

LAST PAD - FULLY ENTITLED DRIVE-THRU

SEC Lake Mead Pkwy & Fiesta Henderson Blvd | Las Vegas, NV 89015



BUILDING SIZE	±2,646 SF
LOT SIZE	±30,516 SF
ZONING	C- "Commercial"
RATES	Contact Broker

PROPERTY HIGHLIGHTS

- Fast Food pad with drive thru available for Ground Lease
- Excellent Freeway Access With Signalized Light
- 25,998 Manufacturing / Warehouse Workers within 2 Miles
- Property sits on main traffic artery for master planned Cadence and Lake Las Vegas
- Lake Mead Pkwy 65,000 VPD
- I-11 Traffic 141,000 VPD
- Next to Henderson Sports Complex
- Lat/Long: 36.033168, -115.006606

NEARBY TENANTS



2023 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	101,268
	Average HH Income:	\$107,329
	Traffic Counts: Lake Mead Pkwy	60,500 vpd

Contact: Phillip Baca • o: 702.221.2500 ext. 301 • pbaca@newmarketadvisors.com
 David Johnson • o: 702.221.2500 ext. 314 • djohnson@newmarketadvisors.com
 Robert Scholes • o: 702.221.2500 ext. 312 • rscholes@newmarketadvisors.com

