

RETAIL PAD AVAILABLE FOR SALE OR GROUND LEASE

NEC LAS VEGAS BLVD. & CAREY AVE.

North Las Vegas, NV 89030

Listed By:

Colliers



Rancho High School
±3,269 Students

Las Vegas Strip

Downtown Las Vegas

North Las Vegas
City Hall

I-15 // ±206,000 VPD

North Las Vegas
Municipal Court

Walgreens



AVAILABLE
±0.99 AC

N. Carroll St.

E. Carey Ave. // ±19,576 VPD

N. Las Vegas Blvd. // ±18,800 VPD

HIGH TRAFFIC SIGNALIZED INTERSECTION

NEC LAS VEGAS BLVD. & CAREY AVE.

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LISTING SNAPSHOT

Sale Price:
\$999,000

Lease Rate:
Contact Broker

Land Size:
±0.99 AC

APN:
139-13-412-001



PROPERTY HIGHLIGHTS

- ±0.99-Acre Retail Pad Available for Sale or Ground Lease
- Daytime population of over 212,230 people within a 3-mile radius
- Located at the signalized intersection of Las Vegas Blvd. and Carey Ave. seeing over ±38,376 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
2025 Population	31,111	188,647	499,199
2025 Average Household Income	\$63,672	\$65,521	\$77,430
2025 Households	8,153	60,536	167,586

Leasing Experts

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VICINITY MAP

The trade area consists of ±499,199 residents with an average household income of ±\$77,430 within a 5-mile radius.



Median Age

33.9



Homeowners

79,542



Married Households

17.9%

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 Future Lennar Housing (1,000 homes) - 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.

