

Rendering for illustration purposes only. Subject to change without notice.

±1,564 SF
Available

**SPEEDEE
MART**

**Auto
Zone**

**SPEEDEE
MART**

VOLUNTEER BOULEVARD

Volunteer Boulevard and Raiders Way | For Lease

±1,564 SF Grey Shell Available

Steven D. Haynes

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Accelerating success.

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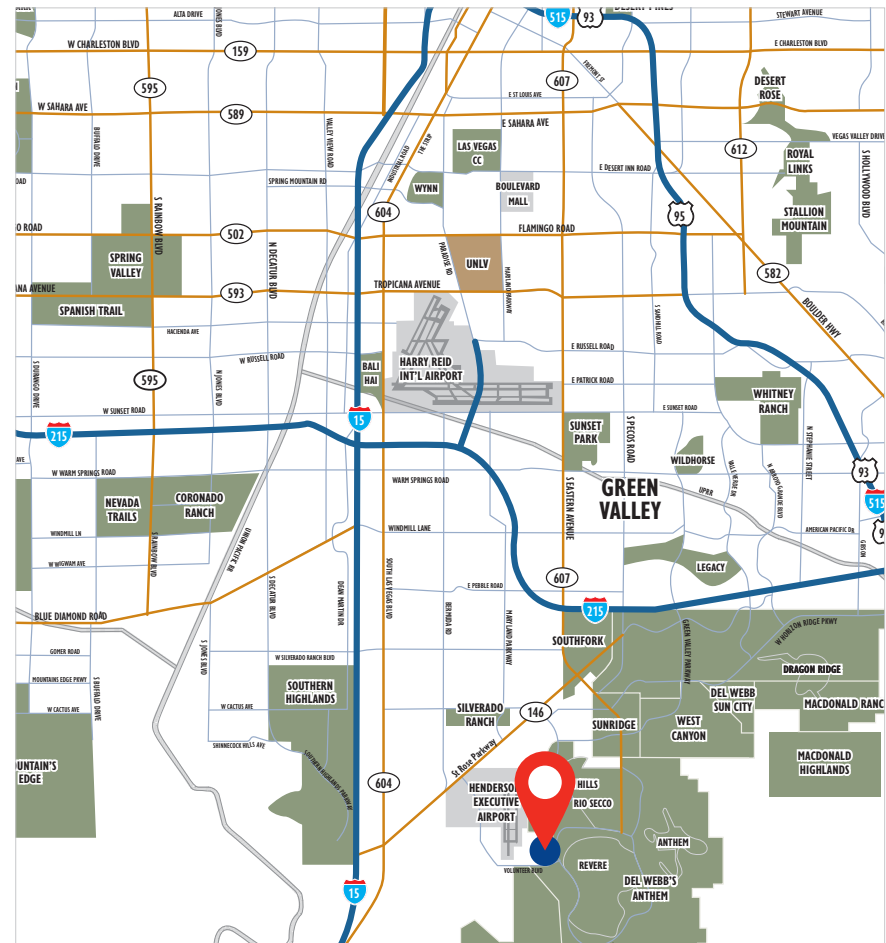
Colliers International is pleased to present an exceptional opportunity to lease a ±1,564 SF grey shell located within a brand new Speedee Mart Convenience Store. The property is located SWC of the signalized intersection of Volunteer and Raiders Way within the booming Inspirada trade area.

The location will benefit from its proximity to three master planned developments (Inspirada, Seven Hills and Anthem), Raiders Practice facility, large industrial projects to the north (Amazon, South 15 Airport Center and Matter), future Haas Automation (±2.3 million SF) and Interstate 15 / Las Vegas boulevard.

Space Highlights

(Tenant Improvement Allowance may be negotiated).

Square Footage:	±1,564 SF
Lease Type:	NNN
APN:	191-10-710-004
Zoning:	Community Commercial
Space Delivery:	Grey Shell – Grease trap installed
Delivery Date:	Estimated July 2022