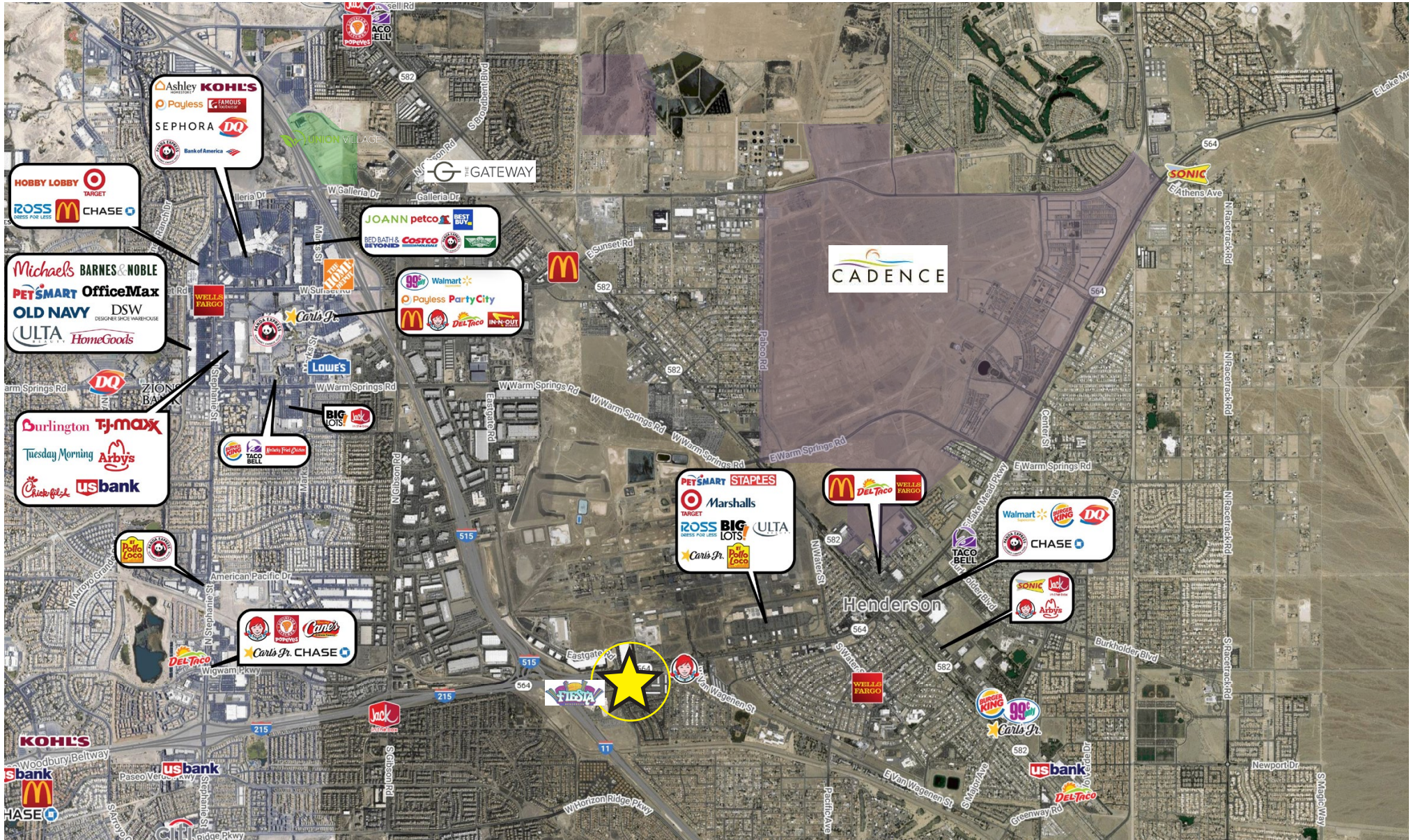


5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

NewMarket Advisors

LAST PAD - FULLY ENTITLED DRIVE THRU

SEC Lake Mead Pkwy & Fiesta Henderson Blvd | Las Vegas, NV 89015

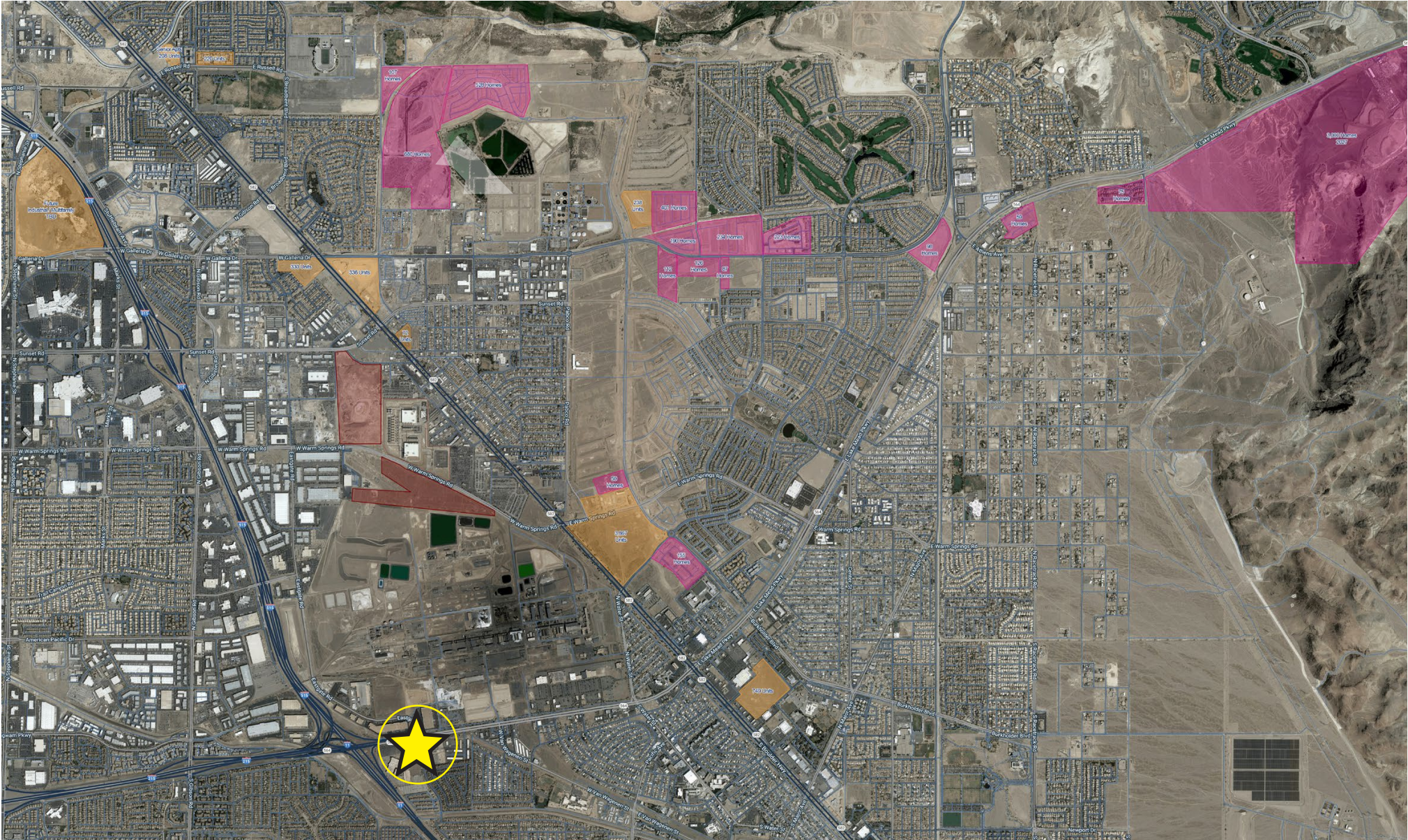


Contact: Phillip Baca • o: 702.221.2500 ext. 301 • pbaca@newmarketadvisors.com
 David Johnson • o: 702.221.2500 ext. 314 • djohnson@newmarketadvisors.com
 Robert Scholes • o: 702.221.2500 ext. 312 • rscholes@newmarketadvisors.com



