

Listed By:

Colliers

±2.41 Acres of Land For Sale or Ground Lease

NEC N. 5TH ST. & E. CRAIG RD.

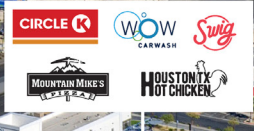
North Las Vegas, NV 89081



I-15 Freeway // ±150,000 VPD

±1.00 AC
APN-011

±1.41 AC
APN-010



N. 5th Ave. // ±19,300 VPD

E. Craig Rd. // ±72,500 VPD



LOCATED IN COVETED HIGH TRAFFIC CRAIG ROAD CORRIDOR

NEC E. CRAIG RD. & N. 5TH ST.

Listed By:



LISTING SNAPSHOT

Sale Price / Lease Rate

Contact Broker

Land Size

±1.00 AC – ±2.41 AC

APNs

139-02-214-011

139-02-214-010



PROPERTY HIGHLIGHTS

- ±2.41 acres available for sale or ground lease
- Last freestanding pad opportunities on Craig Rd. between N. 5th St. and the I-15 Freeway
- Other nearby retailers include Sam's Club, Lowe's, Texas Roadhouse, Starbucks, McDonald's, Olive Garden, El Pollo Loco, Dutch Bros., BJ's Brewhouse, Freddy's, and many more
- High traffic location:
 - E. Craig Rd. and N. 5th St. (±91,800 VPD)
 - I-15 Freeway (±150,000 VPD)
- Strong daytime population with ±13,227 full-time employees within a 1-mile radius
- Minutes from the I-15, Nellis Air Force Base, and the College of Southern Nevada (CSN)

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	13,984	183,086	424,412
2025 Average Household Income	\$106,487	\$92,285	\$86,869
2025 Households	4,349	56,871	138,381
2025 Daytime Population	13,227	156,663	367,624

Listing Brokers

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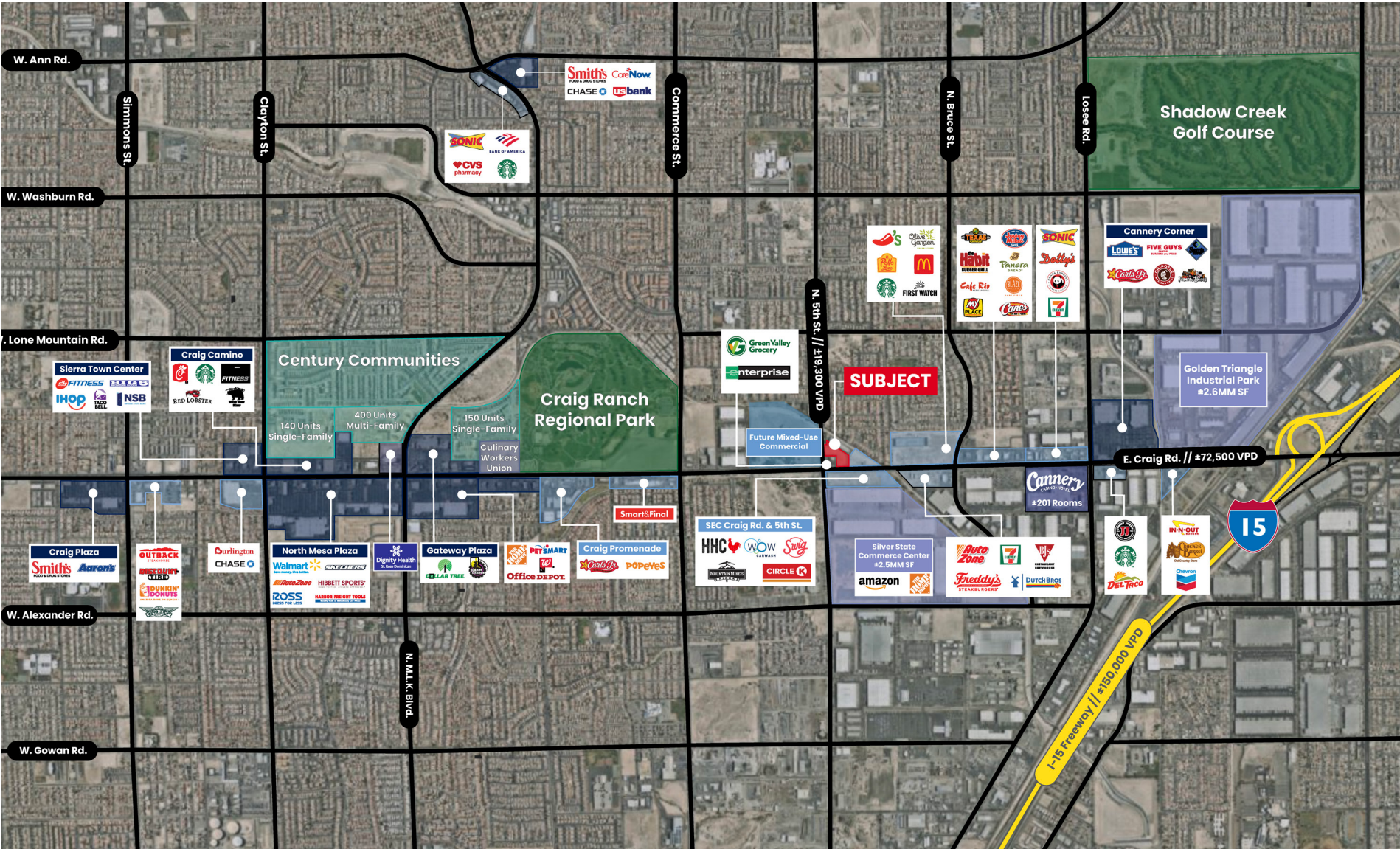
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NEC E. CRAIG RD. & N. 5TH ST.

