

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



Walgreens



Cafe Rio
MEXICAN GRILL



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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IAN DAVIS

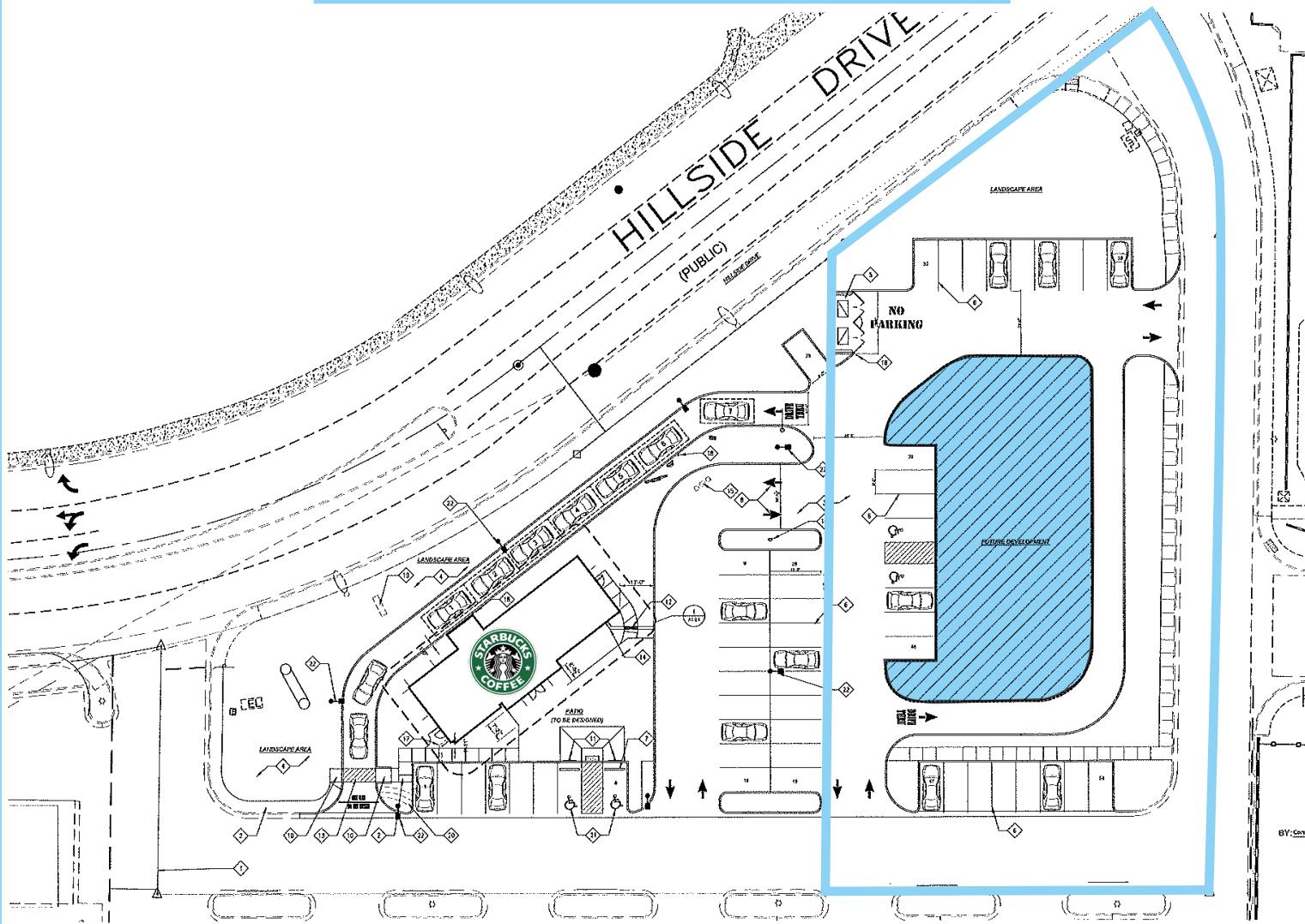
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MESQUITE PAD FOR LEASE

SITE PLAN



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