5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

NewMarket Advisors

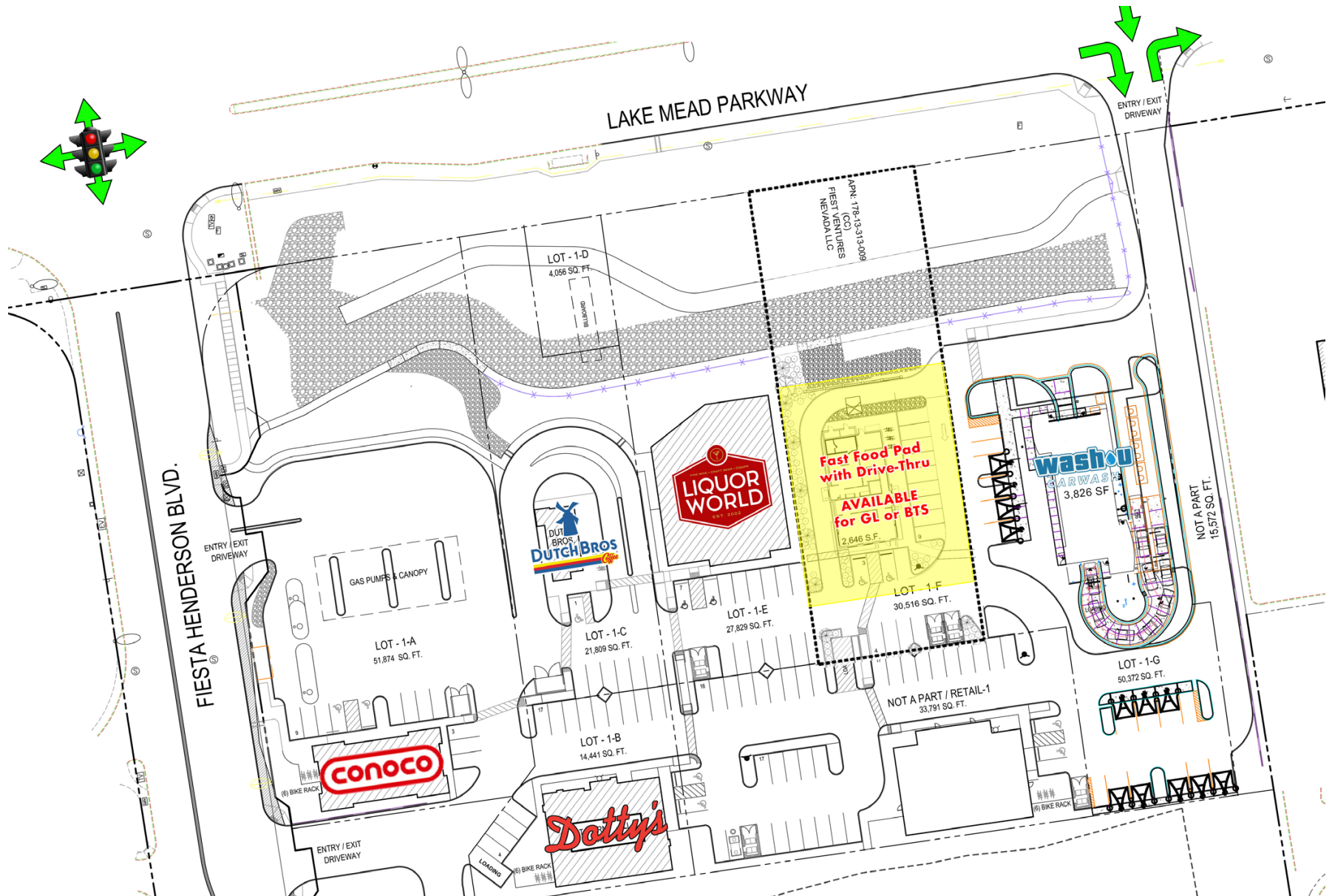


Contact: Phillip Baca • o: 702.221.2500 ext. 301 • pbaca@newmarketadvisors.com
 David Johnson • o: 702.221.2500 ext. 314 • djohnson@newmarketadvisors.com
 Robert Scholes • o: 702.221.2500 ext. 312 • rscholes@newmarketadvisors.com



