

Available for Ground Lease or Build to Suit

NEC LAS VEGAS BLVD. & CAREY AVE.

North Las Vegas, NV 89030

Listed By:



Cheyenne Sports Complex
±38.2 AC

CSN
±34,169 Students

POKER PALACE

NELLIS AIR FORCE BASE

La Bonita
BOUTIQUE RESTAURANT & BAR

RETAIL PAD AVAILABLE
±1.02 AC



Faye Heron Elementary
±682 Students

Sunrise Manor
±64,202 Residences

St. Viator College Prep
±260 Students

N. Las Vegas Blvd. // ±18,800 VPD

E. Carey Ave. // ±14,800 VPD

HIGH TRAFFIC SIGNALIZED INTERSECTION

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LISTING SNAPSHOT

Lease Rate

Contact Broker

Space Available

±1.02 AC



PROPERTY HIGHLIGHTS

- Retail pad available for ground lease or build to suit – ideal for QSR or automotive users
- Daytime population of over 205,665 people within a 3-mile radius
- Located at the signalized intersection of Las Vegas Blvd. and Carey Ave. seeing over ±33,600 VPD
- Less than 2-miles from the I-15 Freeway (±206,000 VPD)
- Adjacent future Terrible Herbst Chevron with car wash will drive additional daily traffic
- Directly adjacent to North Las Vegas City Hall and Municipal Court
- Minutes from Downtown Las Vegas and the Las Vegas Strip Corridor

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Population	31,281	188,417	497,234
2024 Average Household Income	\$60,571	\$61,948	\$72,602
2024 Households	8,128	59,909	165,557

Leasing Experts

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Malan + Marcello Investment Team

VICINITY MAP

The trade area consists of ±497,234 residents with an average household income of ±\$72,602 within a 5-mile radius.



