

Nellis Plaza

1000 N Nellis Blvd
Las Vegas, NV 89110

PRIME RETAIL REDEVELOPMENT

±3.5 AC GROUND LEASE

N NELLIS BLVD | 48,000 VPD

HARRIS AVE

N



graskiretailteam

roicre.com

Contact our team today!

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PROPERTY HIGHLIGHTS

NELLIS PLAZA

1000 N Nellis Blvd.
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GROUND LEASE OPPORTUNITY

±3.50 AC Redevelopment

Nellis Plaza is gearing up to revitalize the Nellis Blvd commercial corridor. Plans are underway to redevelop the property. This can include any number of ground lease options from C-Store/Gas Station, to QSR's, Car Wash, or any other single tenant ground lease.

- ✓ Signalized intersection of Harris Ave and Nellis Blvd. provides excellent access and exposure.
- ✓ Nellis Blvd. is a major north/south arterial in the area seeing traffic counts of ±48,000 VPD.
- ✓ Located less than three miles east of the I-515 creating easy freeway access.
- ✓ ±0.75 - 1.5 acre pads available for ground lease with Nellis Blvd visibility



Nearby Traffic Generators:



SCHEMATIC SITE PLAN

NELLIS PLAZA

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BUILDING ELEVATIONS

NELLIS PLAZA

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A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



B1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



B1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



OBLIQUE AERIAL

NELLIS PLAZA

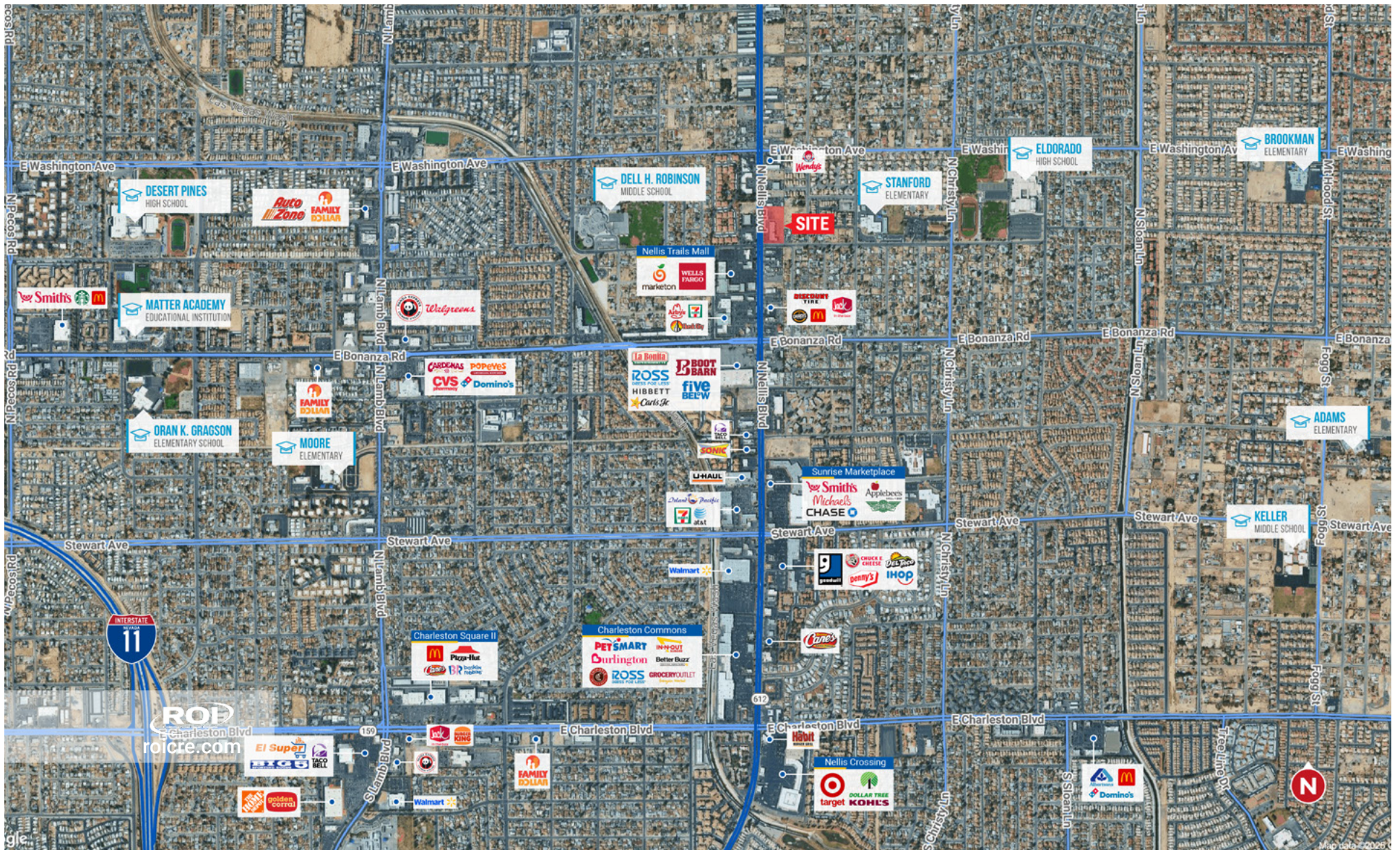
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TRADE AREA AERIAL