5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

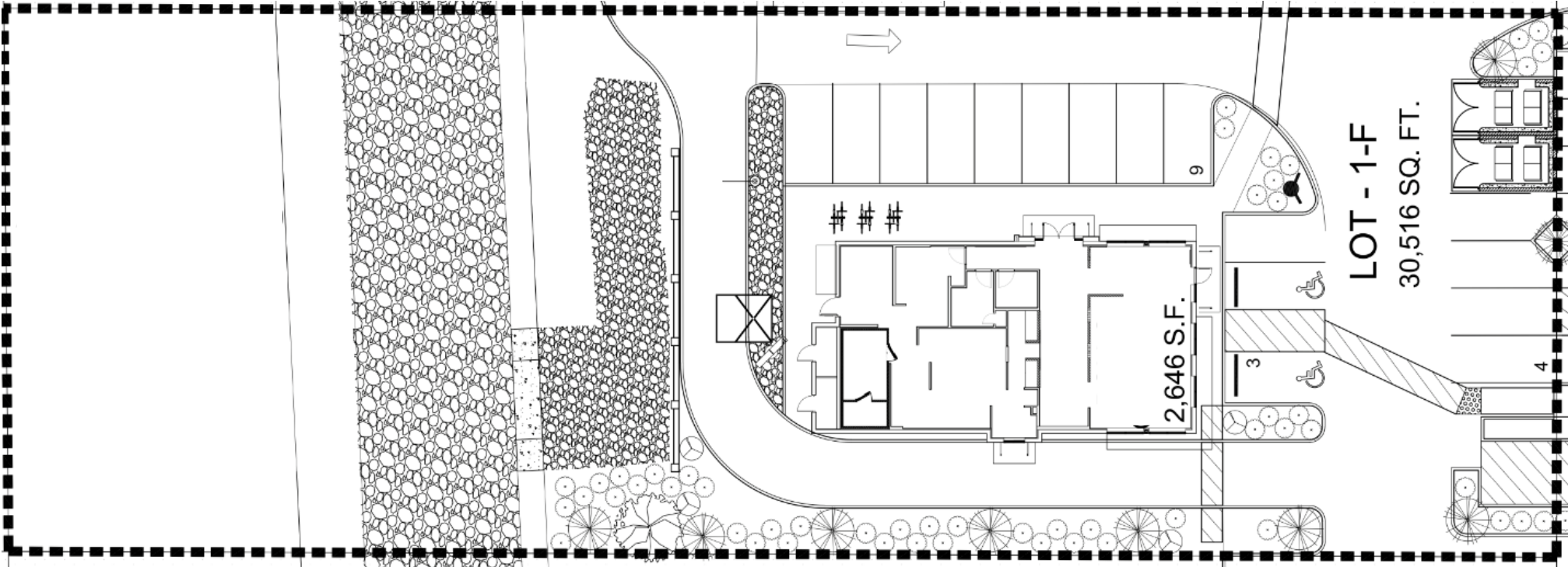
NewMarket Advisors



Contact: Phillip Baca • o: 702.221.2500 ext. 301 • pbaca@newmarketadvisors.com
 David Johnson • o: 702.221.2500 ext. 314 • djohnson@newmarketadvisors.com
 Robert Scholes • o: 702.221.2500 ext. 312 • rscholes@newmarketadvisors.com



5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com
 NewMarket Advisors



Contact: Phillip Baca • o: 702.221.2500 ext. 301 • pbaca@newmarketadvisors.com
 David Johnson • o: 702.221.2500 ext. 314 • djohnson@newmarketadvisors.com
 Robert Scholes • o: 702.221.2500 ext. 312 • rscholes@newmarketadvisors.com



5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

NewMarket Advisors

LAST PAD - FULLY ENTITLED DRIVE THRU

SEC Lake Mead Pkwy & Fiesta Henderson Blvd | Las Vegas, NV 89015

2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile **9,662**
 3-Mile **101,268**
 5-Mile **244,003**



