

Retail Pads For Lease

SWC CACTUS AVENUE & JONES BOULEVARD

Las Vegas, NV 89141

Listed By:

Colliers

CIRCLE K



Lois & Jerry Tarkanian
Middle School
±1,336 Students

The Berkley
±382 Suites

SILVERTON
Casino • Lodge • Las Vegas
±300 Rooms

SOUTH POINT
Las Vegas
±2,100 Rooms



CC 215 Beltway // ±200,000 VPD

Blue Diamond Rd. // ±60,000 VPD

Silverado Ranch Blvd. // ±38,500 VPD



I-15 Freeway // ±156,000 VPD

Cactus Ave. // ±22,100 VPD

Future
AutoZone

AVAILABLE
GL, BTS, OR MULTI-TENANT
±1,200 SF – 5,040 SF

S. Jones Blvd. // ±21,700 VPD

Conn Ave.

Retail Available in High Growth Southwest Corridor

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PROPERTY HIGHLIGHTS

- Variety of leasing opportunities including:
 - Freestanding QSR
 - In-line suites from $\pm 1,200$ SF – $\pm 5,040$ SF
 - End-Cap Drive-Thru Option
- Build-ready pads with utilities stubbed and offsites complete
- Join Circle K, Little Caesars, and AutoZone!
- Excellent frontage and visibility along S Jones Blvd. ($\pm 21,700$ VPD) & W Cactus Ave. ($\pm 22,100$ VPD)
- Ideal for restaurants and retail users seeking high-traffic exposure in a dense residential trade area with little retail competition:
 - 96,156 households within a 5-mile radius
 - 266,888 residents within a 5-mile radius
- Located within a high-income, high-growth Southwest Las Vegas trade area, drawing from the established Mountain's Edge, Southern Highlands, and Enterprise communities

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	17,957	103,316	266,888
2025 Average Household Income	\$161,327	\$153,001	\$135,404
2025 Households	5,888	35,321	96,156

Listing Brokers

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The trade area consists of ±266,888 residents with an average household income of ±\$135,404 within a 5-mile radius.