Asking Price: \$2.25 PSF

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Property Highlights

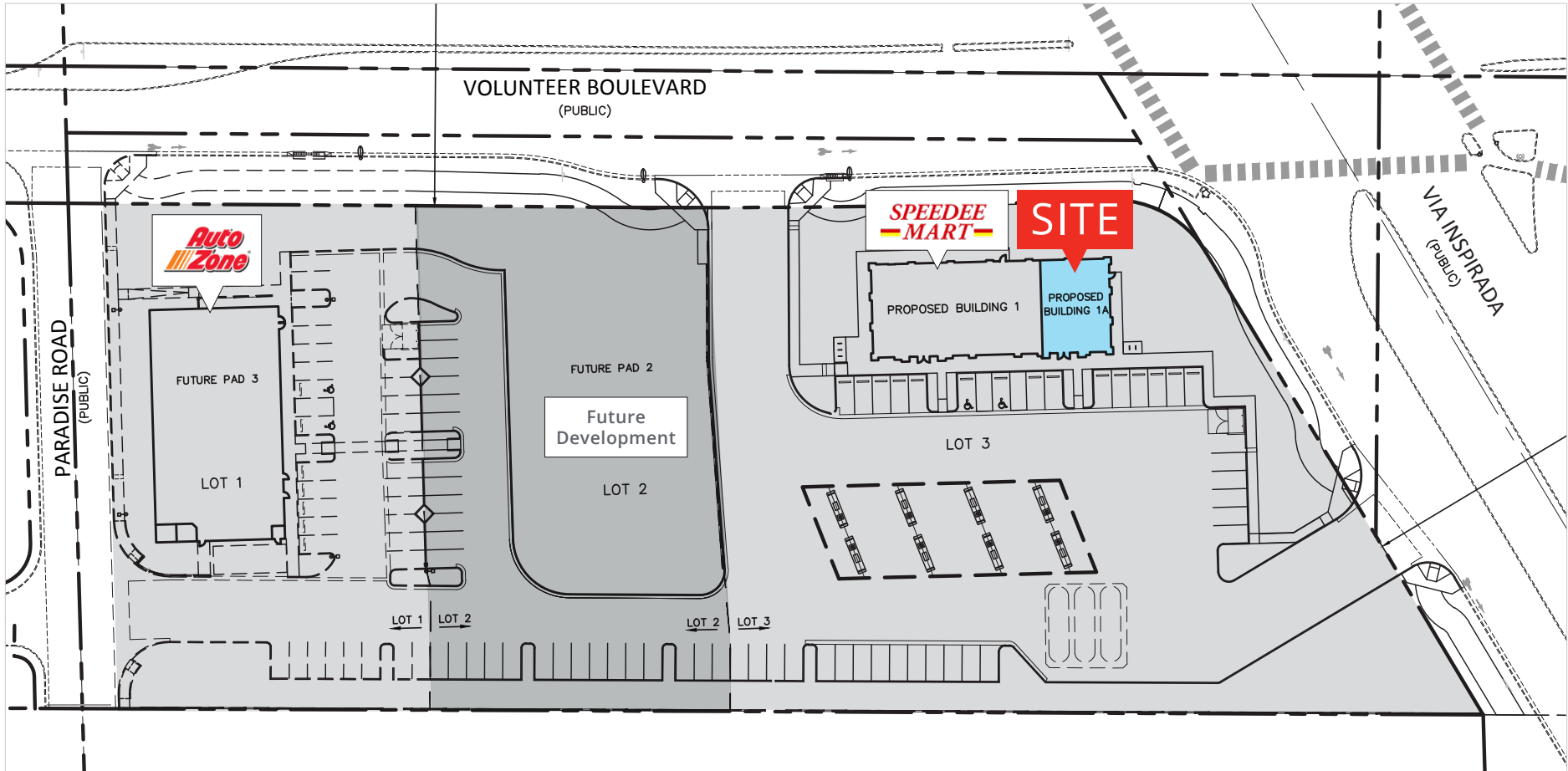
- Building Signage on a Signalized Hard Corner of Volunteer & Raiders Way / Via Inspirada
- Surrounded by a diverse mix of professional and national uses within the area
- High Growth Area
- Incredible exposure and convenient access to/from the I-15 Freeway and the Las Vegas Strip

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Site Plan



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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

Demographics

Population Summary					
	2021 Total Population	2021 Total Daytime Population	2021 Population - Workers	2021 Population - Residents	2026 Total Population
1 Mile	5,924	4,764	1,691	3,073	6,337
2 Miles	26,728	21,613	6,357	15,256	29,363
3 Miles	75129	60,437	18,611	41,826	82,799

2021 Households by Income			
	Total Households	Average Household Income	Median Household Income
1 Mile	2,413	\$127,977	\$107,396
2 Miles	10,770	\$116,383	\$88,456
3 Miles	29,535	\$115,464	\$88,887

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