

Las Vegas Motor Speedway

215

+/- 2MM SF INDUSTRIAL
amazon Fanatics

Cannery Corner
LOWE'S Sam's FIVE GUYS
Sonic Drive-Ins Sport Clips

7-Eleven SONIC

SHADOW CREEK GOLF COURSE

Las Vegas Blvd. // 12,700 CPD

Lossee Rd.

15 **I-15 Freeway // 133,000 CPD**

SUBJECT
SILVER STATE COMMERCE CENTER
+/- 2.5MM SF
amazon

N. 5th St. // 14,800 CPD

N. Commerce St.

E. Craig Rd. // 60,500 CPD

FUTURE MIXED USE COMMERCIAL

BUREAU OF LAND MANAGEMENT

CRAIG RANCH REGIONAL PARK

ADAM MALAN
Partner
702.954.4105
amalan@logicCRE.com
S.0063542.LLC

SEAN MARGULIS
Partner
702.954.4102
smargulis@logicCRE.com
S.0070247

LANDON TENWOLDE
Associate
702.954.4141
ltenwolde@logicCRE.com
S.0184822

LANDON TENWOLDE
Associate
702.954.4141
ltenwolde@logicCRE.com
S.0184822



Property Highlights

- Final pad remaining in high growth corridor
- Dynamic co-tenancy within the trade area
 - Join 7-Eleven, AutoZone, Dutch Bros, Freddy's Steakburgers, and Born & Raised
 - Other nearby retailers include Sam's Club, Lowe's, Texas Roadhouse, Cracker Barrel, Raising Canes, In-N-Out, Starbucks, Habit Burger and more!
- High traffic location with +/- 60,500 CPD
- Strong daytime population
 - +/- 5.2MM SF of new industrial under construction adding +/- 2,400 full time employees within 0.5-mile radius
 - Over 13,000 nearby homes are planned or under construction

LOGIC   

The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Listing Snapshot

+/- 1.96 AC

Retail Pad Available

Contact Broker

Lease Rate

Demographics

Population	1-mile	3-mile	5-mile
2021 Total Population	10,472	170,349	390,852
Income	1-mile	3-mile	5-mile
2021 Average Household Income	\$70,229	\$68,198	\$65,193
Households	1-mile	3-mile	5-mile
2021 Total Households	3,382	49,771	117,733

The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Site Plan

