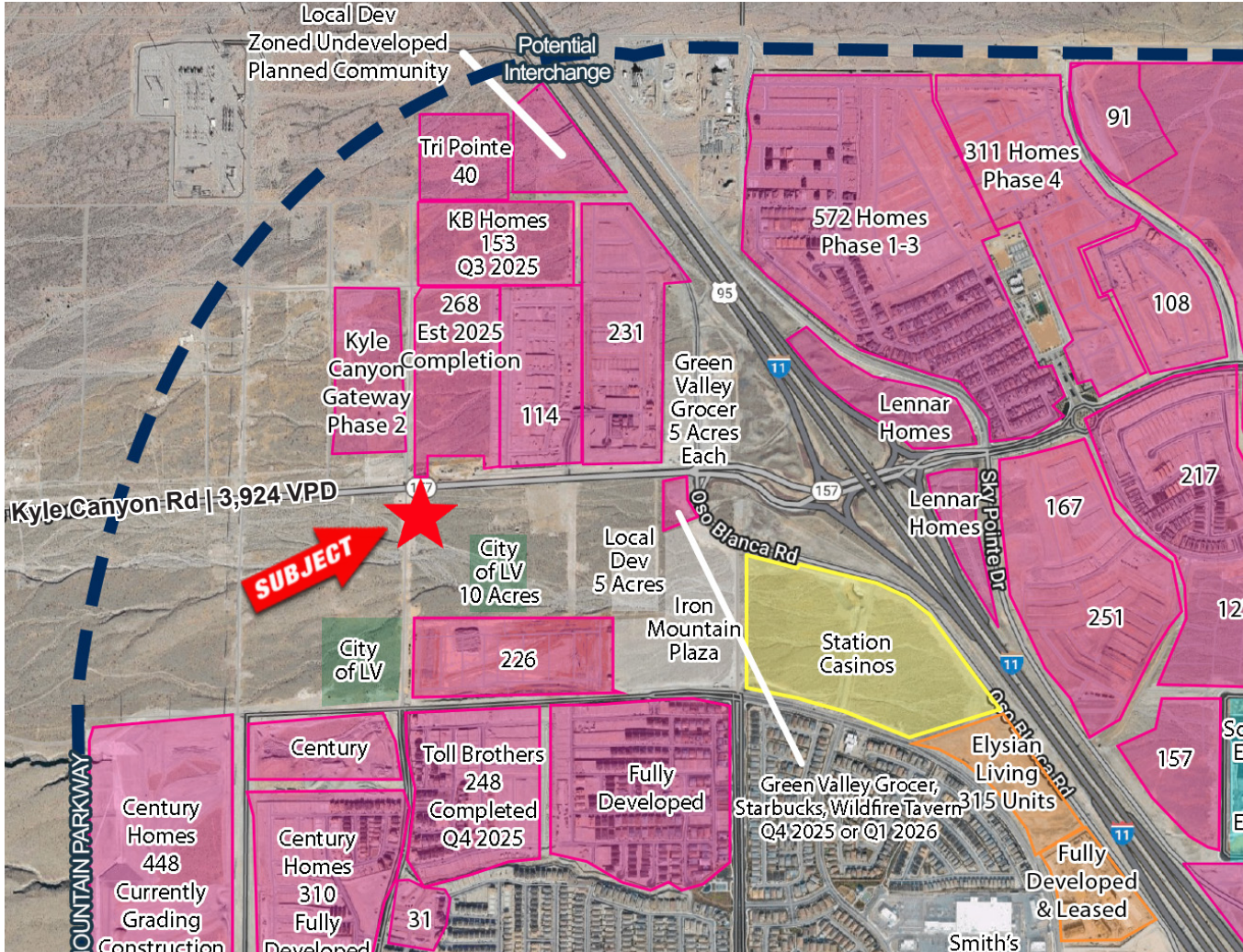


# RARE DRIVE-THRU & C-STORE PADS ON KYLE CANYON RD

Alpine Ridge Center | SEC Kyle Canyon Rd & Alpine Ridge Way | Las Vegas, NV 89166