195,430



\$502,827



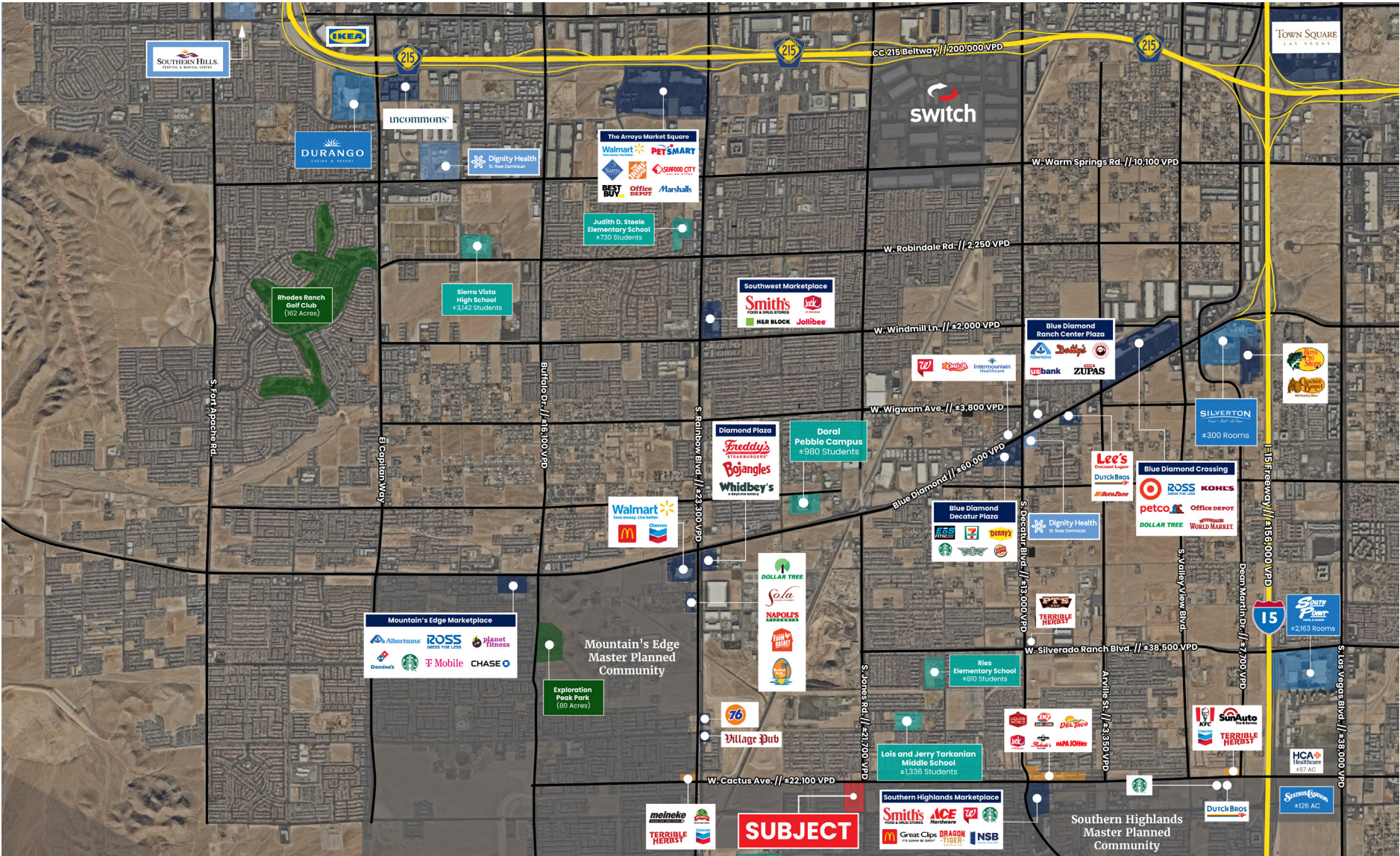
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- 1 St. Rose Dignity – San Martin Hospital (±3,700 Employees)
– 3.4 miles
- 2 Southern Hills Hospital (±2,400 Employees)
– 5 miles
- 3 Desert Oasis High School (±3,250 Students)
– 1.1 miles
- 4 Sierra Vista High School (±3,142 Students)
– 2.7 miles
- 5 Lois and Jerry Tarkanian Middle School (±2,000 Students)
– 0.8 miles
- 6 Exploration Peak Park (±80 Acres)
– 0.5 mile
- 7 Mountain's Edge Master Planned Community
– 0.5 mile
- 8 Southern Highlands Master Planned Community
– 5.0 miles
- 9 Rhodes Ranch Golf Club (±162 Acres)
– 4.0 miles
- 10 South Point Hotel & Casino (±2,163 Rooms)
– 6.0 miles
- 11 Silverton Casino Hotel (±300 Rooms)
– 5.4 miles
- 12 M Resort Spa & Casino (±390 Rooms + Future Expansion)
– 9.0 miles
- 13 Henderson Executive Airport
– 10 miles
- 14 Spring Mountain Ranch (520 Acres)
– 10 miles– 2.8 miles