Median Age

34



Homeowners

175,176

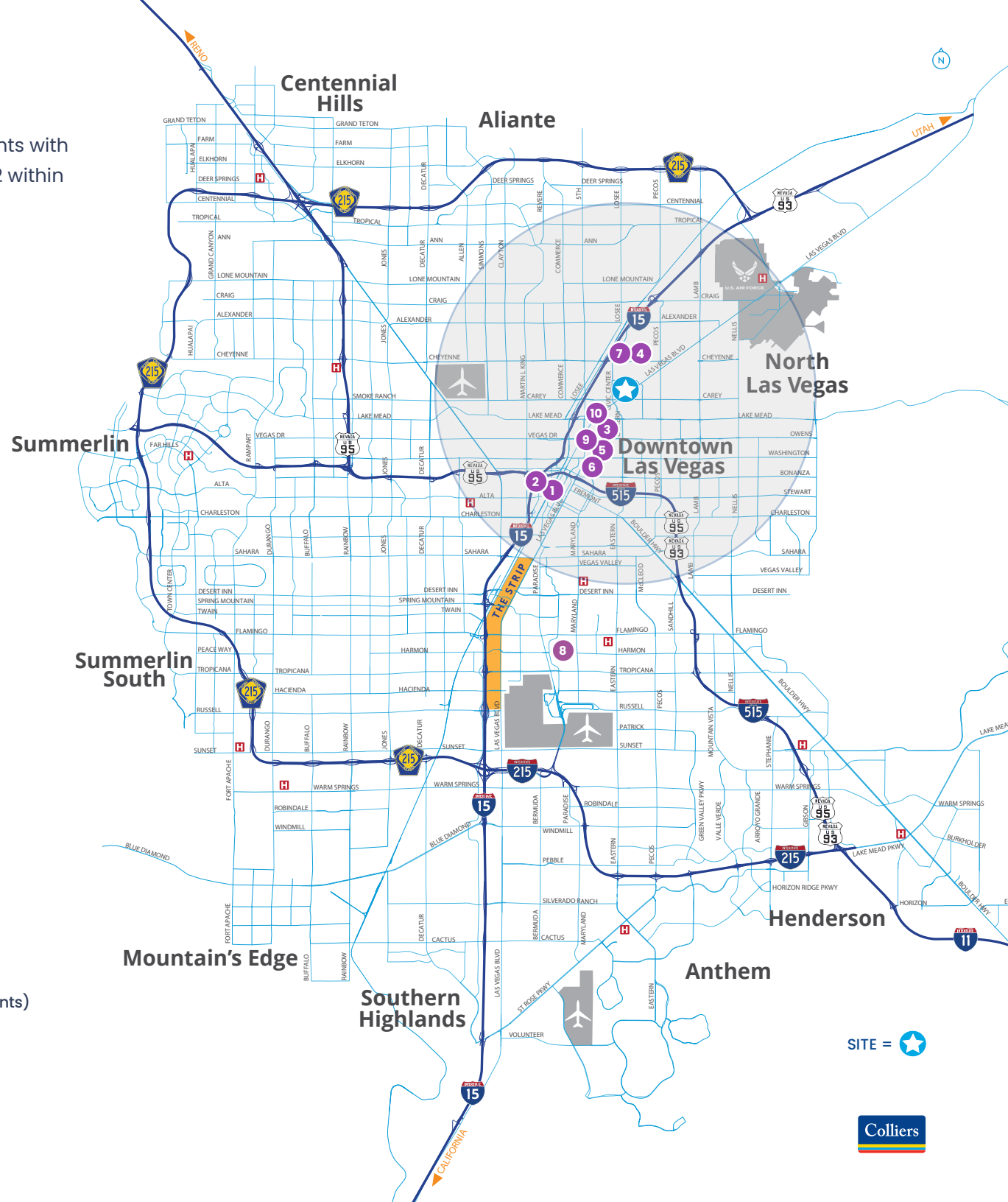


Married Households

18.1%

Nearby Amenities ±5-Mile Radius

- 1 Downtown Las Vegas - 2.8 miles
- 2 Fremont Street Experience - 2.7 miles
- 3 North Vista Hospital (177 Beds) - 1.4 miles
- 4 College of Southern Nevada (34,169 students) - 1.8 miles
- 5 Rancho High School (3,269 students) - 2.9 miles
- 6 Cashman Complex (9,340 seats) - 2.3 miles
- 7 Ojos Locos Sports Cantina & Casino - 1.4 miles
- 8 University of Nevada Las Vegas (28,600 students) - 10.4 miles
- 9 Jerry's Nugget Casino - 1 mile
- 10 Silver Nugget Casino - .5 mile



SITE = ★

NEC LAS VEGAS BLVD. & CAREY AVE.

TRADE AREA MAP



■ = Power Centers ■ = Golf Courses

NEC LAS VEGAS BLVD. & CAREY AVE.

