

VISTA PAINT PLAZA

3020 - 3060 E. Bonanza Road, Las Vegas, Nevada 89101

AVAILABLE
For Lease

GROUND LEASE | BUILD-TO-SUIT

PAD 2
AVAILABLE

PAD 1
AVAILABLE

MOJAVE RD.

BONANZA RD. • 41,288 VPD



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Property Highlights

- Prime Corner Location – Northeast corner of E. Bonanza Rd. & Mojave Rd. at a signalized intersection
- High Traffic Counts – Over 41,000 vehicles per day along Bonanza Rd.
- Full Tenant Mix
- Built in 2008 – Modern construction with C-1 (Limited Commercial) zoning
- Dense Population Base – Over 530,000 residents within five miles, with \$4.7B in annual consumer spending
- On-Site Security – Overnight security provided for added peace of mind
- Excellent Accessibility – Minutes from Downtown Las Vegas and I-515/Eastern Avenue interchange

Lease Details



CONTACT BROKER

Lease Rate



\$0.24 PSF

CAM Charges



East Las Vegas

Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	25,878	232,711	519,852
Average Household Income			
2025 Average Household Income	\$59,899	\$64,115	\$74,060



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PROPERTY NAME

Vista Paint Plaza

+ Parcel ID	139-25-411-002 & 139-25-411-001
+ Zoning	Limited Commercial (C-1)
+ Year Built	2009
+ Property Size	±37,502 SF
+ Cross Streets	Bonanza Rd. & Mojave Rd.
+ Submarket	East Las Vegas
+ Traffic Counts	Bonanza Rd. ±41,288 VPD Mojave Rd. ±7,825 VPD

Property Overview

Located just over two miles from Downtown Las Vegas, Vista Paint Plaza benefits from a dense and diverse trade area within the East Las Vegas submarket. The property is easily accessible from I-515 via the Eastern Avenue exit and is surrounded by established neighborhoods, multi-family developments, and complementary retail.

Area Overview

Within a five-mile radius, the area boasts a population exceeding 530,000 residents and a total annual consumer spending of over \$4.7 billion. Bonanza Road is a major east-west thoroughfare known for its concentration of neighborhood services, restaurants, and shopping destinations. The immediate area draws from both local residents and regional commuters, making Vista Paint Plaza a prime location for retail, dining, and service-based businesses seeking strong visibility and steady customer traffic.