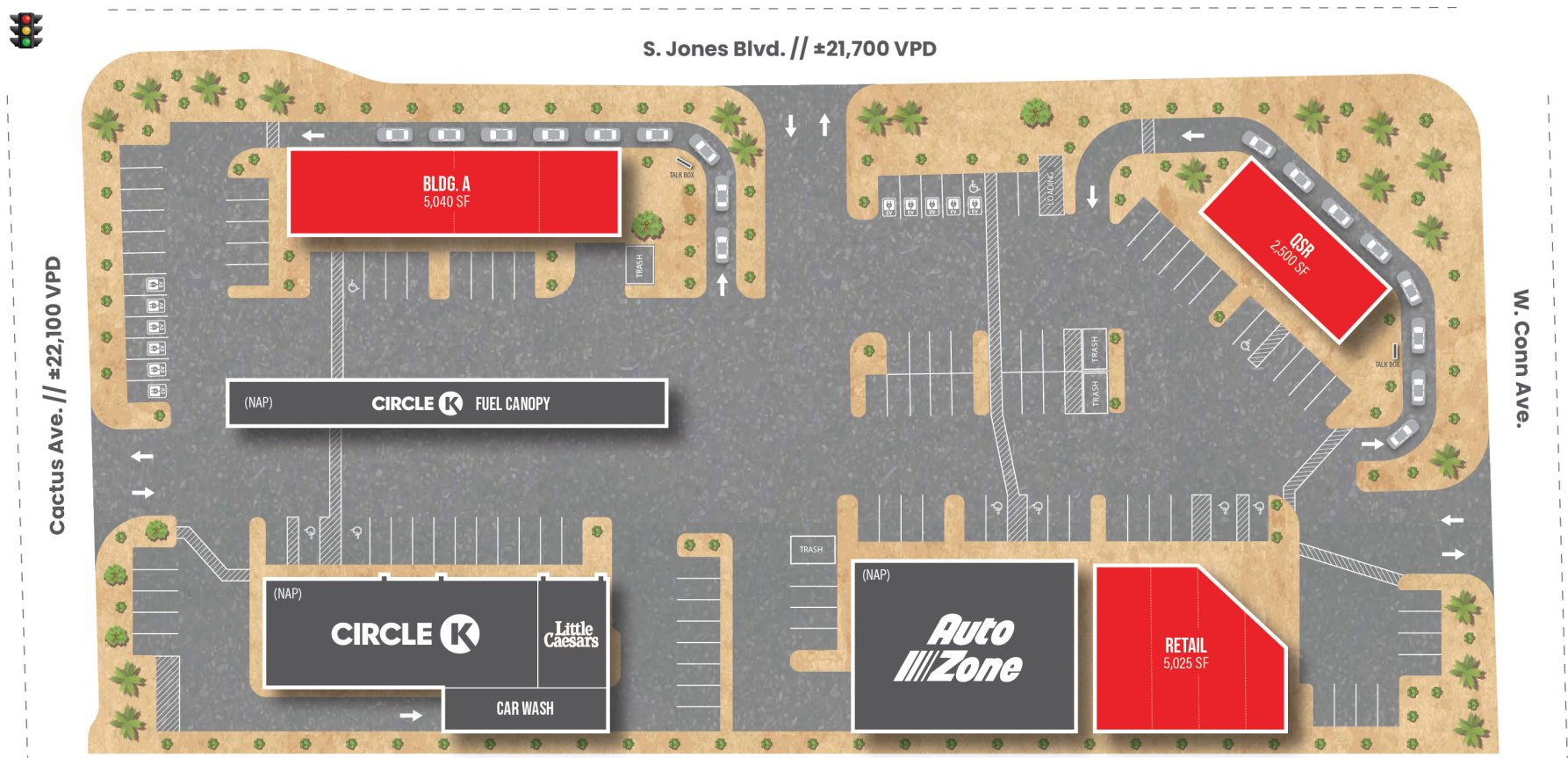
SWC CACTUS AVENUE & JONES BOULEVARD

TRADE AREA MAP



■ = Subject ■ = Power Centers ■ = Schools ■ = Casinos ■ = Hospitals ■ = Residential





 = Subject  = NAP

SWC CACTUS AVENUE & JONES BOULEVARD

NORTHWEST FACING AERIAL



SWC CACTUS AVENUE & JONES BOULEVARD

NORTHEAST FACING AERIAL





Retail Pads For Lease

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Las Vegas, NV 89141

Southern
Highlands
±9,500 Homes

Charles and Phyllis Frias
Elementary School
±650 Students

AVAILABLE
GL, BTS, OR MULTI-TENANT
±1,200 SF – 5,040 SF

CIRCLE K
Little Caesars
pizzapizzai

Future
AutoZone

S. Jones Blvd. // ±21,700 VPD

Cactus Ave. // ±22,100 VPD

Listed By:



Malan + Marcello Investment Team

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