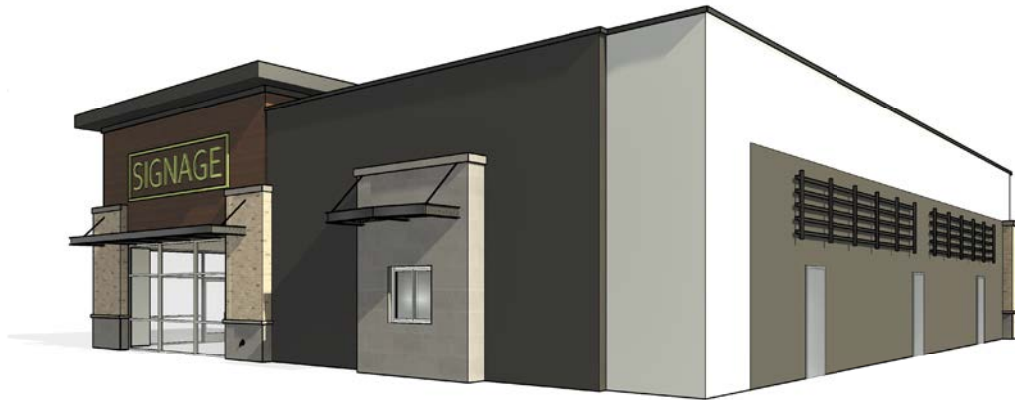




FOR LEASE

1185 W Pioneer Blvd
Mesquite, NV 89027

- Located across from Walmart
- High traffic site is in the heart of Mesquite's retail trade area
- Owner is a licensed Real Estate Broker

**±5,243 SF | DRIVE-THRU
RETAIL CENTER**

Offering Details

ADDRESS	1185 W Pioneer Blvd, Mesquite, NV 89027
FUTURE BUILDING FOR LEASE	\$44/SF NNN
LOT SIZE	±1.06 Acres
TAX ID	001-18-211-002
SUITE/SF	#101 ±1,630 SF #102 ±1,333 SF #103 ± 2,280 SF
TOTAL SF	± 5,243 SF

Property Highlights

- Price subject to change based on Engineering and construction progress without notice
- Located across from Walmart
- High traffic site is in the heart of Mesquite's retail trade area
- Owner is a licensed Real Estate Broker
- Signalized Corner
- Just off the I-15 Freeway, near Wal-Mart, Blvd Home, Mesa View Regional Hospital and many other retail and professional uses.



OR TEXT 23557 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PRIVATE DRIVE

ACCESSIBLE ROUTE

7 STALLS

26' - 0"

10025 LOADING

CONC. WALK

SUITE 101
DRIVE THRU/
RETAIL
1,630 S.F.

SUITE 102
OFFICE/
RETAIL
1,333 S.F.

SUITE 103
DRIVE THRU/
RETAIL
2,280 S.F.

24' - 0"

12' - 0"

25' - 0"

20' - 6"

35' - 0"

ENTRY

CONC. WALK

6 STALLS

9' - 0"

18' - 0"

15 STALLS

9' - 0"

18' - 0"

32' - 0"

7 STALLS

24' - 0"

9' - 0"

18' - 0"

