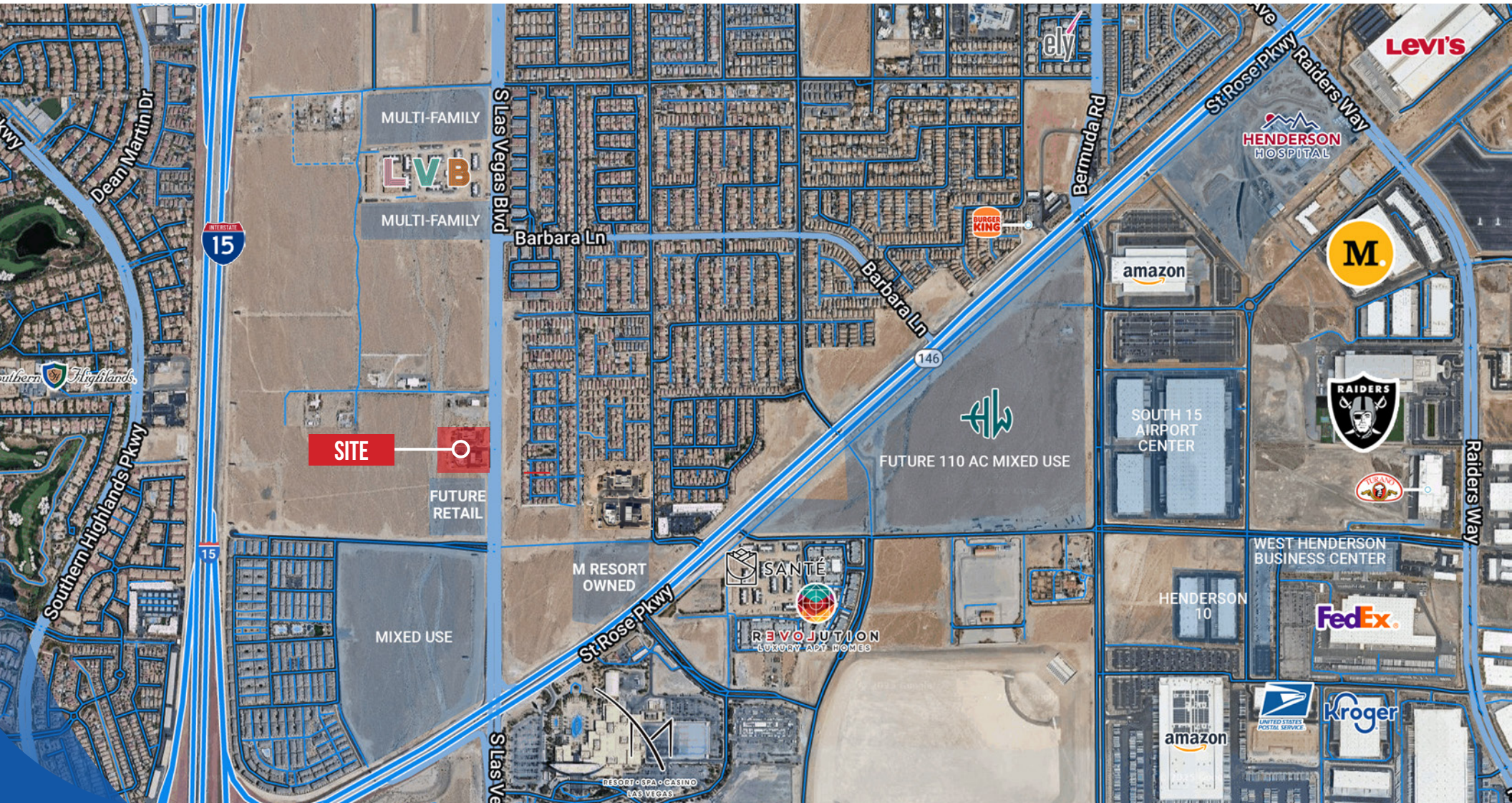


PROPOSED SHOP SPACE

±800 - 6,000 SF AVAILABLE

S-SWC Jonathan Dr & Las Vegas Blvd
Las Vegas, NV 89183



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Commercial Real Estate
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PROPERTY HIGHLIGHTS

S-SWC Jonathan Dr & Las Vegas Blvd
Las Vegas, NV 89183

- Cross access with adjacent Blue Hawk Tavern and under construction C-Store/Gas Station
- Site plan moldable based on qualified tenant's needs
- Drive-thru opportunity available
- Easy access to both St Rose Pkwy & I-15
- High growth area with + 1,761 homes planned or under construction within 1 mile of the site
- Located near the growing West Henderson area with new developments such as Raiders HQ & Practice Facility, M Resort & Casino, Amazon Distribution, Costco, Matter Park Henderson, West Henderson Hospital
- Minutes away from multiple master planned communities including Anthem, Inspirada, Seven Hills, and MacDonald Ranch



