



Land For Sale

±0.81 acres
proposed retail use
CG-Commercial
General zoning

S Decatur Blvd
& Pebble Rd
Las Vegas, NV 89139

Susan Hunt-Krygiell

Senior Vice President, Capital Markets
susan.hunt-krygiell@avisonyoung.com
Direct 702.637.7729 | Mobile 702.768.1926
NV RE License # BS.1925

**AVISON
YOUNG**

PROPERTY DETAILS

Commercial land located at major intersection, southeast corner of Decatur Blvd & Pebble Rd. This property was previously approved for approximately 63,000 sq. ft. of self-storage. You can find the previously approved entitlements, site plan, floor plans, offsite improvement plans, and drainage study on the Clark County website.

Buyer to verify all information.

| | |
|--------------------|--|
| LOCATION: | South Decatur Boulevard Las Vegas, NV 89139 |
| PROPERTY TYPE: | Land |
| PROPERTY SUBTYPE: | Commercial |
| AREA: | ±0.81 acres |
| NUMBER OF PARCELS: | 1 |
| APN/PARCEL ID NO: | 177-19-101-001 |
| ZONING: | Commercial General (CG) |
| PROPOSED USE: | Retail |
| SALE TYPE: | Investment |

LIST PRICE : \$1,595,000



LOCATION

Prime Decatur Blvd. Frontage - Zoned Commercial General (CG). The property is located just south of Blue Diamond Rd. at the corner of Decatur Blvd. & Pebble Rd.

The area is experiencing significant residential and retail growth, making it suitable for various commercial developments.

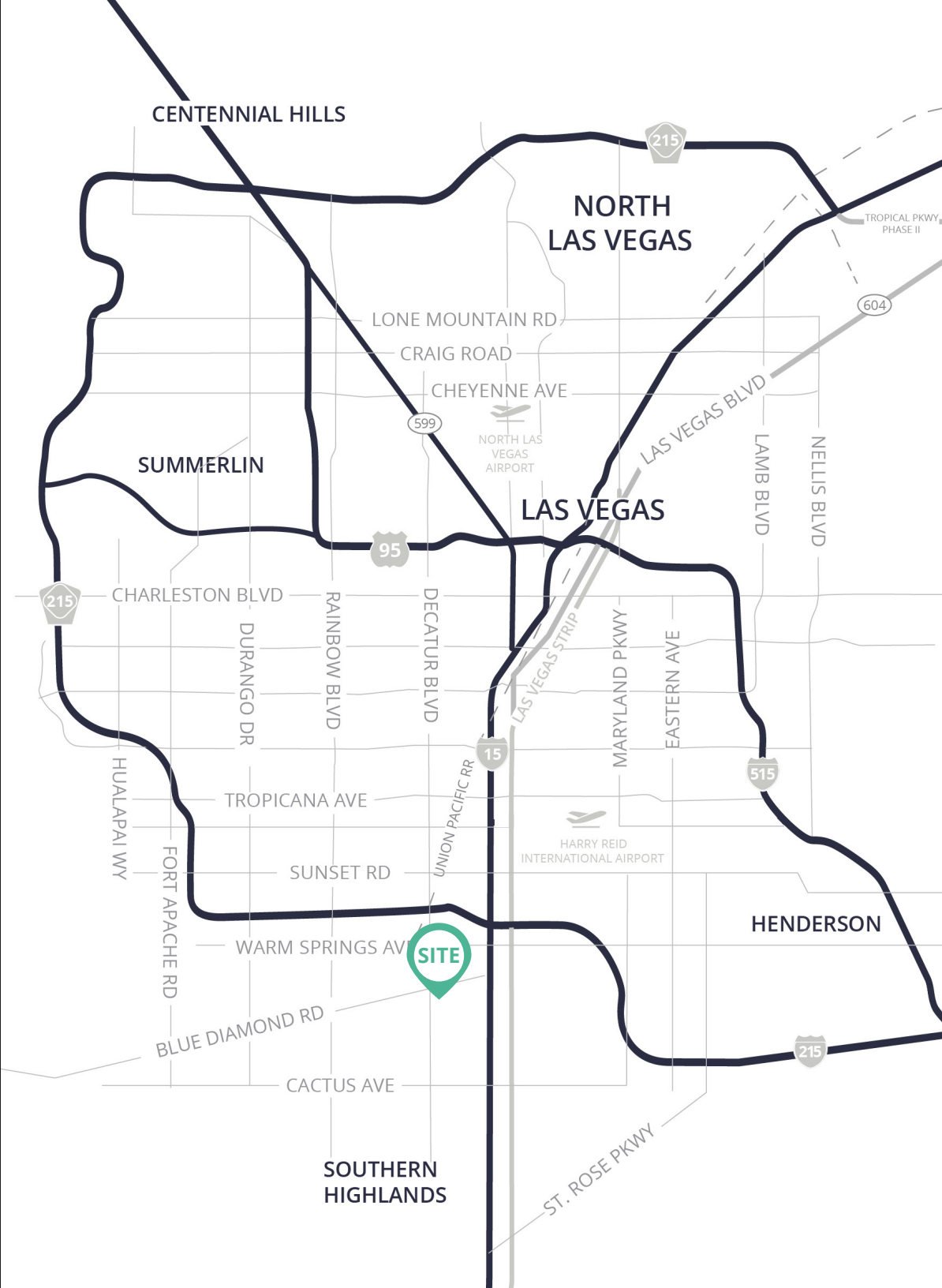
DEMOGRAPHICS

| 2024 | 1 mi | 3 mi |
|------------------------------|-----------|-----------|
| Population (est) | 7,758 | 123,225 |
| Households | 2,559 | 45,813 |
| Projected Households (2029) | 2,874 | 49,580 |
| Household income (avg) | \$154,737 | \$133,087 |
| Total housing units | 2,728 | 49,477 |
| Owner occupied housing units | 69.8% | 57.2% |
| Renteroccupied housing units | 30.2% | 42.8% |
| Median home value | \$294,402 | \$315,220 |

TRAFFIC COUNT



approx. 17,804 cars per day on Decatur Blvd. at Pebble Rd.



**For more
information,
please contact**

Susan Hunt-Krygiell

Senior Vice President, Capital Markets

susan.hunt-krygiell@avisonyoung.com

Direct 702.637.7729 | Mobile 1 702.768.1926

NV RE License # BS.1925

In cooperation with:

Jeromee Sullivan

Berkshire Hathaway Nevada Properties

JSullivan@BHHSNV.com

Mobile 702.498.4223

NV RE License # S.184342



Visit us online
avisonyoung.com

© 2026 Avison Young - Nevada, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

10845 Griffith Peak Drive | Suite 100 | Las Vegas, NV 89135 | 702.472.7979

**AVISON
YOUNG**