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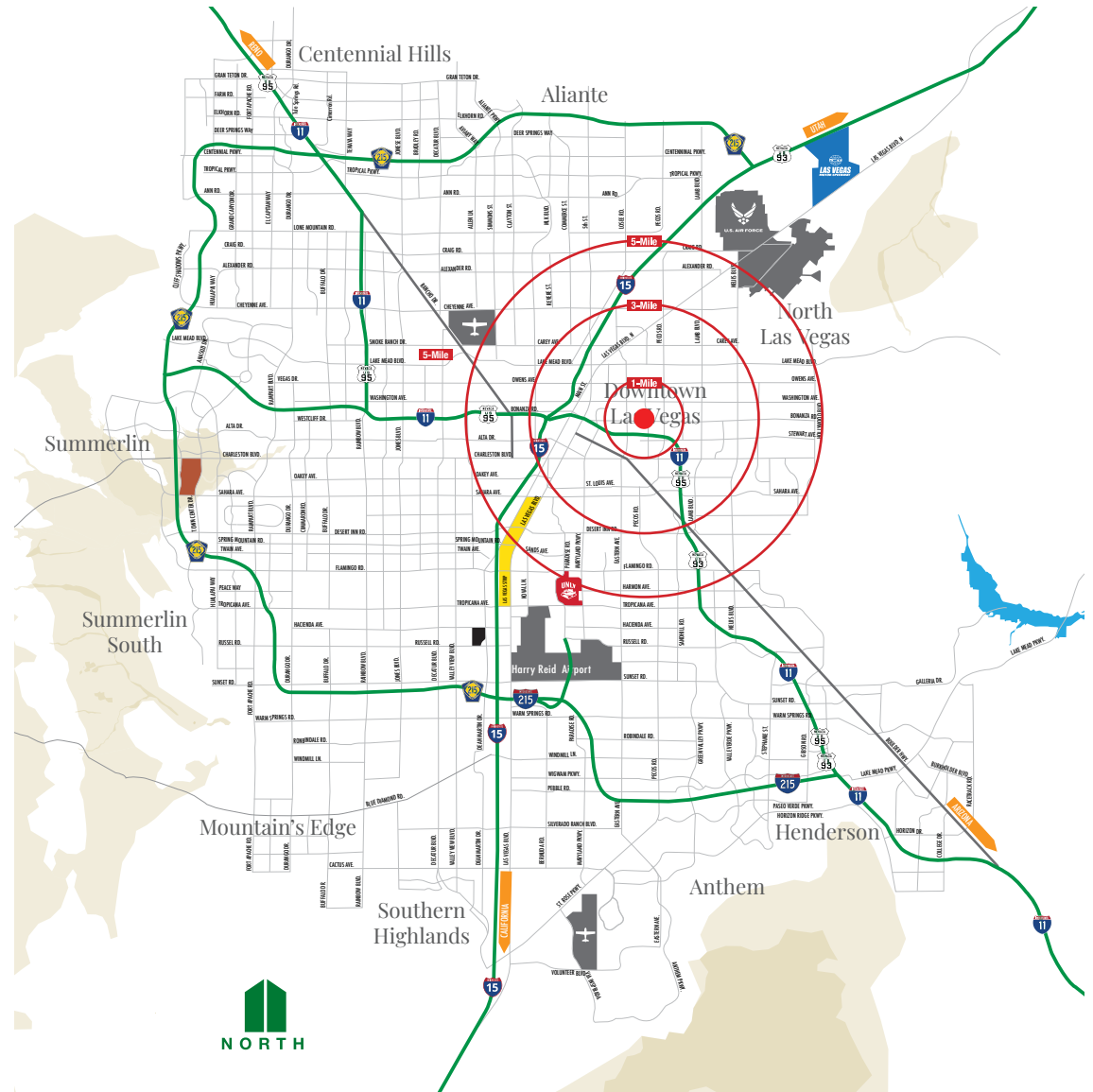
For Lease

Population	1 mile	3 miles	5 miles
2010 Population	27,810	228,692	495,316
2020 Population	27,539	232,503	516,670
2025 Population	25,878	232,711	519,852
2030 Population	26,260	239,839	534,789
2010-2020 Annual Rate	-0.10%	0.17%	0.42%
2020-2025 Annual Rate	-1.18%	0.02%	0.12%
2025-2030 Annual Rate	0.29%	0.61%	0.57%
2025 Median Age	31.1	33.6	35.0

Households	1 mile	3 miles	5 miles
2025 Wealth Index	34	39	49
2010 Households	7,218	69,310	164,510
2020 Households	8,406	76,974	179,550
2025 Total Households	8,532	79,662	185,496
2030 Total Households	8,709	82,995	192,864
2010-2020 Annual Rate	1.54%	1.05%	0.88%
2020-2025 Annual Rate	0.28%	0.66%	0.62%
2025-2030 Annual Rate	0.41%	0.82%	0.78%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$59,899	\$64,115	\$74,060
2030 Average Household Income	\$67,786	\$72,090	\$83,051
2025-2030 Annual Rate	2.50%	2.37%	2.32%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	8,642	81,530	195,912
2020 Total Housing Units	8,878	82,905	196,311
2025 Total Housing Units	8,915	84,557	199,714
2025 Owner Occupied Housing Units	2,914	30,632	79,966
2025 Renter Occupied Housing Units	5,618	49,030	105,530
2025 Vacant Housing Units	383	4,895	14,218
2030 Total Housing Units	9,176	88,629	208,974
2030 Owner Occupied Housing Units	3,081	32,566	84,812
2030 Renter Occupied Housing Units	5,628	50,429	108,052
2030 Vacant Housing Units	467	5,634	16,110