AVAILABLE	±0.5 - ±2.46 Acres
ZONING	C-G Commercial General
APN	126-01-702-001
RATES	Contact Agent

## PROPERTY HIGHLIGHTS

- Drive-Thru and C-store Pads Available
- Easy Highway Access to US-95
- Planned Station Casino nearby
- Located between two Master-Planned Communities
- Future Signalized Intersection
- Estimated 1,272 full-time Mt Charleston residents are captive market with one entry/exit point
- **Rare Entitlements:** Fully zoned for convenience stores, fuel stations, and quick-service restaurants – a scarcity in this tightly regulated trade area.
- **Surging Demographics:** Rapidly growing residential and commercial developments nearby will drive strong customer traffic.
- **Flexible Configurations:** Lot size and site layout suitable for single-tenant or multi-tenant development, with ample parking.

## 2024 DEMOGRAPHIC SNAPSHOT


**Population:** 3-mile radius **64,742**

**Average HH Income:** **\$129,510**

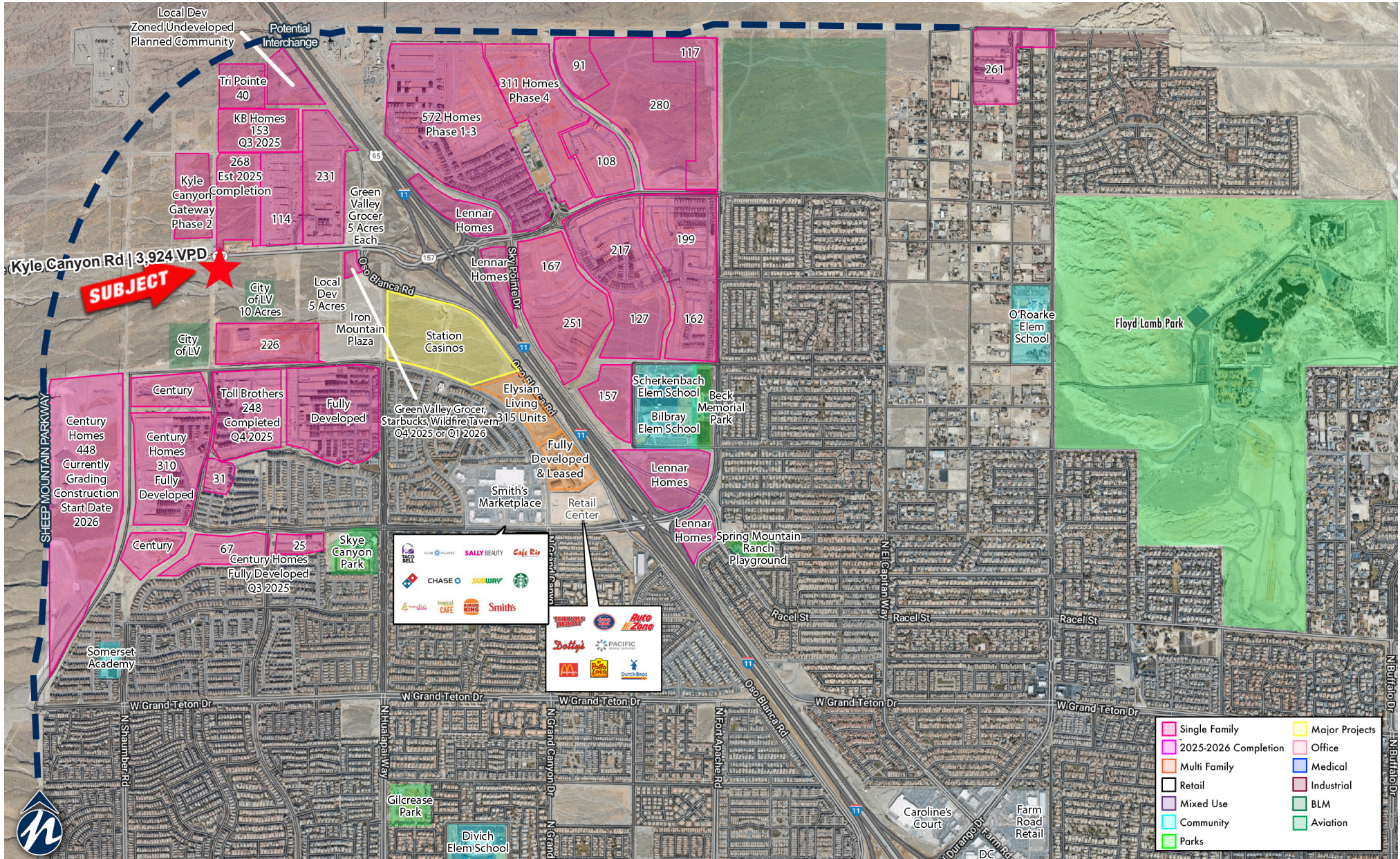
Contact: Ted Baker • c: 702.768.8682 • o: 702.221.2500 ext. 300 • tbaker@newmarketadvisors.com  
 Nathan Braid • c: 702.888.2806 • o: 702.221.2500 ext. 322 • nbraid@newmarketadvisors.com



