

# HIGH PROFILE PAD FOR LEASE

BLUE DIAMOND RD & DECATUR BLVD • LAS VEGAS • NEVADA



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



## FOR LEASE

### PROPERTY SPECS

- High Profile Pad at Blue Diamond Ranch Center on Blue Diamond Road
- 2,500 SF Available next to new Farm Basket <http://www.farmbasketlv.com>
- Busy Albertson's Grocery Shopping Center  
Albertson's weekly volume of \$500,000
- Dominant Traffic Corridor – over 55,000 Vehicles Per Day along Blue Diamond Road
- Join Café Rio, Habit Burger, Panda Express, Domino's and Teriyaki Madness

#### DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

##### POPULATION

|                           |       |         |         |
|---------------------------|-------|---------|---------|
| 2017 ESTIMATED POPULATION | 7,411 | 88,368  | 287,658 |
| 2022 PROJECTED POPULATION | 8,470 | 100,379 | 322,828 |

##### HOUSEHOLDS

|                           |       |        |         |
|---------------------------|-------|--------|---------|
| 2017 ESTIMATED HOUSEHOLDS | 2,343 | 32,979 | 106,567 |
| 2022 PROJECTED HOUSEHOLDS | 2,663 | 37,122 | 118,404 |

##### INCOME

|                             |          |          |          |
|-----------------------------|----------|----------|----------|
| 2017 EST. AVERAGE HH INCOME | \$81,705 | \$83,284 | \$79,427 |
| 2017 EST. MEDIAN HH INCOME  | \$65,014 | \$63,668 | \$61,960 |
| 2017 EST. PER CAPITA INCOME | \$26,891 | \$30,857 | \$29,674 |

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.