oregon and Montana and another 150 locations planned in Illinois.



## DUNKIN'

Dunkin', founded in 1950, is the largest coffee and donuts brand in the United States, with more than 13,200 restaurants in nearly 40 global markets. Dunkin' is part of the Inspire Brands family of restaurants.



## THE HABIT BURGER GRILL

The Habit Burger Grill is a California-based fast casual restaurant chain that specializes in chargrilled hamburgers. The company also sells other typical fast-casual fare.[3] It was founded in 1969 at Santa Barbara, California, and its headquarters are in Irvine, California.



## CIRCLE K

Circle K's success in the convenience retailing industry spans more than 60 years. Our roots trace back to 1951 when Fred Hervey purchased three Kay's Food Stores in El Paso, Texas. Little did anyone know that these stores would serve as the beginning of Circle K.

# ALMOND GROVE

## FOR MORE INFORMATION

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