PRIVATE DRIVE

EXIST. BLVD HOME/
OLD WALGREENS

NEW FENCE ABOVE
EXIST. RETAINING
WALL

EXIST. PIZZA HUT/
RESTAURANT
COMPLEX

PROPERTY LINE

EXISTING DUMPSTER

EXISTING VALLEY GUTTER

EXISTING CURBING

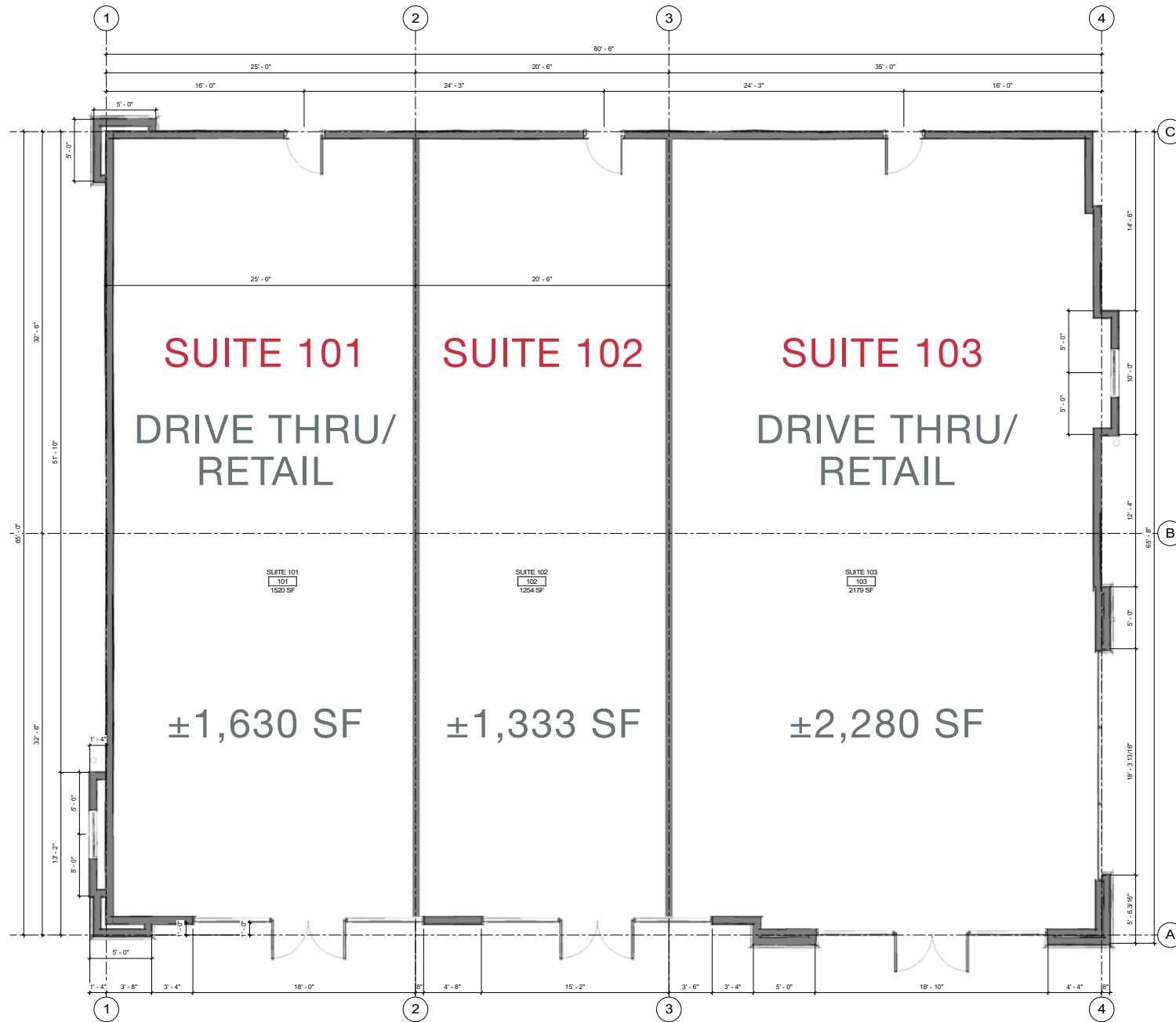
EXISTING GRASS

EXISTING LANDSCAPING OUTSIDE
OF PARKING AREA TYP.