TRADE AREA MAP



■ = Power Centers ■ = Neighborhood Retail ■ = Parks ■ = Casinos ■ = Industrial ■ = Mixed Use ■ = Residential

NEC E. CRAIG RD. & N. 5TH ST.

NORTH EAST FACING AERIAL

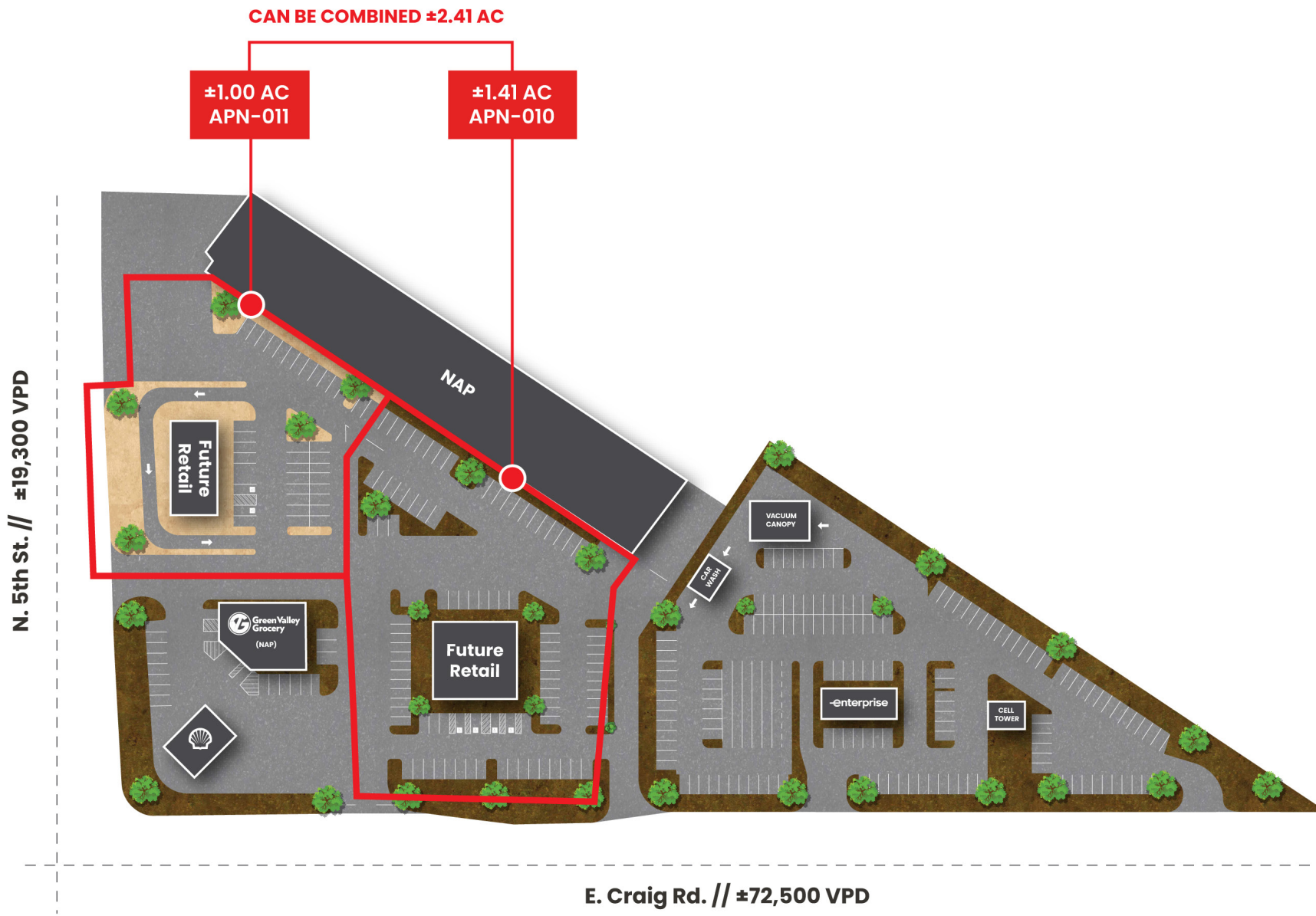


NEC E. CRAIG RD. & N. 5TH ST.

SOUTH FACING AERIAL



CONCEPTUAL SITE PLAN



NEC N. 5TH ST. & E. CRAIG RD.

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