Construction photos as of October 2024

 **GENERAL COMMERCIAL (C-2)**
ZONING

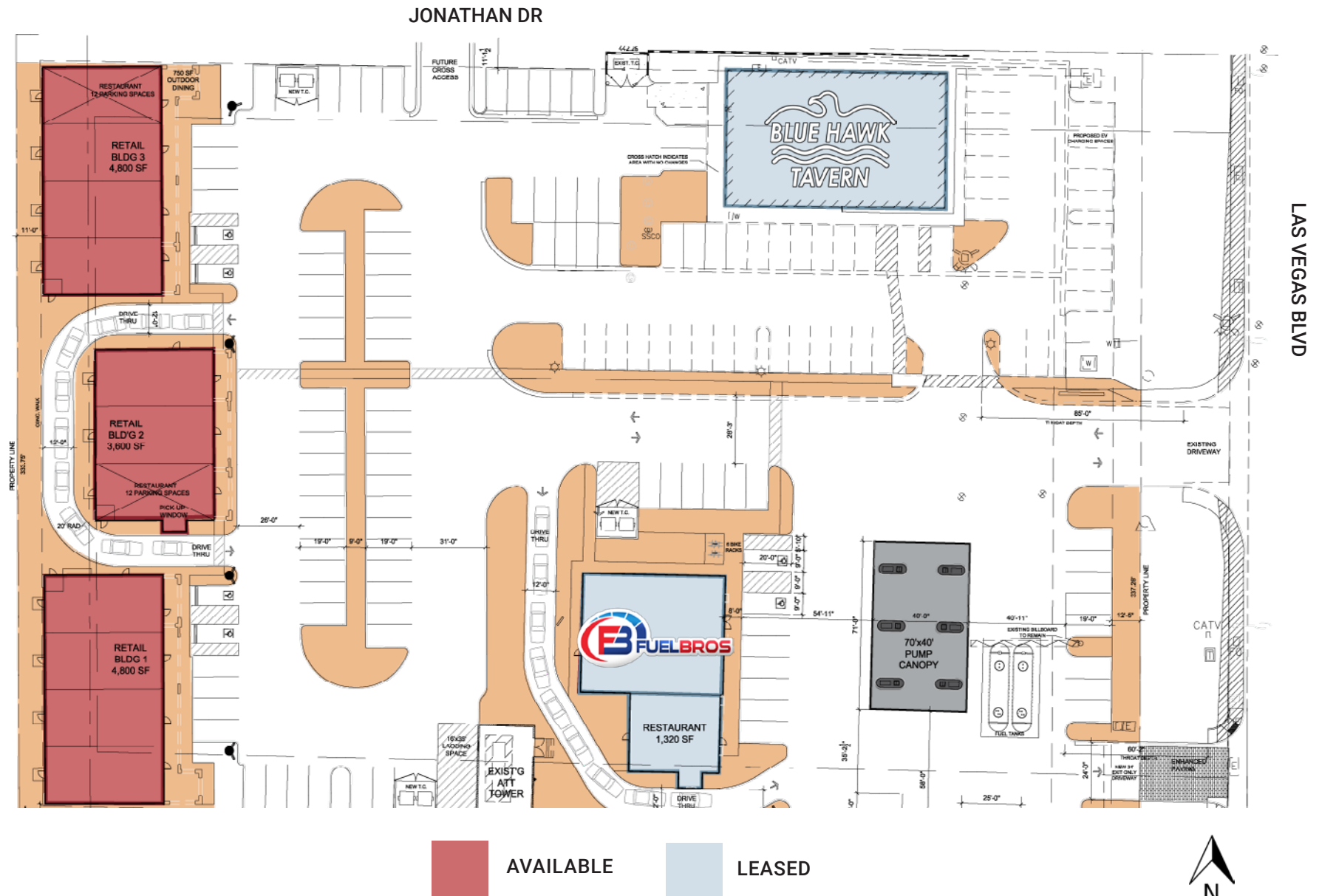
 **191-05-801-012**
APN

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



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AREA DEMOGRAPHICS

ACCESSIBLE & CONNECTED

GROWING RESIDENTIAL AREA

± 1,761 UNITS PLANNED OR UNDER CONSTRUCTION WITHIN 1 MILE

I-15 FREEWAY

± 70,500 CARS DAILY

ST ROSE CORRIDOR

PROMINENT COMPANIES INCLUDE THE LAS VEGAS RAIDERS HQ & PRACTICE FACILITY, COSTCO, M RESORT, MATTER PARK, AND AMAZON



POPULATION

1 Mile	3 Miles	5 Miles
11,758	78,846	226,223



AVERAGE HOUSEHOLD INCOME

