

# FOR SALE OR GROUND LEASE

**±1.69 AC AVAILABLE**

2360 - 2370 N Martin Luther King Blvd  
Las Vegas, NV 89106

- CHEYENNE AIRPORT CENTER
- CHEYENNEWEST CORP CTR
- COLEMAN AIR PARK
- SIMMONS AIRPARK

- O'Reilly AUTO PARTS
- Guthrie's

- BREAKTHRU SOFTWARE GROUP
- US FOODS

PLI  
Card Marketing Solutions

FedEx

- Carls Jr.
- goodwill
- STARBUCKS COFFEE

Tapia  
PRODUCE CO.

FritoLay

SUNPOINT WEST

CLAYTON  
COMMERCE CENTER

Smithfield

BIGELOW  
AEROSPACE

WINDSOR  
COMMERCE PARK

**SITE**

HYLO  
Park

Walmart

ROI  
roicre.com

CALL US FOR  
**MORE INFO**

**DERON CONWAY**

702.550.4918 | [deron@roicre.com](mailto:deron@roicre.com)  
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**ROI**  
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# PROPERTY HIGHLIGHTS

2360 - 2370 N MARTIN L KING BLVD  
Las Vegas, NV 89106

## ±1.69 AC

Commercial Development Opportunity

- Two adjacent vacant parcels located in a high trafficked, hard corner, signalized intersection
- Surrounded by single family residential neighborhoods and industrial parks
- Jurisdiction: City of Las Vegas
- Topography: Flat

 **Make an Offer**  
Price

 **±1.69 AC**  
Total Area

 **Limited Commercial (C-1)**  
Zoning

 **139-21-501-008 (0.61 AC)**  
**139-21-501-009 (1.08 AC)**  
Parcel Number



# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
18,774	164,247	522,451



## AVERAGE HOUSEHOLD INCOME

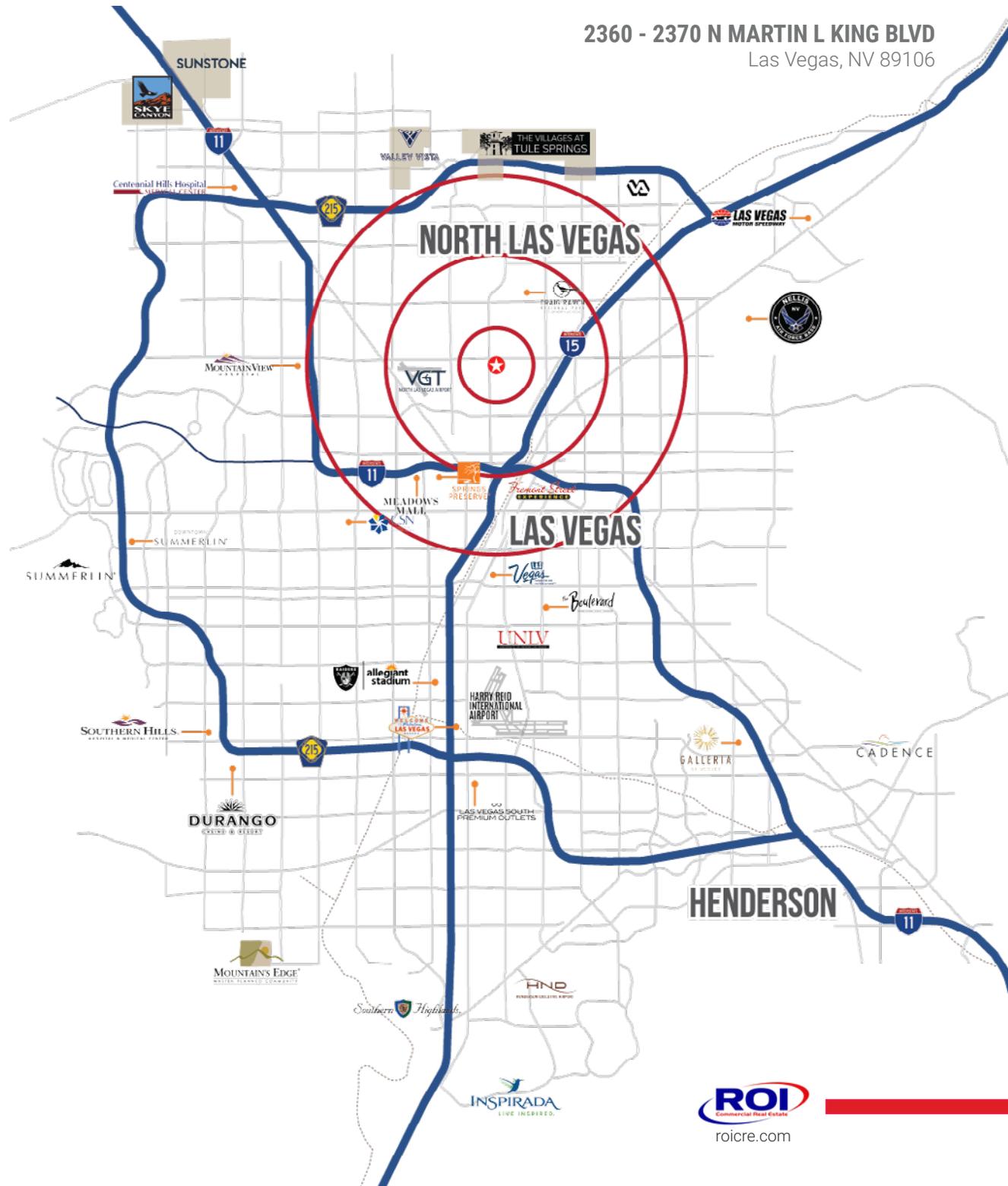
1 Mile	3 Miles	5 Miles
\$65,656	\$77,452	\$82,802



## TRAFFIC COUNTS

Carey Ave	MLK Blvd
12,300 VPD	46,500 VPD

Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024



# TRADE AREA MAP

2360 - 2370 N MARTIN L KING BLVD

Las Vegas, NV 89106



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# FOR MORE INFORMATION

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