

Retail Pad For Sale / Lease

Listed By:

Colliers

NWC CENTENNIAL PKWY. & N. COMMERCE ST.

Northeast Career &
Technical Academy
±1,100 Students

Legacy
High School
±2,800 Students

Ruby Duncan
Elementary
±700 Students

215

CC 215 // ±35,000 VPD

SUBJECT
±1.11 AC

ampm

ARCO

7-ELEVEN

Commerce St. // ±10,400 VPD

E. Centennial Pkwy. // ±13,300 VPD

Available for Ground Lease or Build-To-Suit

NWC CENTENNIAL PKWY. & COMMERCE ST.

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LISTING SNAPSHOT

Sale Price / Lease Rate

Contact Broker

Land Size

±1.11 AC

APN

124-22-401-014



PROPERTY HIGHLIGHTS

- Rare ±1.11-acre pad available for sale, ground lease, or build to suit in the North Las Vegas submarket
- C-1 zoned and flexible site layout accommodating automotive, QSR, and a variety of retail uses
- Direct access to the Tule Springs Master Plan, planned for approximately 8,700 homes at full buildout
- Excellent visibility along W Centennial Pkwy. with over 100 ft of frontage
- Dense residential trade area with 100,687 households and 306,608 residents within a 5-mile radius
- ±1.30 miles from the CC 215 Fwy (±35,000 VPD) and ±0.50 miles from N 5th St. (±19,700 VPD), two major thoroughfares

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	25,746	149,374	306,608
2025 Average Household Income	\$103,102	\$106,694	\$106,595
2025 Households	8,353	49,581	100,687

Listing Brokers

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VICINITY MAP

The trade area consists of ±306,608 residents with an median household income of \$106,595 within a 5-mile radius.



Median Age

34.8



Total Households

93,100

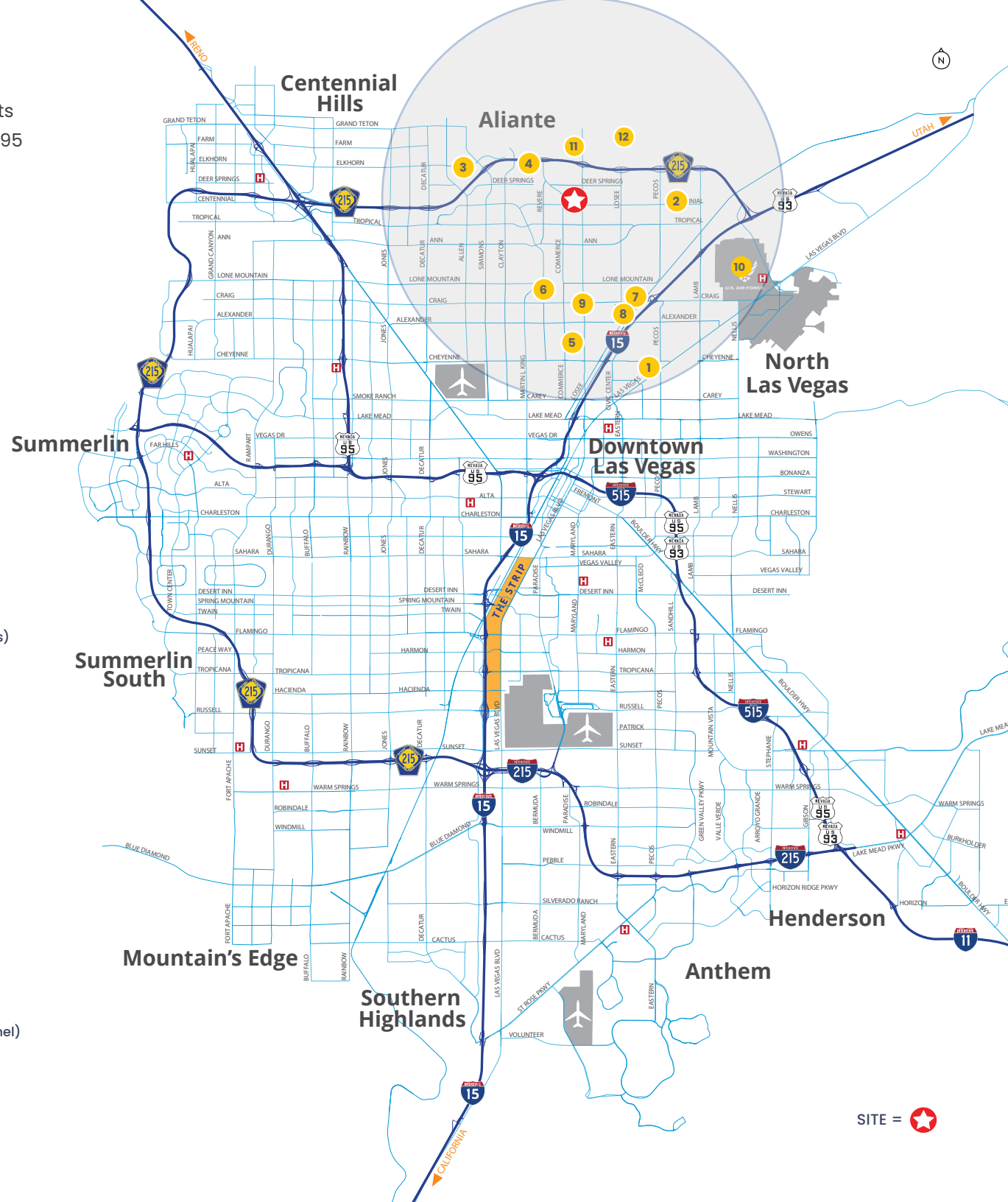


Married Households

48.1%

Nearby Amenities ±5-Mile Radius

- 1 North Las Vegas Job Creation Zone
- 6.1 miles
- 2 VA of Southern Nevada
(±3,033 employees / ±904,447 Annual Outpatient Visits)
- 2.7 miles
- 3 Aliante Casino Hotel Spa (±200 rooms)
- 3.9 miles
- 4 Legacy High School (±2,800 students)
- 0.9 miles
- 5 Mojave High School (±2,508 students)
- 1.8 miles
- 6 Craig Ranch Regional Park
- 2.8 miles
- 7 Shadow Creek Golf Course
- 2.9 miles
- 8 Golden Triangle Logistics Center (±3MM SF Industrial)
- 2.7 miles
- 9 Silver State Commerce Center (±2.5MM SF Industrial)
- 2.6 miles
- 10 Nellis Air Force Base (±12,000 military & civilian personnel)
- 7.5 miles
- 11 Future Station Casinos (±64 AC, ±600 rooms)
- 1.3 miles
- 12 Future UNLV Campus (±2,085 AC)
- 3.0 miles



SITE = ★

TRADE AREA MAP





NWC CENTENNIAL PKWY. & COMMERCE ST.

NORTHWEST FACING AERIAL



EAST FACING AERIAL





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Malan + Marcello Investment Team

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