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ALPINE RIDGE CENTER

SEC Kyle Canyon Rd & Alpine Ridge Way | Las Vegas, NV 89166



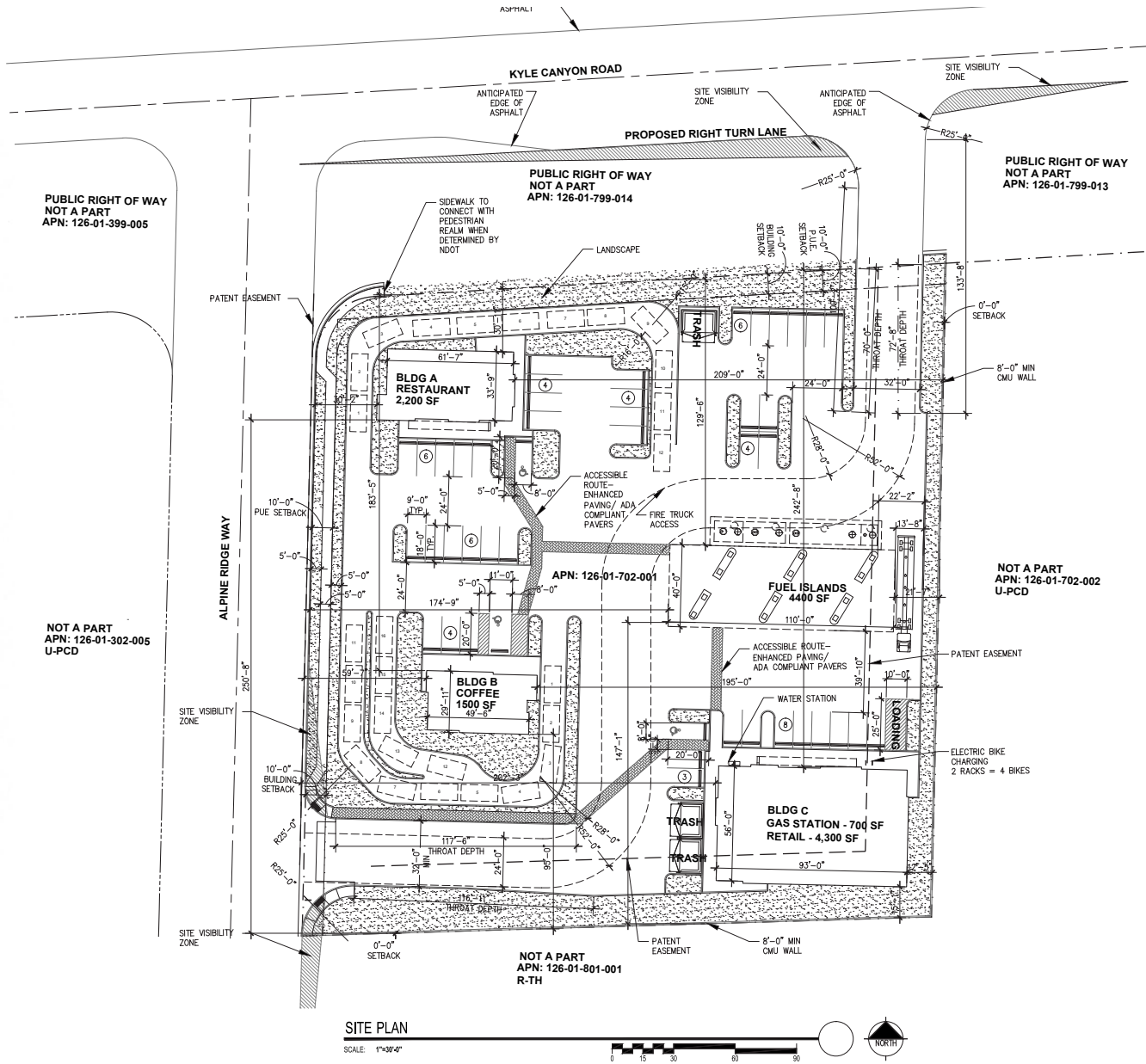
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**SITE AREAS:**  
 LOT SIZE: (2.46 ACRES)107,157 SF  
 BUILDING FOOTPRINT: 8,800 SF  
 LOT COVERAGE: 8%