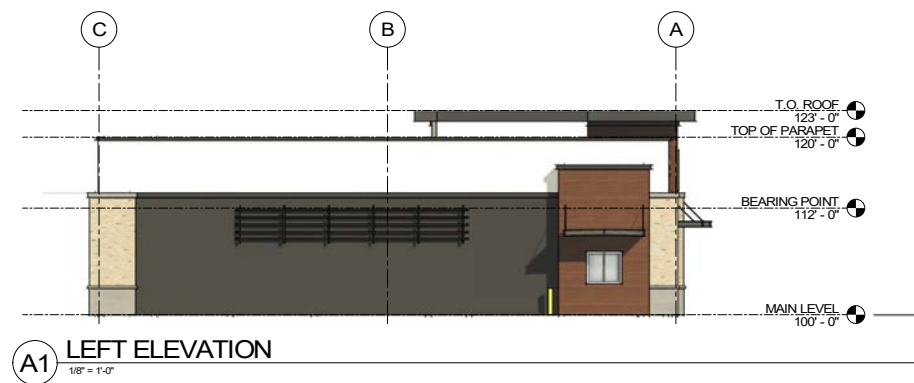
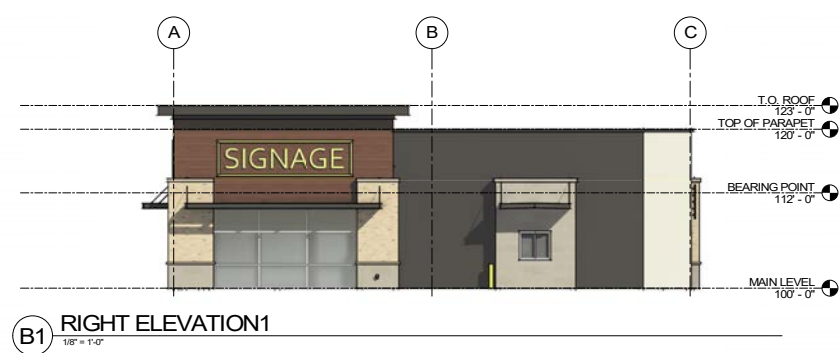
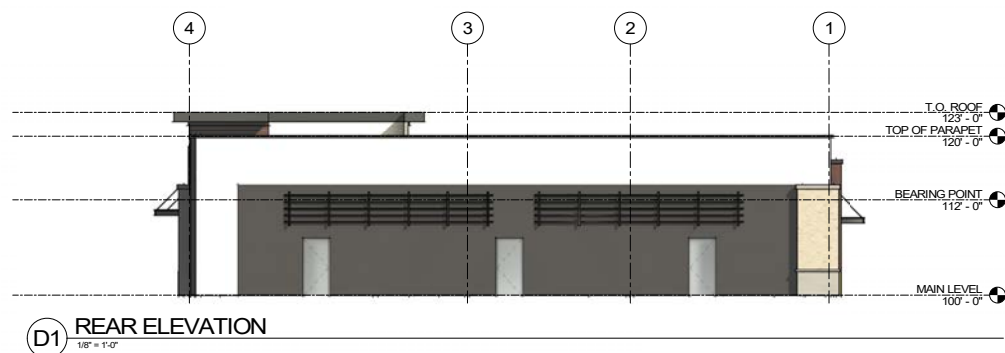
EXISTING SIDEWALK

PIONEER BLVD

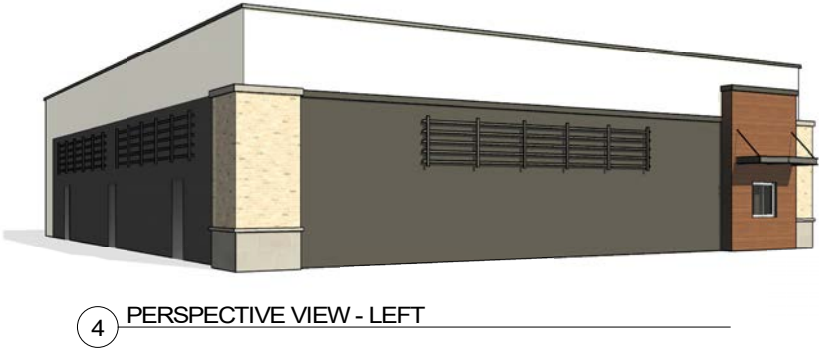
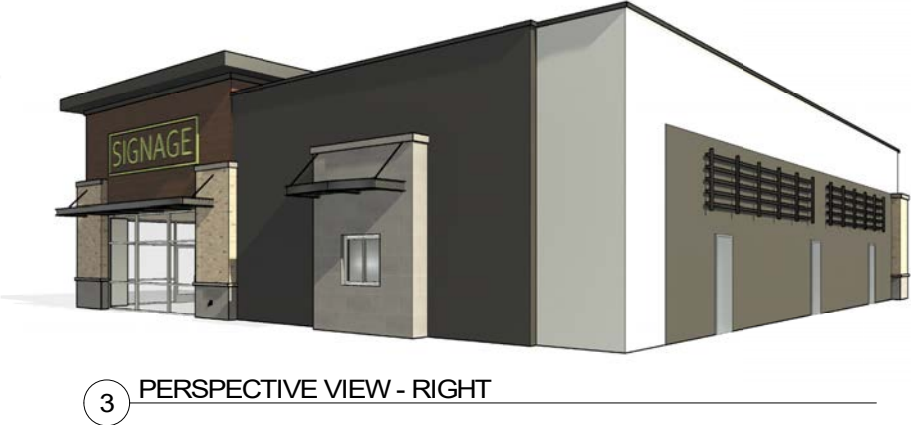
FLOOR PLAN