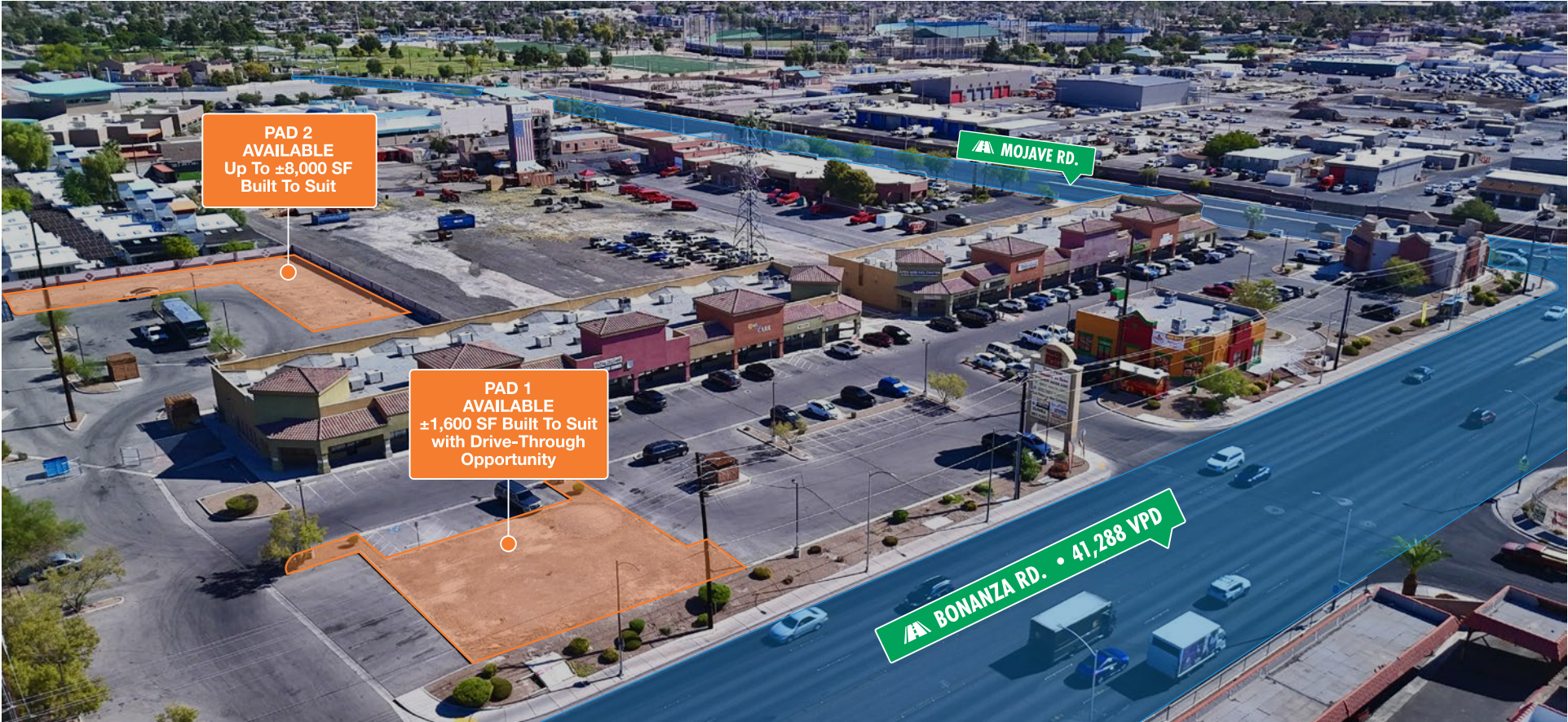


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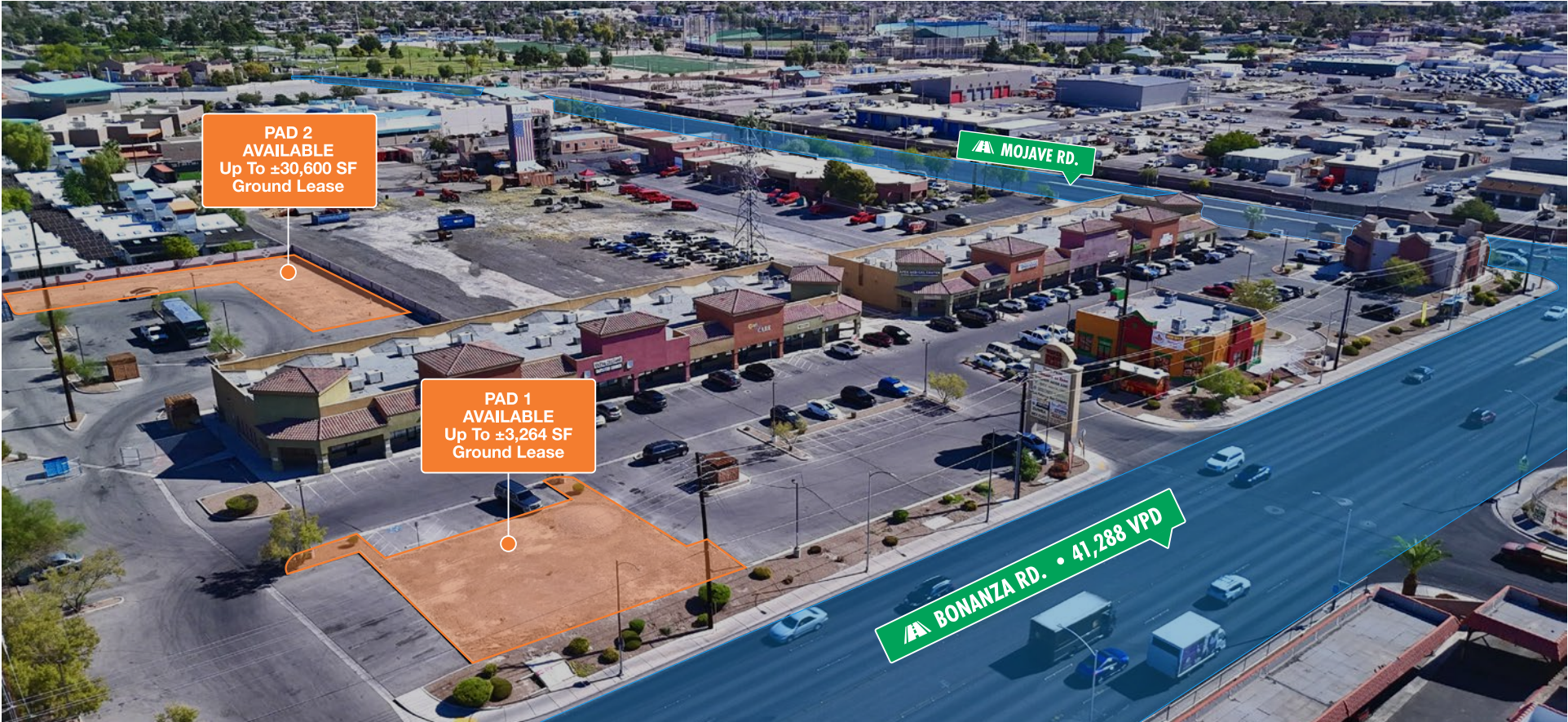
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Built To Suit Available PADs

PADs	Options	Lease Rate
PAD 1	±1,600 SF Build To Suit with Drive-Through Opportunity	Contact Broker
PAD 2	Up to ±8,000 SF Build To Suit	Contact Broker



Ground Lease Available PADs

PADs	Options	Lease Rate
PAD 1	Up to ±3,264 SF ground lease	Contact Broker
PAD 2	Up to ±30,600 SF ground lease	Contact Broker