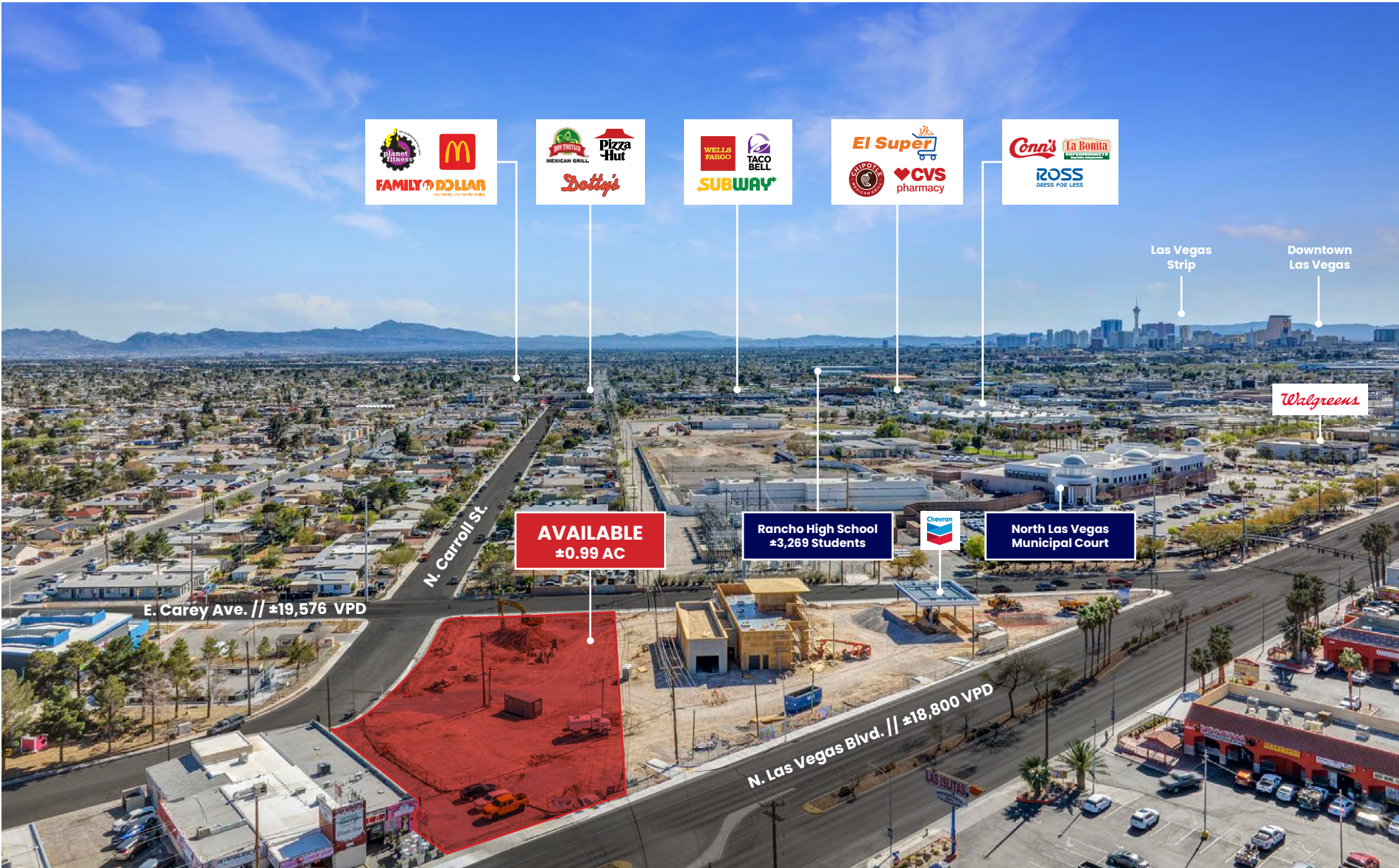
WEST FACING AERIAL



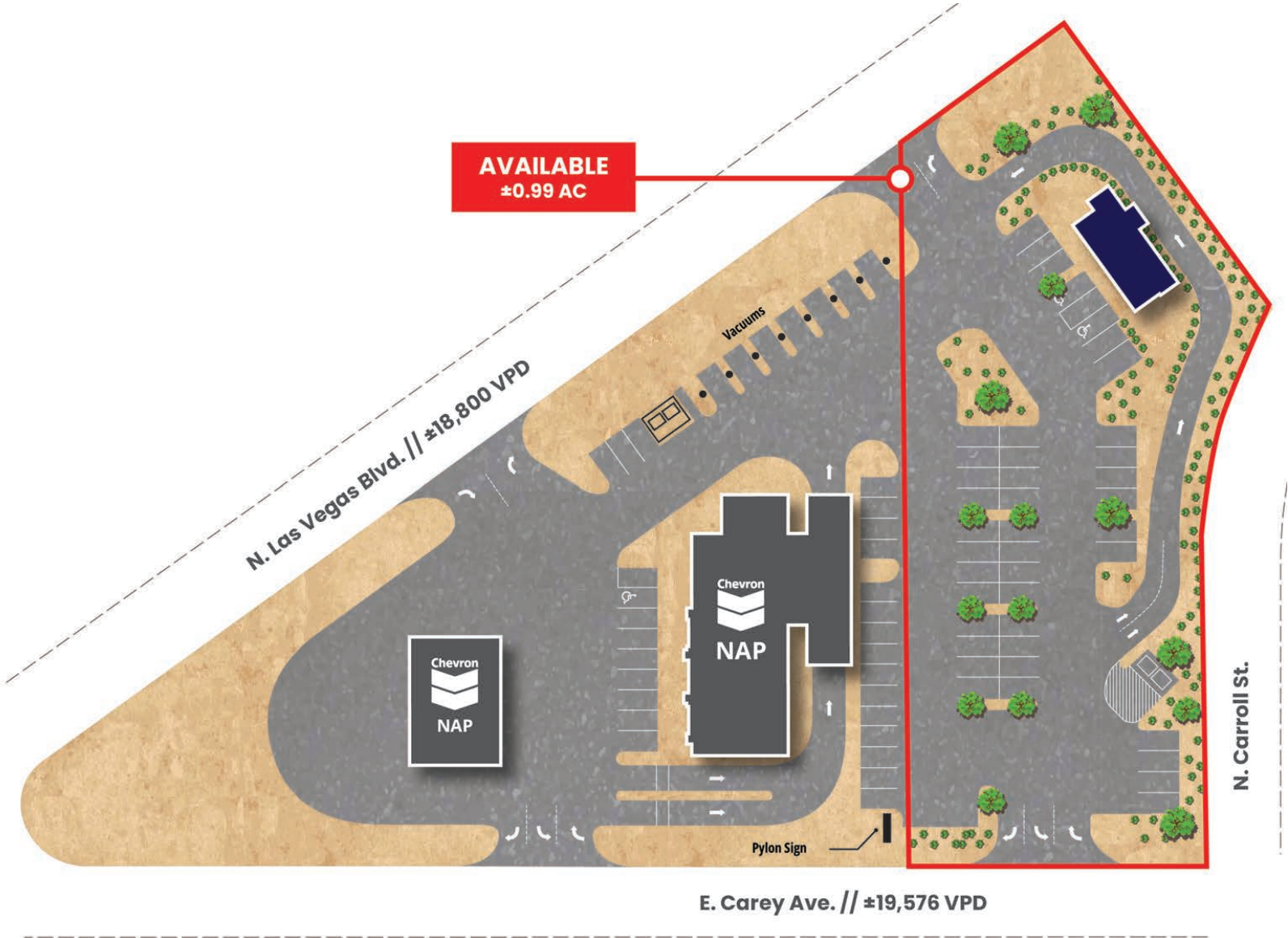
■ = Golf Courses ■ = Hotels ■ = Residential Development

NEC LAS VEGAS BLVD. & CAREY AVE.

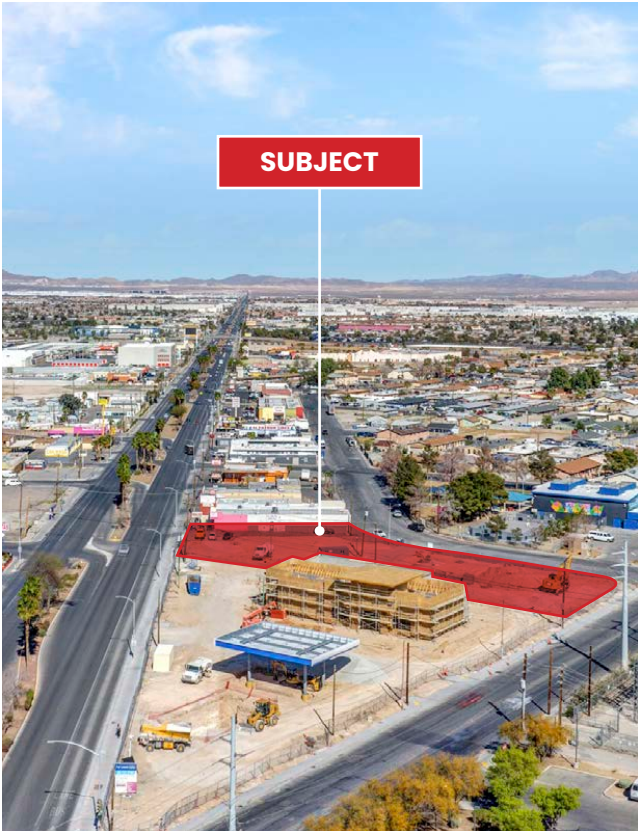
SOUTHWEST FACING AERIAL



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Malan + Marcello Investment Team

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