

3375 GLEN AVE

Las Vegas, NV 89121

± 960 - 1,920 SF AVAILABLE



DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

EDWARD LEHARDT, CCIM

702.830.1119 | edward@roicre.com
Lic # S.0180688

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814



roicre.com

Rare Small Spaces Available

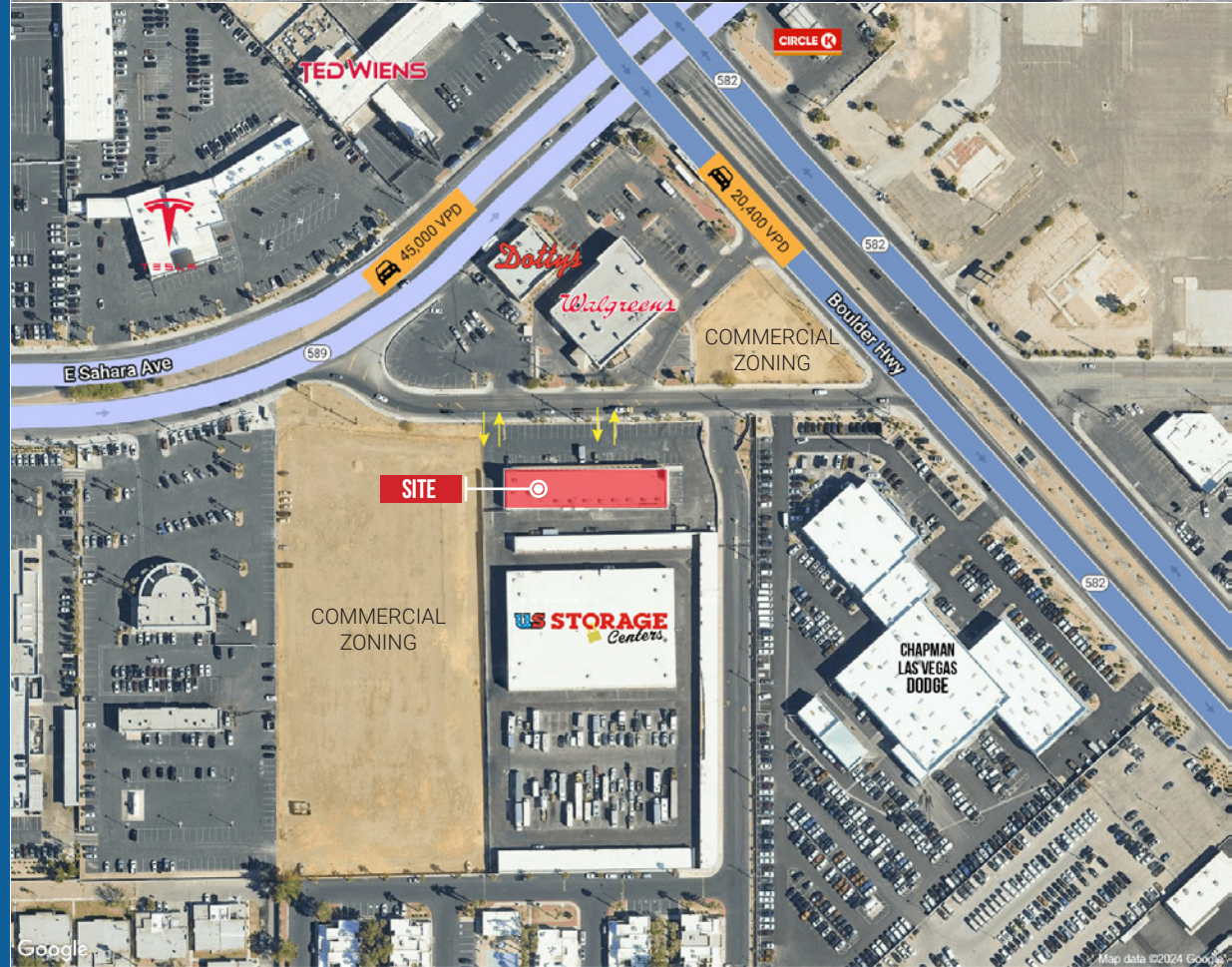
- ±960 - 1,920 SF In-line spaces
- Small footprint spaces available for \$1.25-\$1.5 PSF
- NNN Estimated at \$0.8 PSF
- Property has excellent frontage and visibility along Glen Ave, across from Walgreens
- Easy access from both Sahara Ave and Boulder Hwy
- Area surrounded by high traffic car dealerships including Tesla, Toyota, Chevrolet, Dodge and Nissan