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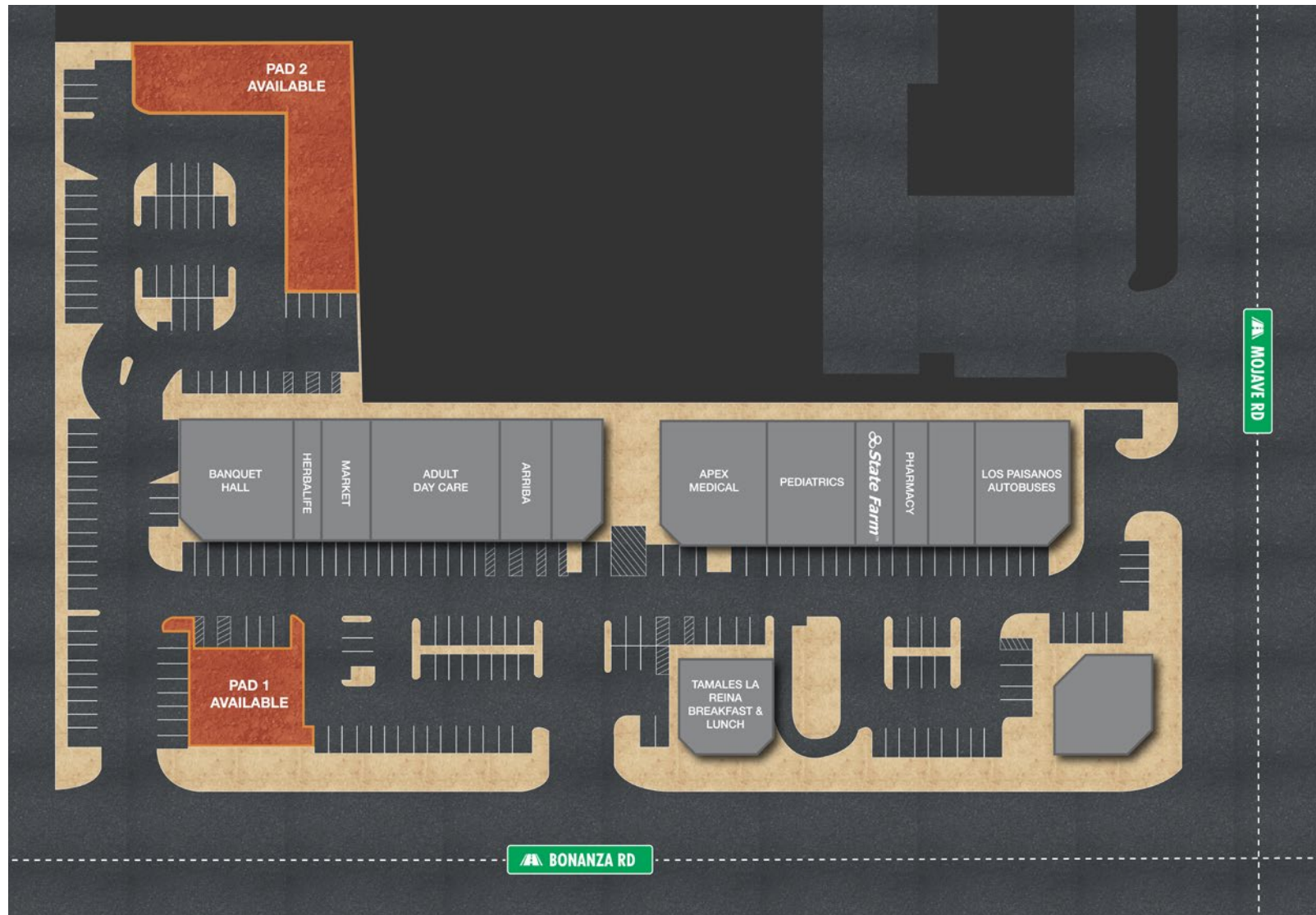
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Site Plan