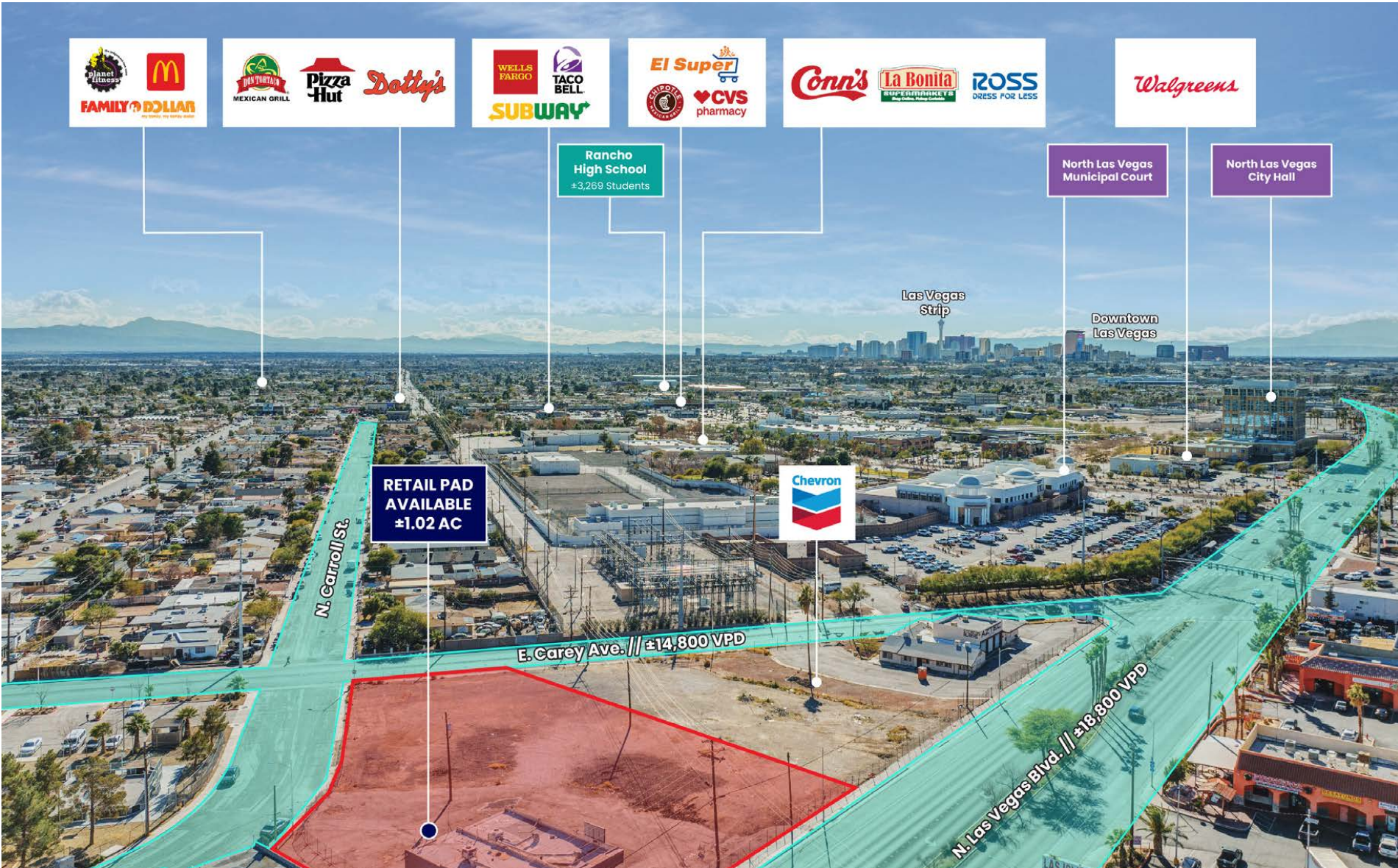
WEST FACING AERIAL



■ = Golf Courses ■ = Hotels ■ = Residential Development

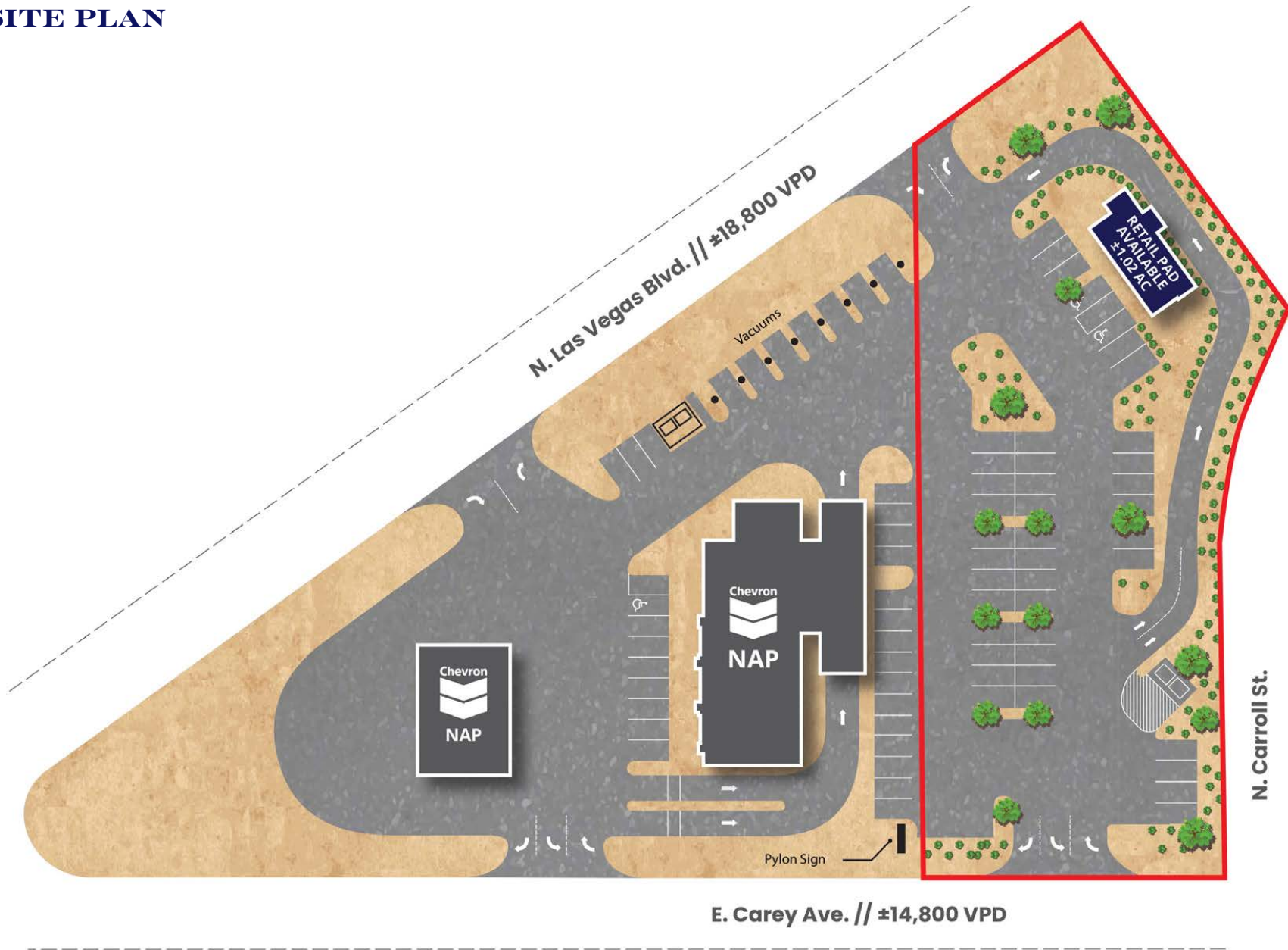
NEC LAS VEGAS BLVD. & CAREY AVE.