Average Household Income

1-Mile **\$121,907**
 3-Mile **\$107,329**
 5-Mile **\$113,511**



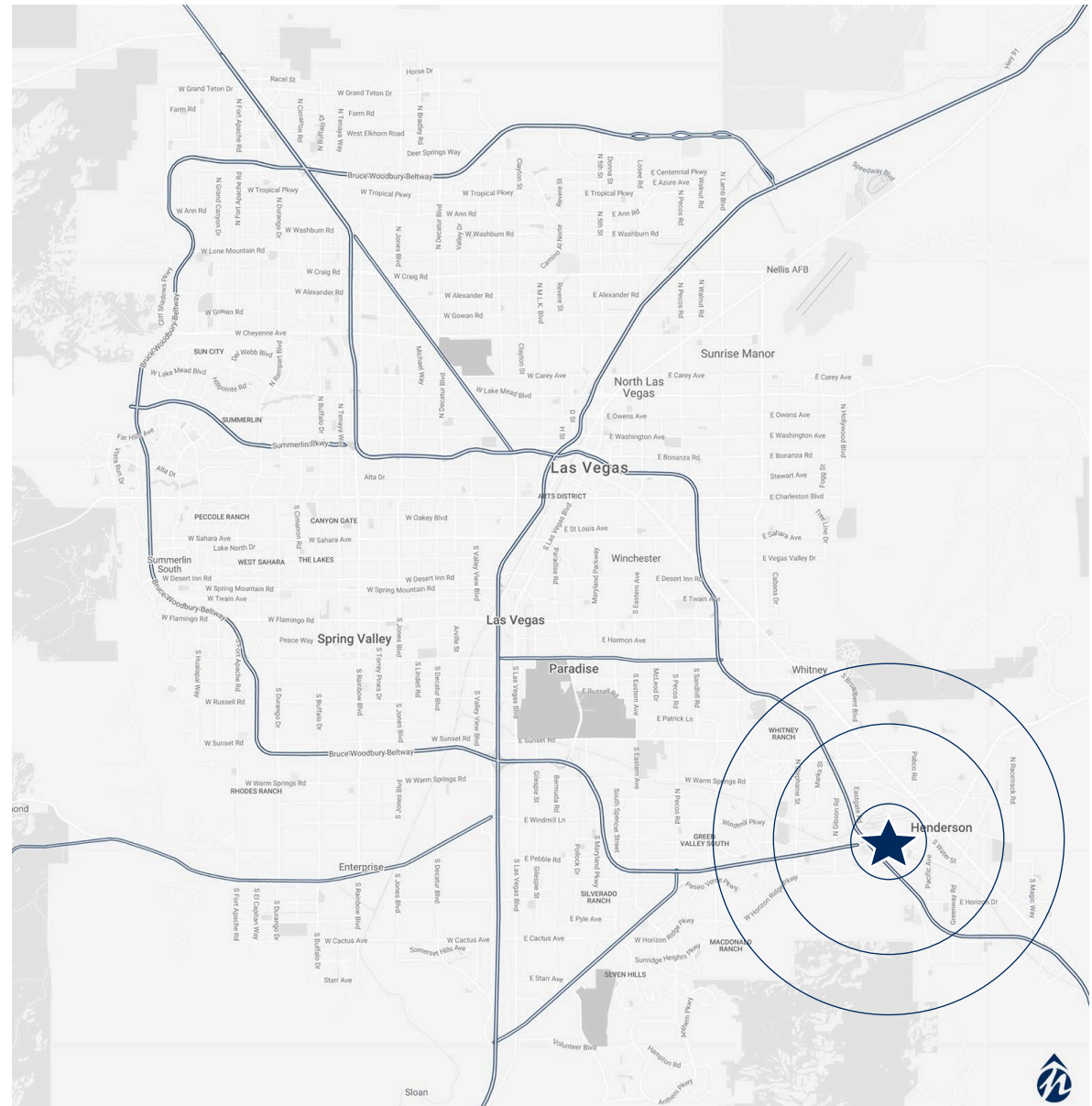
Number of Households

1-Mile **3,828**
 3-Mile **40,181**
 5-Mile **96,261**



Daytime Population (Employees)

1-Mile **8,043**
 3-Mile **83,405**
 5-Mile **201,150**



Contact: Phillip Baca • o: 702.221.2500 ext. 301 • pbaca@newmarketadvisors.com
 David Johnson • o: 702.221.2500 ext. 314 • djohnson@newmarketadvisors.com
 Robert Scholes • o: 702.221.2500 ext. 312 • rscholes@newmarketadvisors.com



5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

NewMarket Advisors