

±0.89 Acres For Sale or Ground Lease

E/E/SEC Blue Diamond & Arville
Enterprise, NV 89139

DEVELOPMENT OPPORTUNITY



graski retail team

roicre.com

Contact our team today!

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PROPERTY HIGHLIGHTS

±0.89 Acres of Land For Sale or GL

The Graski Retail Team is pleased to present the opportunity to purchase or ground lease a ±0.89-acre plot of land east of the southeast corner of Blue Diamond Road & Arville Street, a growing retail hub in Enterprise, NV.

Contact Broker for Pricing ASKING PRICE

- ✓ **Prime Signalized Corner Location:** Direct frontage on Blue Diamond Road with high visibility and excellent accessibility at the intersection of Arville Street.
- ✓ **Generous Size:** A clean, flat ±0.89 acre parcel, ideal for retail, quick service, small-scale commercial or multi-unit ventures.
- ✓ **Strong Traffic Flow:** At an estimated ±65,000 vehicles per day along Blue Diamond Rd, maximizing exposure.
- ✓ **Nearby Retail Anchors:** Situated close to major shopping centers anchored by retailers like Target and Albertson's, perfect for capturing ready traffic.
- ✓ **Rapidly Growing Catchment Area:** Within a 5-mile radius, there are approximately 133,000 new homes planned or under construction, ensuring sustained demand.
- ✓ **Clark County Aviation Land Auction:** ±13.89 acres surrounding the property will be available for sale September 2025

177-18-602-007
APN

📍 **COMMERCIAL GENERAL(CG)**
ZONING

±0.89 ACRES FOR SALE OR GROUND LEASE

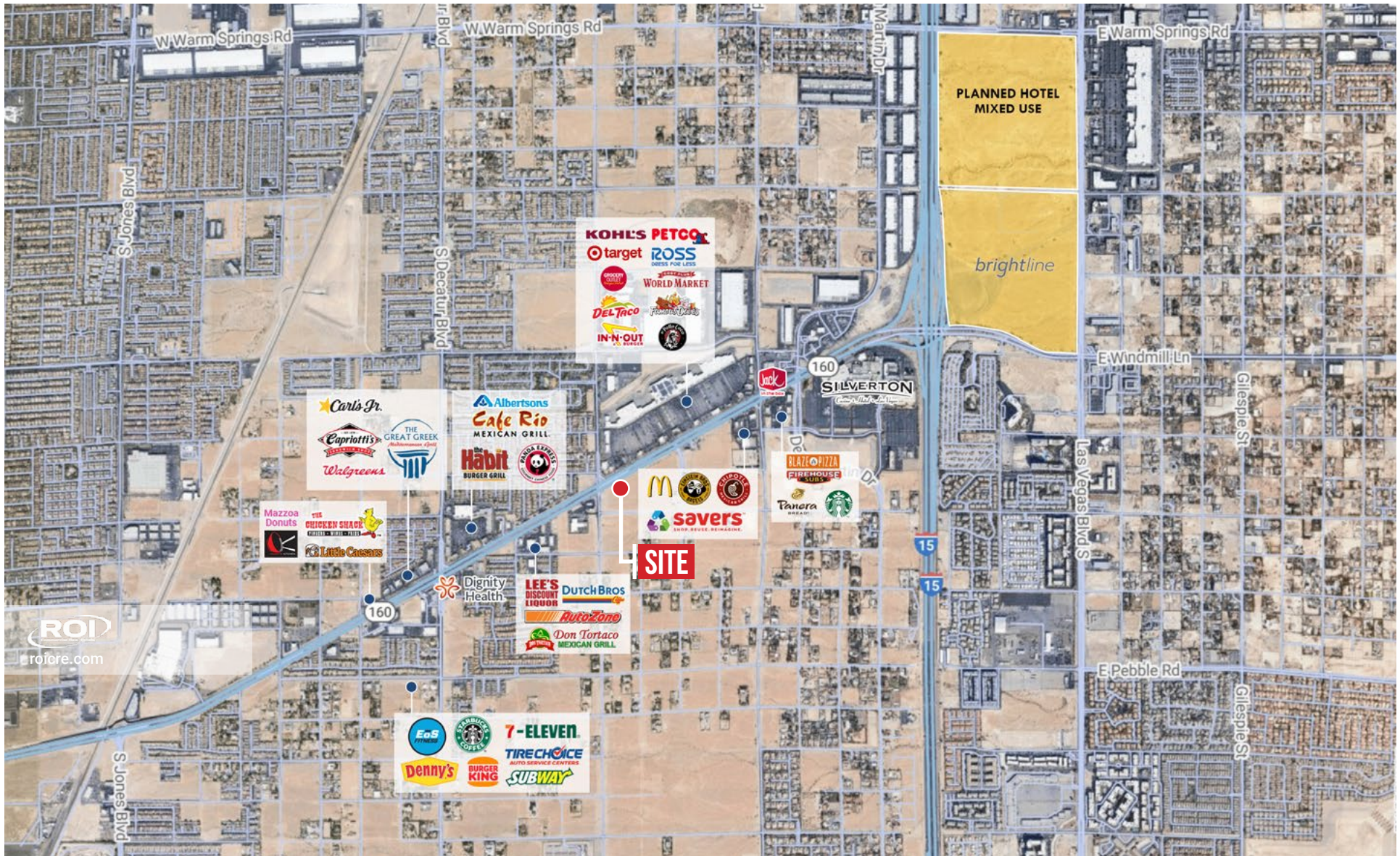
Blue Diamond Rd & Arville St,
Las Vegas, NV 89139



