

MESQUITE PAD FOR LEASE

FOR GROUND LEASE OR BUILD TO SUIT



PROPERTY DETAILS

390 - 392 HILLSIDE DRIVE, MESQUITE, NV 89027

- **0.99 Acre Pad | Ground Lease or Build to Suit**
- Starbucks Next Door
- Drive-thru Opportunity
- High Volume Smith's Grocery Store Anchor
- APN# 00116510018
- Traffic Counts:
 - » 26,100 ADT on I-15
 - » 23,700 ADT on Sandhill Blvd
- Conveniently located off the I-15 Sandhill Blvd exit
- Zoned Commercial
- Call Agents for Pricing

SURROUNDING TENANTS



2023 DEMOS

EST. POPULATION

1 MILE » 6,804
3 MILE » 18,370
5 MILE » 23,440

EST. HOUSEHOLDS

1 MILE » 3,165
3 MILE » 8,378
5 MILE » 10,688

EST. MEDIAN HH INCOME

1 MILE » \$62,219
3 MILE » \$63,868
5 MILE » \$65,333



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JEFF MITCHELL, CCIM

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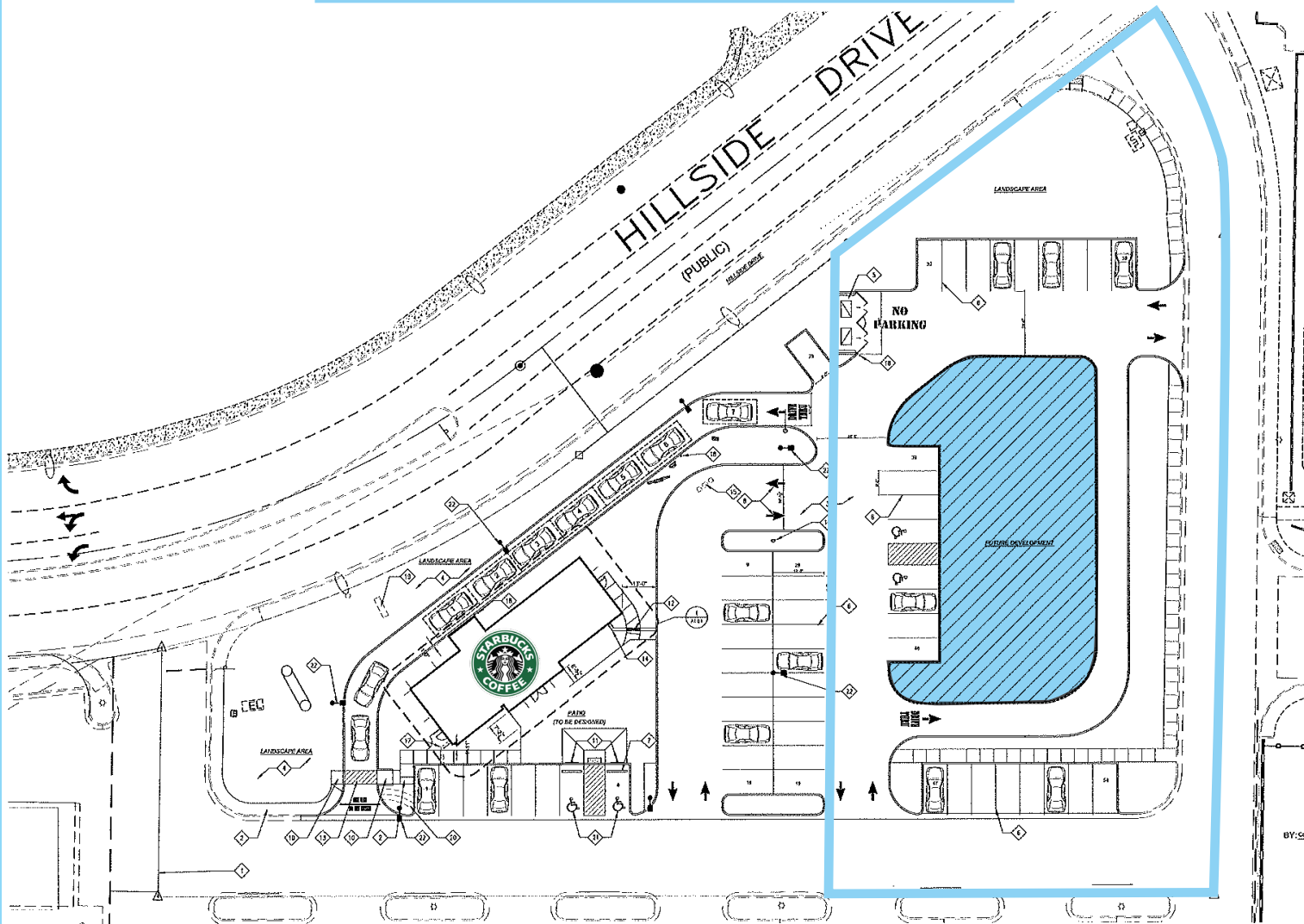
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SITE PLAN



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