**SETBACKS:**

	REQUIRED	PROVIDED
FRONT -	10'-0"	30'-7"
REAR -	0'-0"	12'-6"
SIDE	0'-0"	15'-0"

### BUILDING DATA

PROPOSED USES: GAS STATION, RETAIL AND RESTAURANT

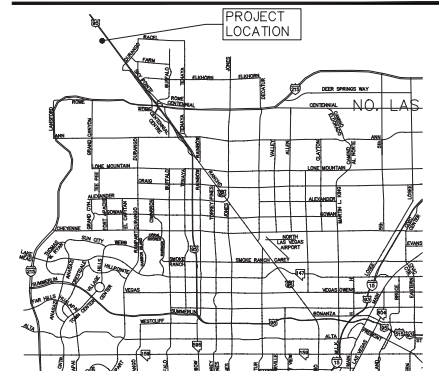
MAX BUILDING HEIGHT (30.02.14):	50'-00"
BUILDING HEIGHT:	22'-8"
<b>BUILDING AREAS:</b>	
<b>GAS STATION</b>	<b>700 SF</b>
<b>RETAIL</b>	<b>4,300 SF</b>
<b>COFFEE</b>	<b>1,500 SF</b>
<b>RESTAURANT</b>	<b>2,200 SF</b>
<b>TOTAL:</b>	<b>8,700 SF</b>

### PARKING DATA

PARKING REQUIREMENTS:

	REQUIRED
<b>GAS STATION - (30.04.04- 1/250SF)</b>	<b>3</b>
<b>RETAIL - (30.04.04 - 1/350SF)</b>	<b>13</b>
<b>RESTAURANT - (30.04.04- 1/150 SF)</b>	<b>15</b>
<b>COFFEE - (30.04.04- 1/150 SF)</b>	<b>10</b>
<b>TOTAL REQUIRED PARKING:</b>	<b>41</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>45</b>
<b>ACCESSIBLE PARKING REQUIRED:</b>	<b>2</b>
<b>ACCESSIBLE PARKING PROVIDED:</b>	<b>3</b>
<b>ACCESSIBLE VAN PARKING REQUIRED:</b>	<b>1</b>
<b>ACCESSIBLE VAN PARKING PROVIDED:</b>	<b>1</b>
<b>LOADING ZONES REQUIRED - (30.04-7):</b>	<b>0</b>
<b>LOADING ZONES PROVIDED - (30.04-7):</b>	<b>1</b>