TRADE AREA AERIAL

±0.89 ACRES FOR SALE OR GROUND LEASE

Blue Diamond Rd & Arville St,
Las Vegas, NV 89139



AREA DEMOGRAPHICS



POPULATION

1 MILE	8,175
3 MILES	111,857
5 MILES	332,125



AVERAGE HOUSEHOLD INCOME

1 MILE	\$144,072
3 MILES	\$124,932
5 MILES	\$122,986



TRAFFIC COUNTS

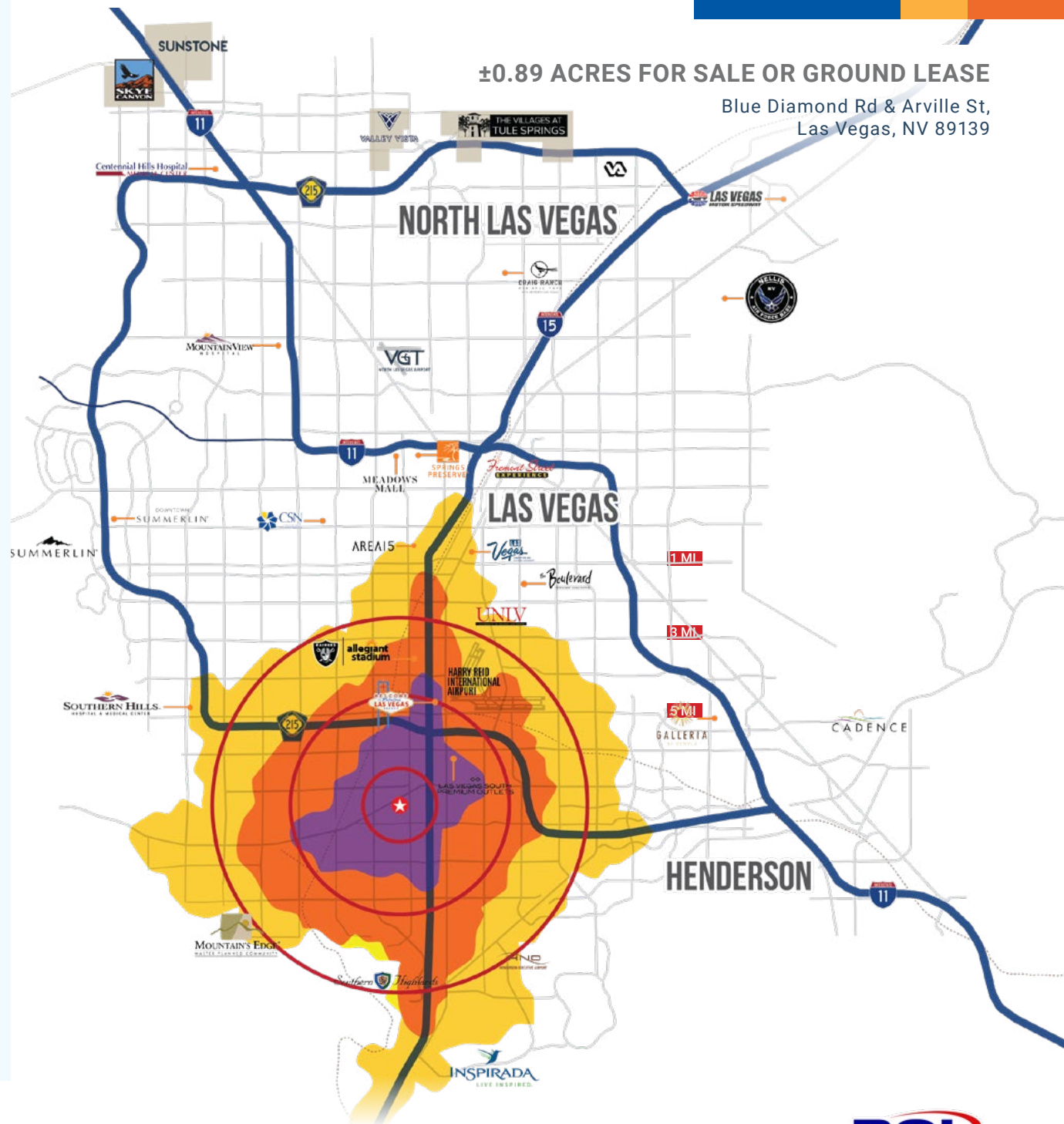
BLUE DIAMOND RD	65,000 VPD
US-15	120,000 VPD