Preliminary Architectural Renderings



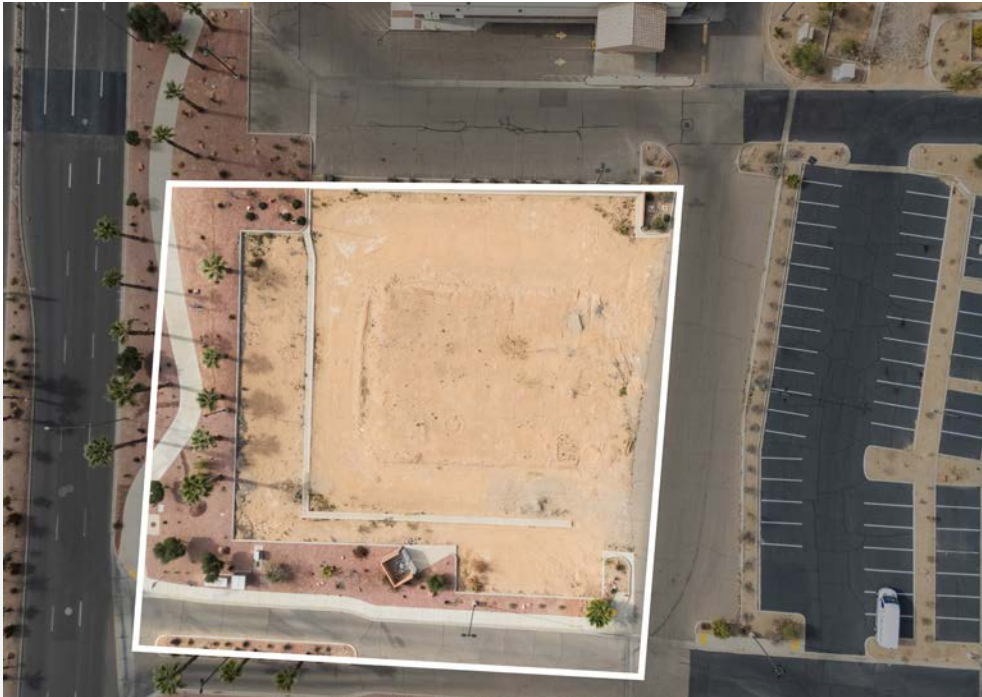
Preliminary Architectural Renderings







PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

MESQUITE POWER CENTER



Below: Nearby Businesses (Not Included)



1135 W Pioneer Blvd



1155 W Pioneer Blvd



250 Falcon Ridge Pkwy

NEARBY PROPERTIES



1135 W Pioneer Blvd



1155 W Pioneer Blvd



250 Falcon Ridge Pkwy



1165 W Pioneer Blvd

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	1,981	18,828	24,468
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,050	8,788	11,492
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$97,149	\$97,051	\$96,260

Traffic Counts

STREET	AADT
Pioneer Boulevard	14,000
Mesquite Boulevard	10,600

Cities Nearby

Las Vegas, Nevada	80 miles
Salt Lake City, Utah	343 miles
Los Angeles, California	347 miles
Phoenix, Arizona	380 miles
Reno, Nevada	488 miles
Denver, Colorado	670 miles

TERMS & CONDITIONS

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