

LAS VEGAS STRIP



RETAIL PAD FOR LEASE



LOGIC

presented by:

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BLUE DIAMOND & DECATUR

LISTING DETAILS

Ground Lease Asking:

\$150,000

New Shell Asking:

\$3.50 - \$3.75 PSF

Size:

+/- 0.32 AC



PROPERTY HIGHLIGHTS

- Highly visible and prominent retail pad
- Up to 4,200 SF building foot print with drive-thru opportunity at entry to Albertsons anchored shopping center
- Highly desirable retail trade corridor
- High traffic counts over 63,500 Cars Per Day on Blue Diamond Rd.
- Zoned: General Commercial (C-2); APN: 177-18-312-005

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2020 Population	9,486	98,582	311,700
HOUSEHOLDS	1-mile	3-mile	5-mile
2020 Households	3,071	36,934	115,855
INCOME	1-mile	3-mile	5-mile
2020 Average HH Income	\$104,485	\$97,032	\$93,631

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