162-12-502-010
APN



Commercial General (CG)
ZONING



AREA DEMOGRAPHICS

3375 GLEN AVE
Las Vegas, NV 89121



POPULATION

1 Mile	3 Miles	5 Miles
25,882	235,688	516,975



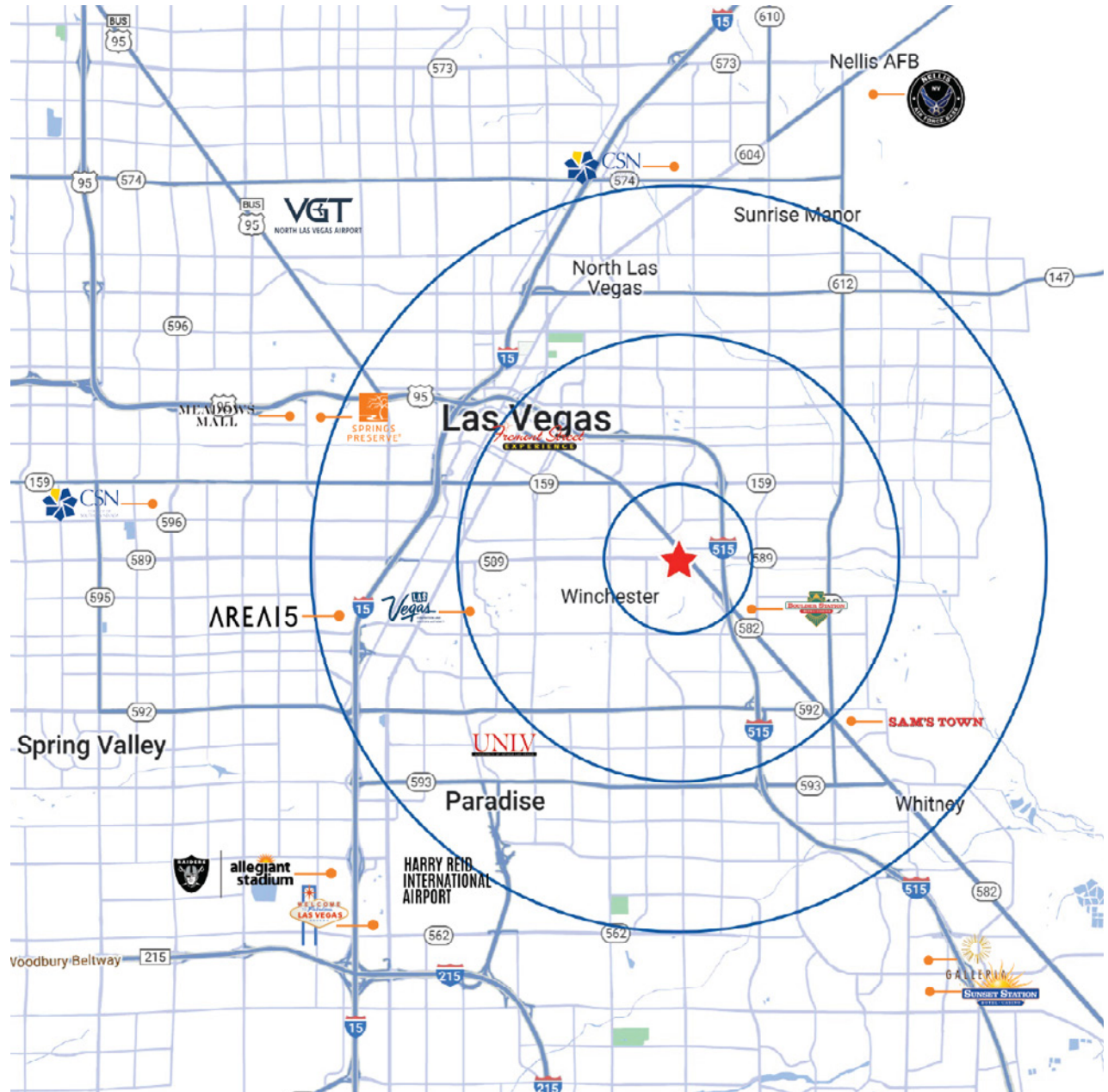
DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
6,029	68,284	212,645



TRAFFIC COUNTS

Sahara Ave	45,000 VPD
Boulder Hwy	20,400 VPD



Sources:
SitesUSA 2023
TRINA, NV DOT 2022

roicre.com

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



SITE PLAN



Suite	Tenant	Size (SF)
R1	US Storage Centers	960
R2 - R3	AVAILABLE	1,920
R4	LV Ice Box	960
R5	LV Ice Box	960
R6	Wardrobe Stylist	960
R7	AVAILABLE	960
R8	AVAILABLE	960
R9	El Tio Sam Income Tax	960
R10	Farmers Insurance	960
R11	AVAILABLE 3/1/24	960

TRADE AREA AERIAL

3375 GLEN AVE
Las Vegas, NV 89121