SOUTHWEST FACING AERIAL



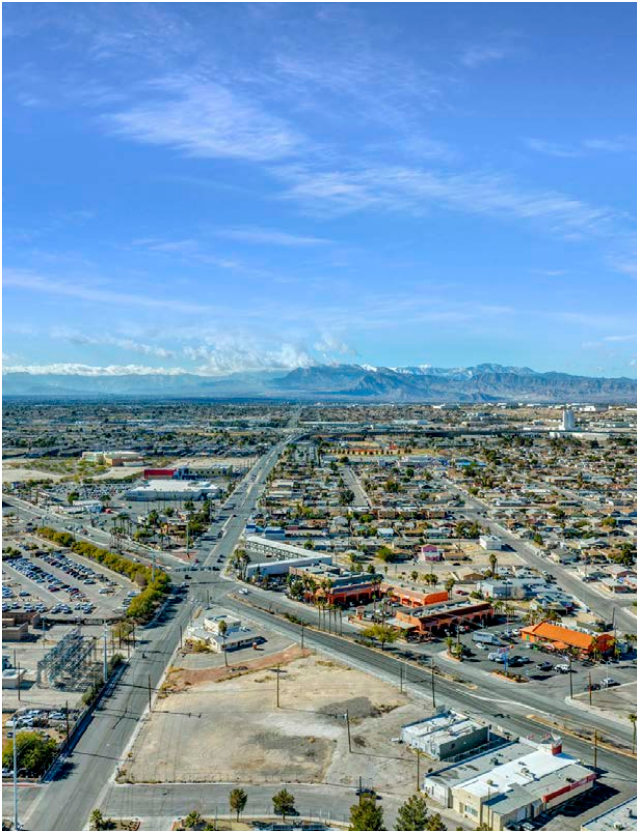
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SITE PLAN



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