



3601 Las Vegas Blvd N, Las Vegas, NV 89115



Office

(702) 754-3100
WWW.CornelRealEstate.com
5575 S Durango Dr
Las Vegas, NV 89113

Cory Schaefer

Broker
(702) 349-0695
CorySchaefer@CornelRealEstate.com
NV Licensed
B.1002229.LLC
BUSB.0007136.BKR
B.1002278.INDV

3601 Las Vegas BLVD



Investment Highlights

- **High-Visibility Las Vegas Boulevard Frontage**

- Positioned directly along N Las Vegas Boulevard, providing excellent exposure to consistent daily traffic and strong street presence for retail or service users.

- **Flexible Retail Space**

- The property offers flexible retail space suitable for a variety of uses including convenience retail, service retail, showroom, or specialty businesses.

- **Strong Traffic Corridor**

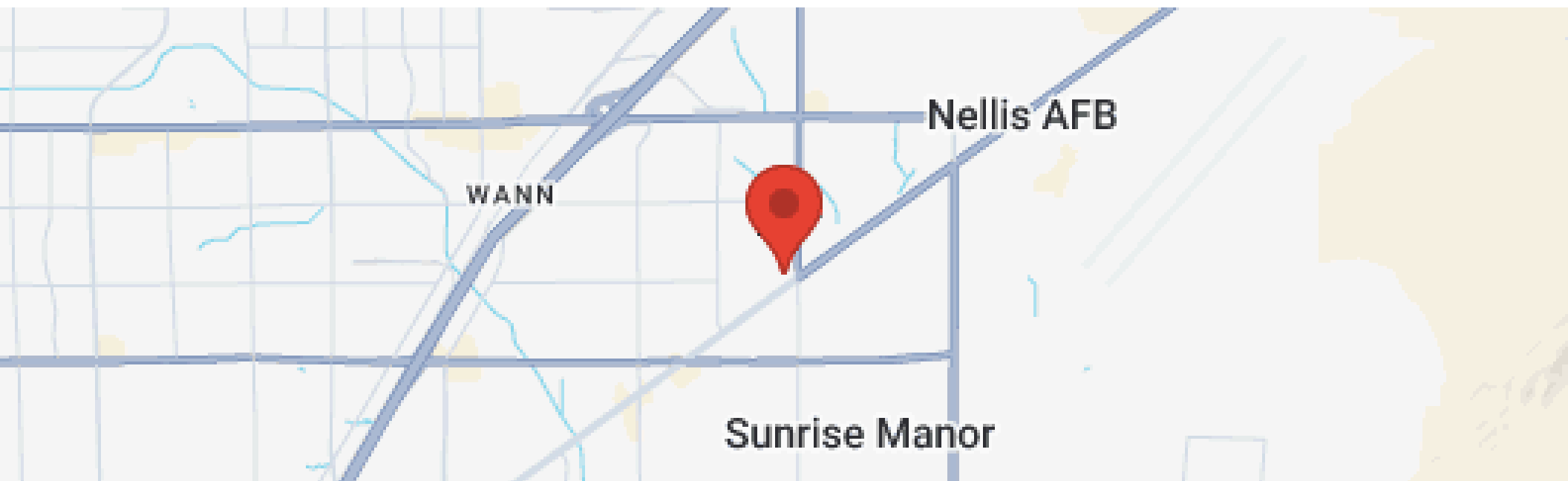
- Las Vegas Boulevard is one of the primary north-south thoroughfares in the valley, connecting North Las Vegas to Downtown Las Vegas and the resort corridor.

- **Immediate Occupancy Opportunity**

- The available space allows tenants to quickly establish operations in an existing retail building without the long timelines associated with new construction.

- **Established Commercial Corridor**

- Surrounded by a mix of national retailers, local businesses, and service providers that help drive consistent customer traffic to the area.



Property Summary

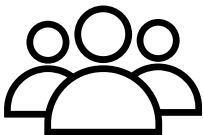
Property Detail	Description
Property Address	3601 N Las Vegas Blvd, Las Vegas, NV 89115
Property Type	Retail
Building Size	±6,175 SF
Lot Size	±0.96 Acres
Asking Price	\$1,700,000
Price Per SF	\$275/SF
Net Operating Income	\$108,000
Cap Rate	6.35%
Tenancy	Multi-Tenant
Year Built	2002
Stories	1
Parking	Surface Parking Available
Zoning	H-2
Ownership	Fee Simple



Location Highlights

- **Direct Las Vegas Boulevard Frontage**
 - Located on N Las Vegas Blvd, one of the most recognizable and heavily traveled commercial corridors in Southern Nevada.
- **Convenient Regional Access**
 - The property offers convenient connectivity to Interstate 15, providing easy access to Downtown Las Vegas, North Las Vegas, and the greater Las Vegas Valley.
- **Proximity to Major Employment Centers**
 - The site is within close proximity to Nellis Air Force Base, a major regional employer generating strong daytime population and consistent consumer demand.
- **Nearby Retail and Commercial Activity**
 - The surrounding corridor features a variety of retail centers, automotive services, and neighborhood commercial businesses serving the North Las Vegas trade area.
- **Growing North Las Vegas Trade Area**
 - The North Las Vegas submarket continues to experience population growth and residential expansion, supporting increasing demand for retail and service-oriented businesses.

3 Mile Radius



Population

141,381



Daytime Population

149,261



Households

42,425



AVG. Household Income

\$71,542





Population	1 Mile	3 Mile	5 Mile
2000 Population	19,023	110,394	275,030
2010 Population	25,037	122,702	339,199
2025 Population	26,256	141,381	394,718
2030 Population	27,118	145,764	409,186
2025-2030 Growth Rate	0.65 %	0,61 %	0.72 %
2025 Daytime Population	19,101	149,161	361,562

2025 Household Income	1 Mile	3 Mile	5 Mile
Les than \$15000	863	5,105	14,683
\$15000 - 24999	569	3,186	9,600
\$25000 - 34999	786	4,298	11,870
\$35000 - 49999	1,066	5,767	15,503
\$50000 - 74999	1,823	8,138	23,403
\$75000 - 99999	1,060	6,297	18,084
\$100000 - 149999	1,189	6,607	20,422
\$150000 - 200000	294	1,636	6,940
\$200000 or Higher	189	1,402	5,882
Median HH Income	\$58,841	\$57,849	\$61,828
Average HH Income	\$69,457	\$71,542	\$77,507