NELLIS PLAZA

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AREA DEMOGRAPHICS



POPULATION

1 MILE	25,549
3 MILES	208,439
5 MILES	418,045



DAYTIME POPULATION

1 MILE	4,717
3 MILES	29,868
5 MILES	107,624



AVERAGE HOUSEHOLD INCOME

1 MILE	\$81,158
3 MILES	\$79,027
5 MILES	\$77,498



TRAFFIC COUNTS

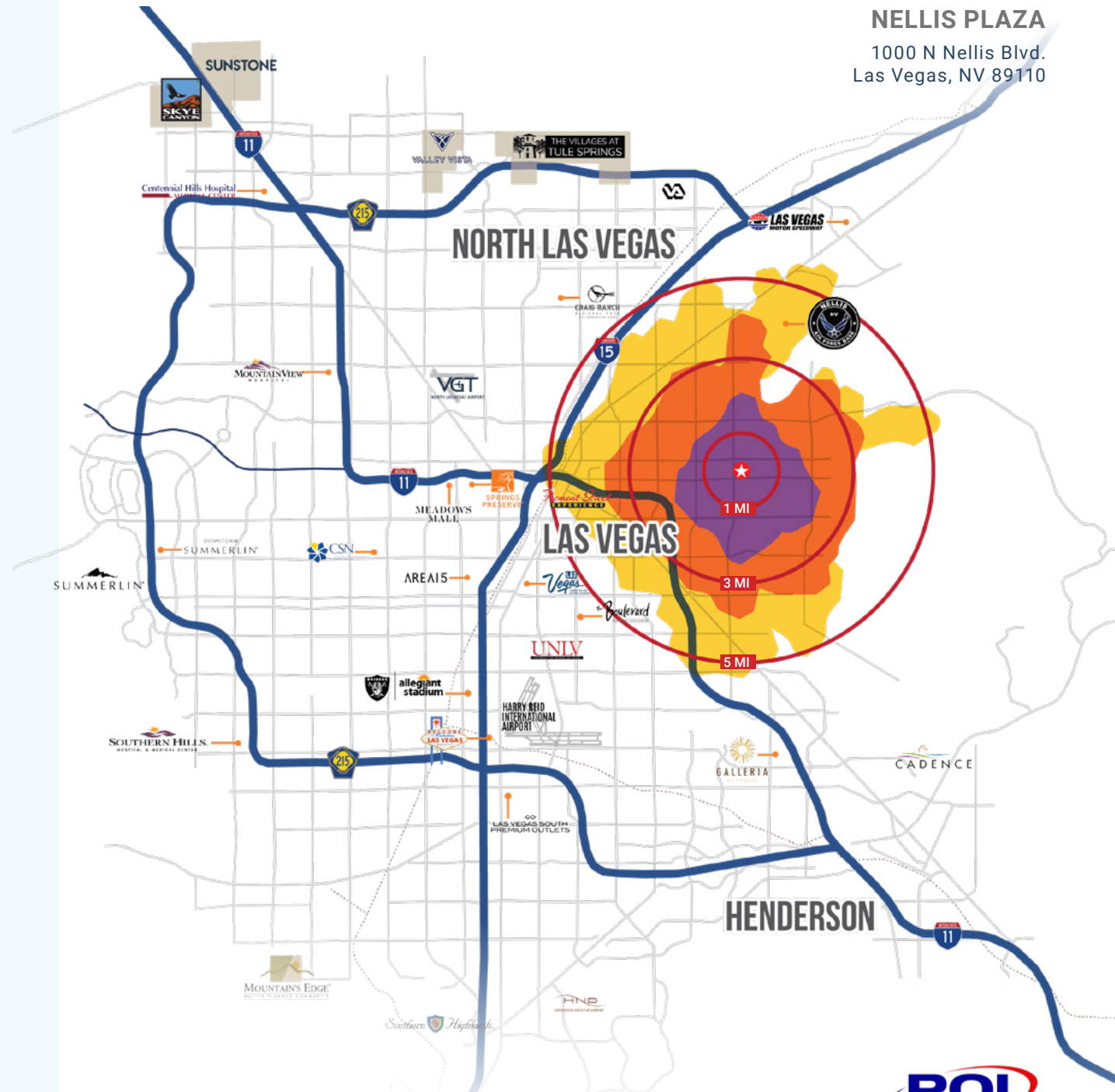
NELLIS BLVD 48,000 VPD



DRIVE TIMES

5 MIN 10 MIN 15 MIN

Source:
SitesUSA 2026
TRINA, NV DOT 2025



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FOR GROUND LEASE

Nellis Plaza

±0.75 - 1.5 Acre Pads

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ROI Commercial Real Estate
9121 W Russell Rd
STE 111
Las Vegas, NV 89148

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