

# LEASE

## 2.58 ACRES OF VACANT LAND ON NELLIS BOULEVARD

2087 N Nellis Blvd Las Vegas, NV 89115



### LEASE RATE

\$12,000 per Month/\$144,000 per Year

#### Ron Opfer

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### PROPERTY DESCRIPTION

2.58 acres of vacant land available to lease just north of the busy intersection of Nellis Blvd and Lake Mead Blvd.

- Ground lease with the ability to lease for 50 years plus an additional 50 year option.
- All of the parcels - 2.58 AC - 405 feet frontage Nellis Blvd.
- Reciprocal easement with Walgreens for access to Lake Mead.
- \$12,000 per Month/\$144,000 per Year plus

### PROPERTY HIGHLIGHTS

- Intended for a Retail Development
- Daily traffic count is 31,000 on Nellis Blvd and 32,000 on Lake Mead Blvd

### OFFERING SUMMARY

|             |                                       |
|-------------|---------------------------------------|
| Lease Rate: | \$12,000 per Month/\$144,000 per Year |
| Lot Size:   | 2.58 Acres                            |

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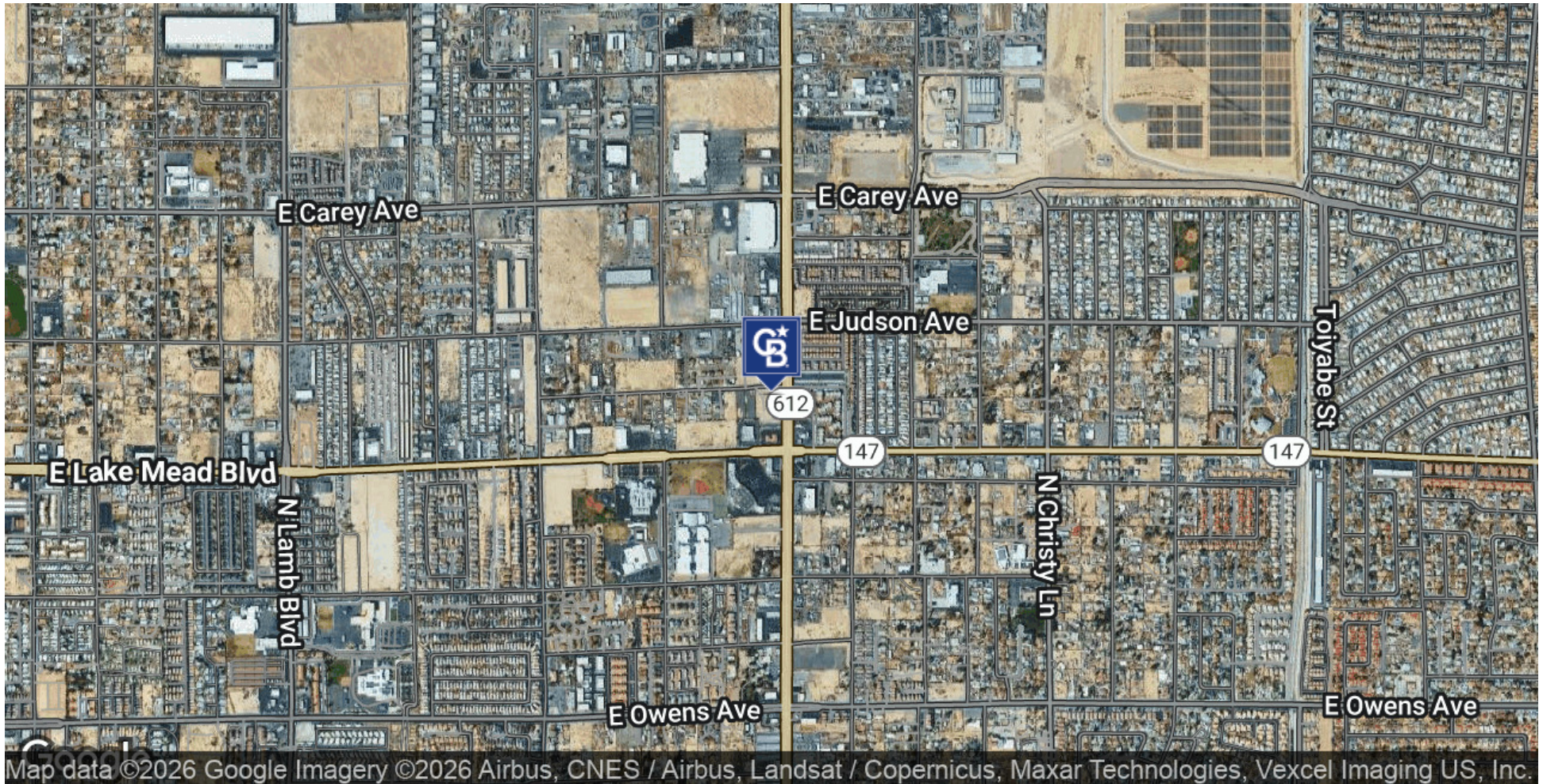
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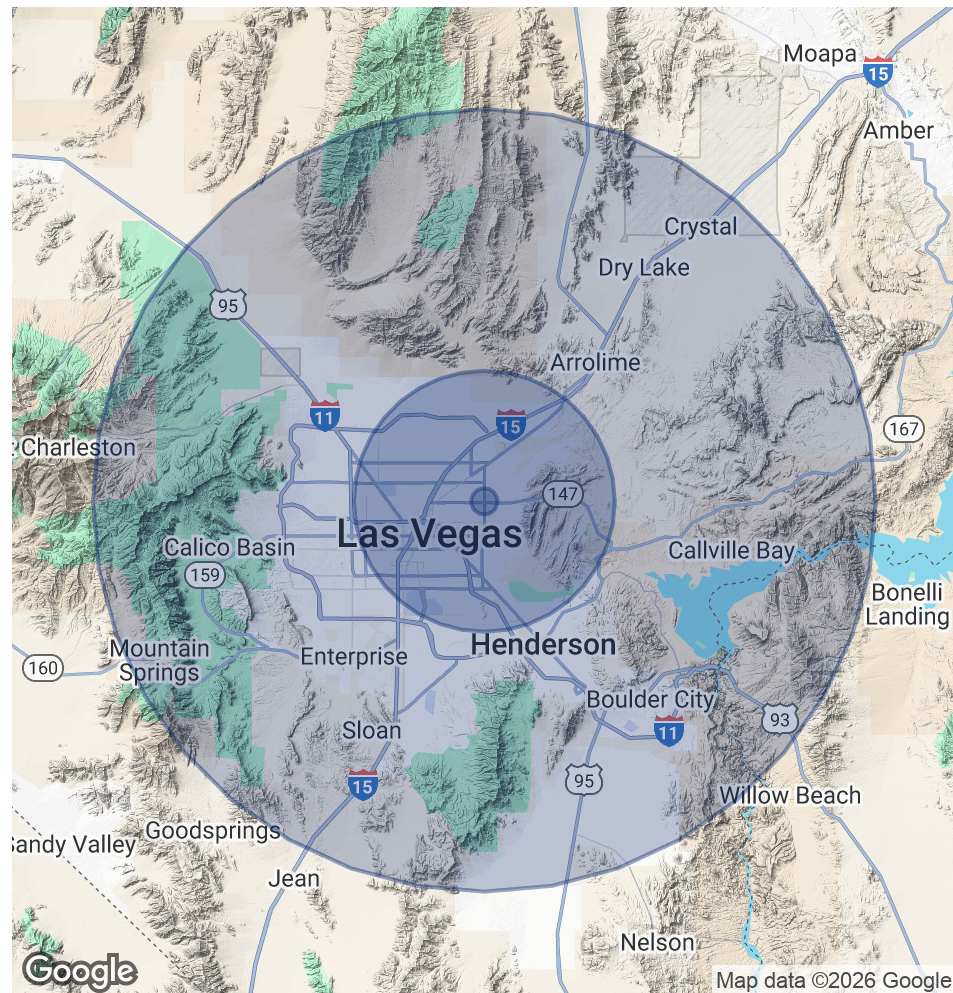
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| POPULATION           | 1 MILE | 10 MILES  | 30 MILES  |
|----------------------|--------|-----------|-----------|
| Total Population     | 17,104 | 1,103,292 | 2,318,057 |
| Average Age          | 33     | 38        | 40        |
| Average Age (Male)   | 32     | 37        | 39        |
| Average Age (Female) | 33     | 39        | 40        |

| HOUSEHOLDS & INCOME | 1 MILE    | 10 MILES  | 30 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,062     | 396,390   | 868,426   |
| # of Persons per HH | 3.4       | 2.8       | 2.7       |
| Average HH Income   | \$54,187  | \$74,457  | \$97,184  |
| Average House Value | \$217,129 | \$366,919 | \$466,690 |

Demographics data derived from AlphaMap



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