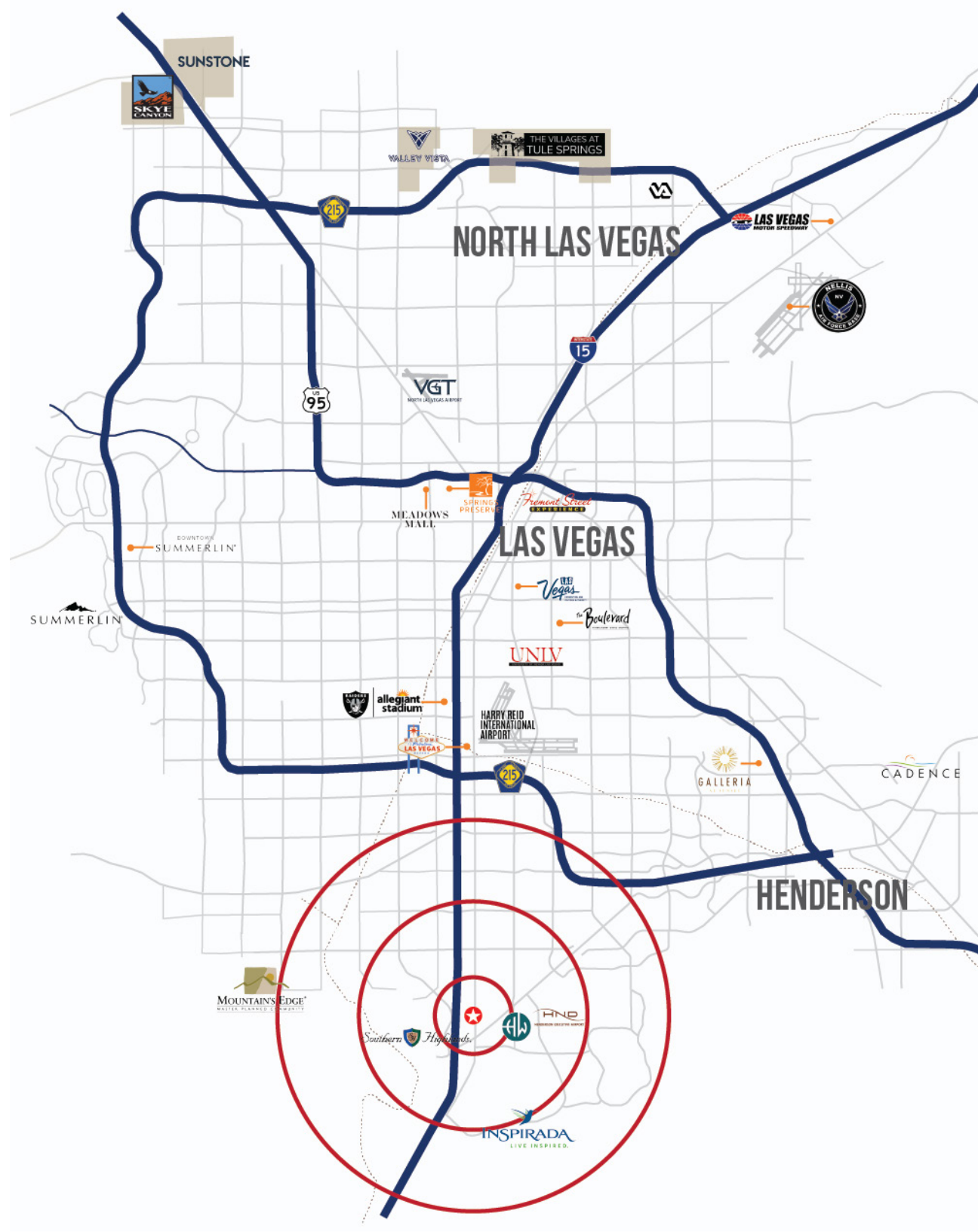
1 Mile	3 Miles	5 Miles
\$133,590	\$129,477	\$125,499



TRAFFIC COUNTS

Las Vegas Blvd	I-15
14,200 VPD	70,500 VPD

Sources:
SitesUSA 2024
TRINA, NV DOT 2023



AREA DEVELOPMENTS

S-SWC Jonathan Dr & Las Vegas Blvd
Las Vegas, NV 89183

GROWTH AREAS

- 1 - M RESORT SPA CASINO
390 ROOMS, OPENED 2009
- 2 - RAIDERS HQ & PRACTICE FACILITY
323,000 SQ FT., OPENED SPRING 2020
- 3 - MATTER PARK AT WEST HENDERSON
300,000 SF MIXED-USE BUSINESS PARK
- 4 - ST ROSE SQUARE
148,000 SF COSTCO OPENED NOVEMBER 2018
- 5 - HENDERSON WEST
103 AC MIXED USE PROJECT
- 6 - AMAZON DISTRIBUTION CENTER
600,000 SF INDUSTRIAL BUILDING