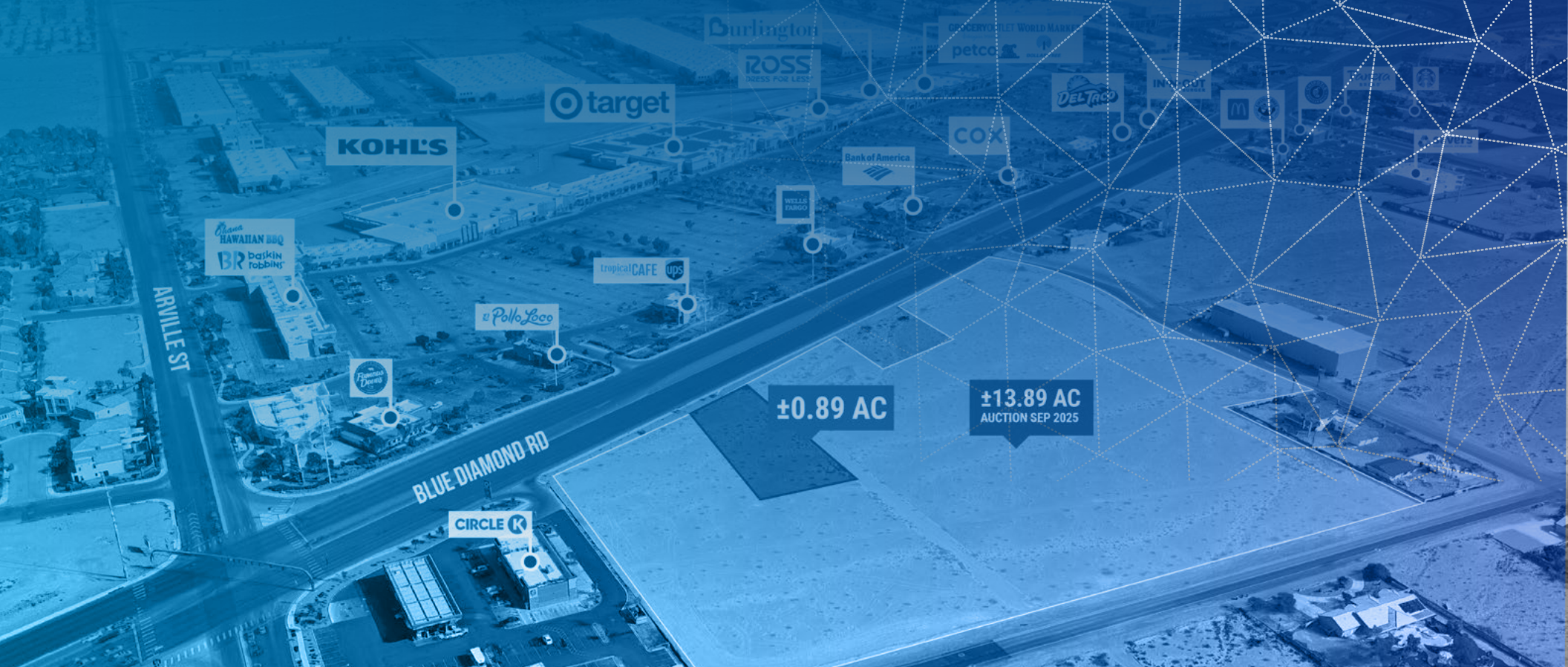


DRIVE TIMES

5 MIN	10 MIN	15 MIN
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Source:
SitesUSA 2025
TRINA, NV DOT 2024





±0.89 AC

FOR SALE OR GROUND LEASE

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Las Vegas, NV 89139



graskiretailteam

www.roicre.com



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Las Vegas, NV 89148

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Let's keep in touch.



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