### VICINITY MAP



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# ALPINE RIDGE CENTER

SEC Kyle Canyon Rd & Alpine Ridge Way | Las Vegas, NV 89166

## 2024 ESTIMATED DEMOGRAPHICS



### Population

1-Mile **341**  
 3-Mile **64,742**  
 5-Mile **109,166**



### Average Household Income

1-Mile **\$162,394**  
 3-Mile **\$129,510**  
 5-Mile **\$135,888**



### Number of Households

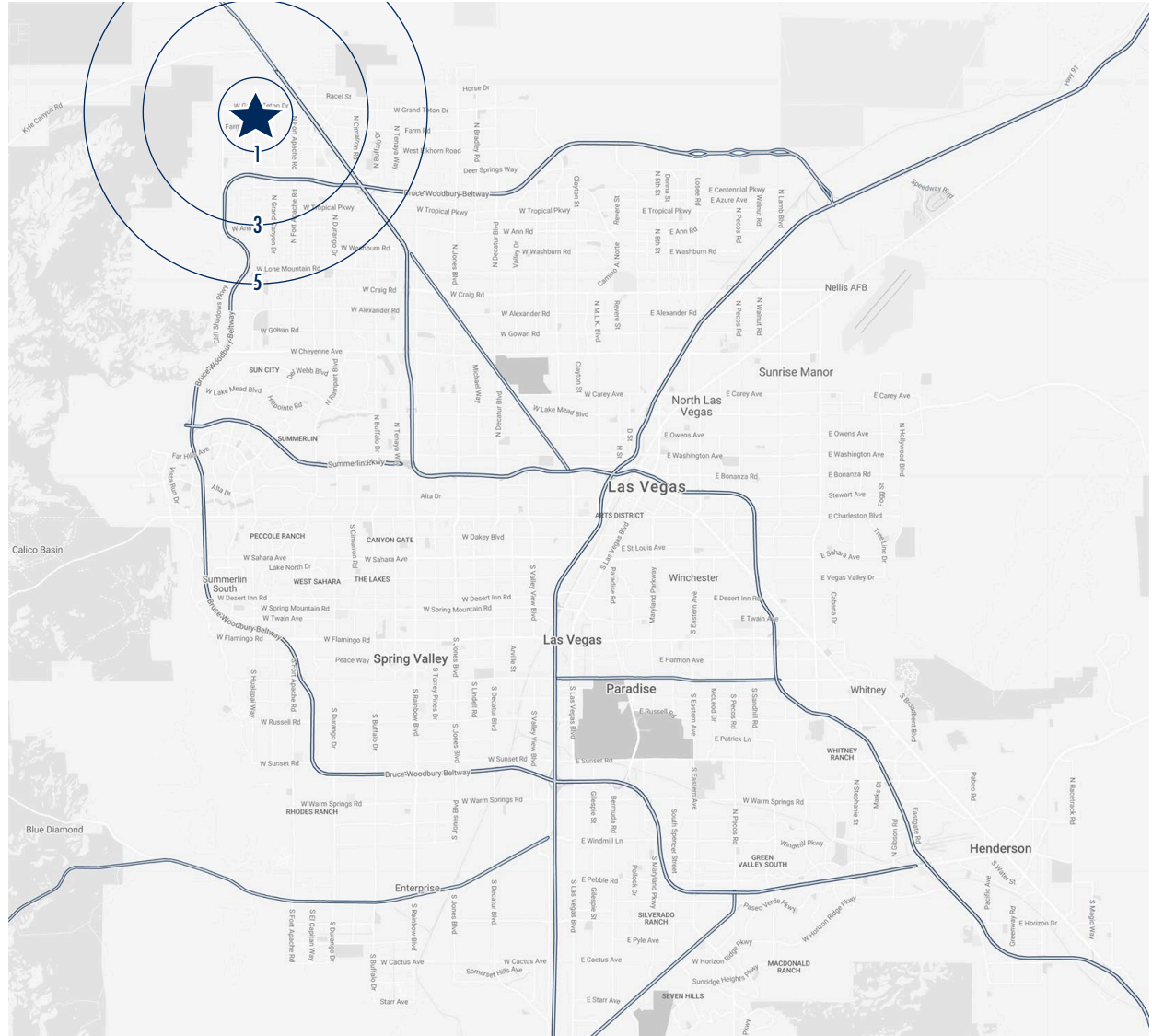
1-Mile **125**  
 3-Mile **22,783**  
 5-Mile **39,521**



### Daytime Population (Employees)

1-Mile **2**  
 3-Mile **3,840**  
 5-Mile **11,515**

## LAS VEGAS VALLEY



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