Property Photos



Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Nevada Tax Advantages

NEVADA

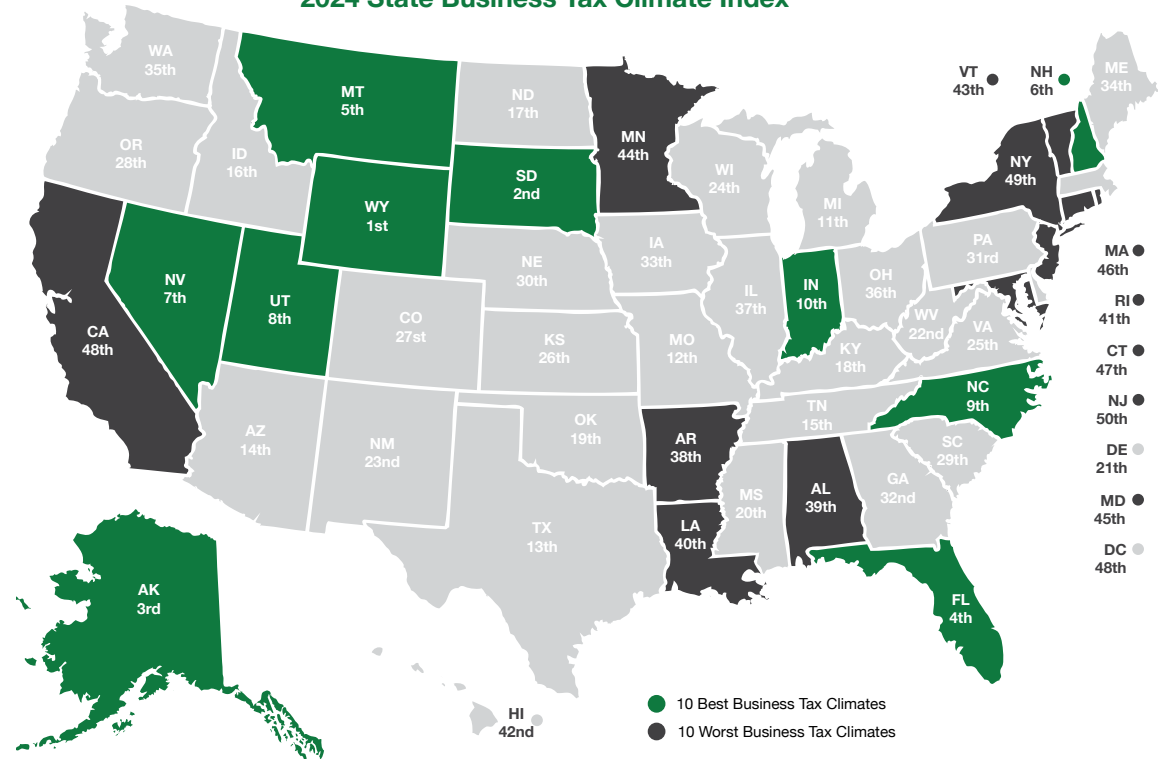
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



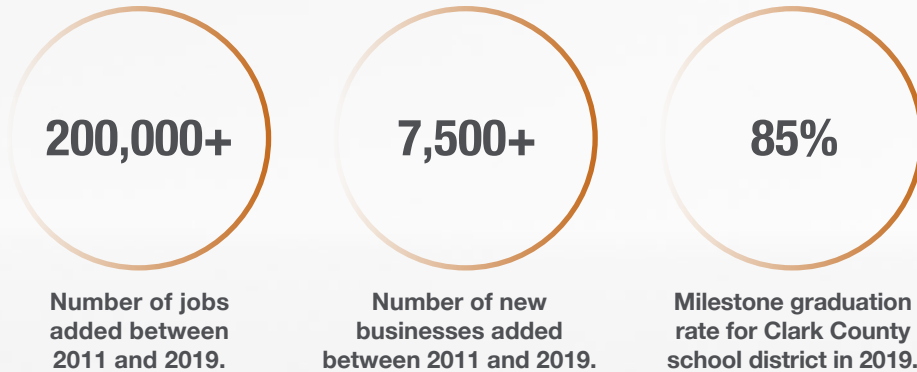
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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

