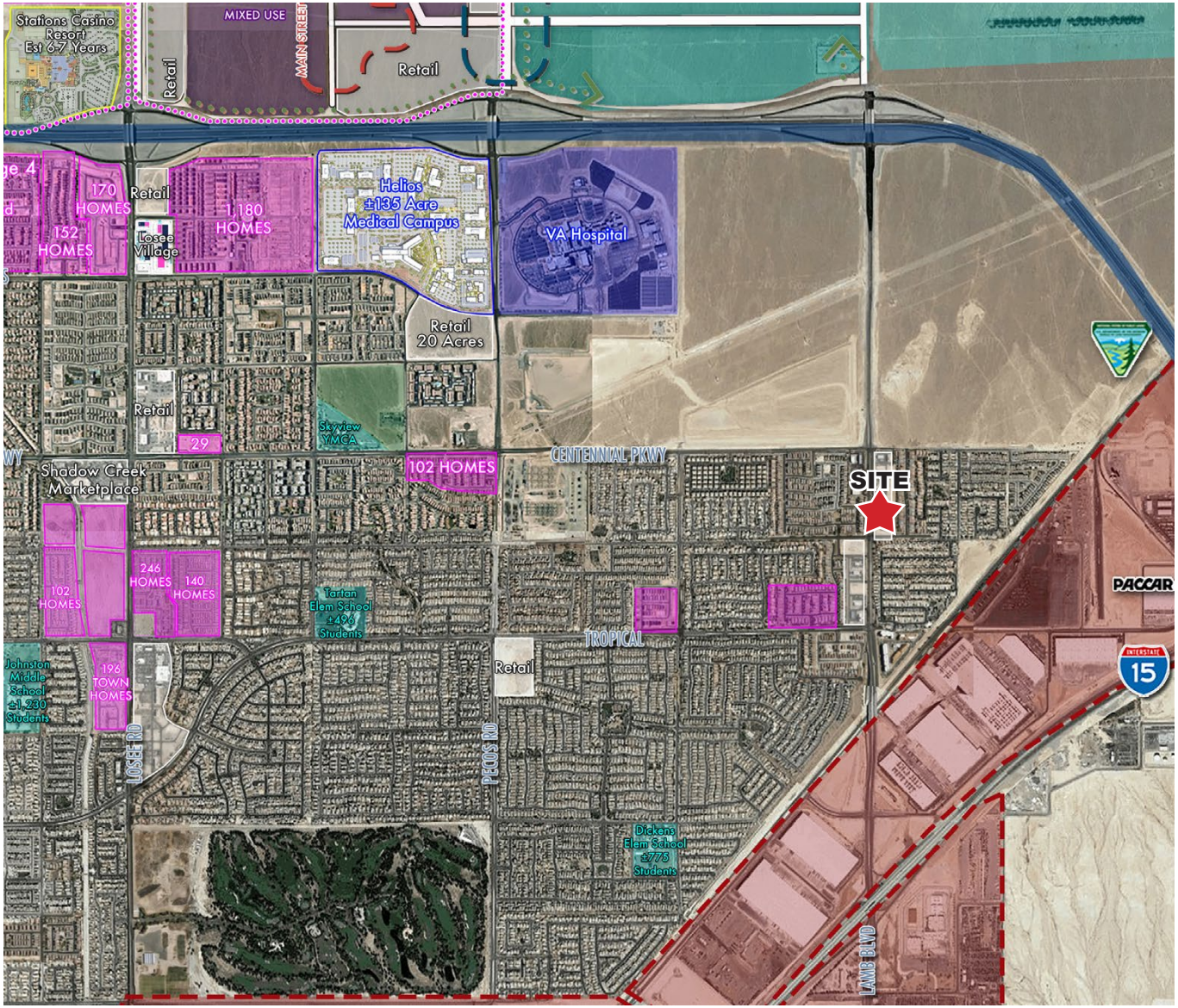
THREE DRIVE-THU OPPORTUNITIES IN NORTH LAS VEGAS

NEC Azure Ave & Lamb Blvd | North Las Vegas, NV 89115



AVAILABLE SF	3 ±2,700 SF Drive-Thrus
JURISDICTION	North Las Vegas - 89115
ZONING	General Commercial (C-2)
RATES	Call for Details

PROPERTY HIGHLIGHTS

- Pads available for ground lease
- Just south of 215
- Close to VA Hospital
- Near planned UNLV North Campus
- Lamb commonly used as bypass from 1-15 to 215

NEARBY TENANTS

TACO BELL · BURGER KING · Sinclair · AutoZone

2026 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius	**79,899**
Average HH Income:	**$98,838**
Traffic Counts: Azure & Lamb Combined	**10,460 vpd**

newmarket COMMERCIAL REAL ESTATE ADVISORS

Contact: Laurie Norkus • o: 702.221.2500 ext. 304 • lnorkus@newmarketadvisors.com

ICSC CHAIN LINKS RETAIL ADVISORS

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

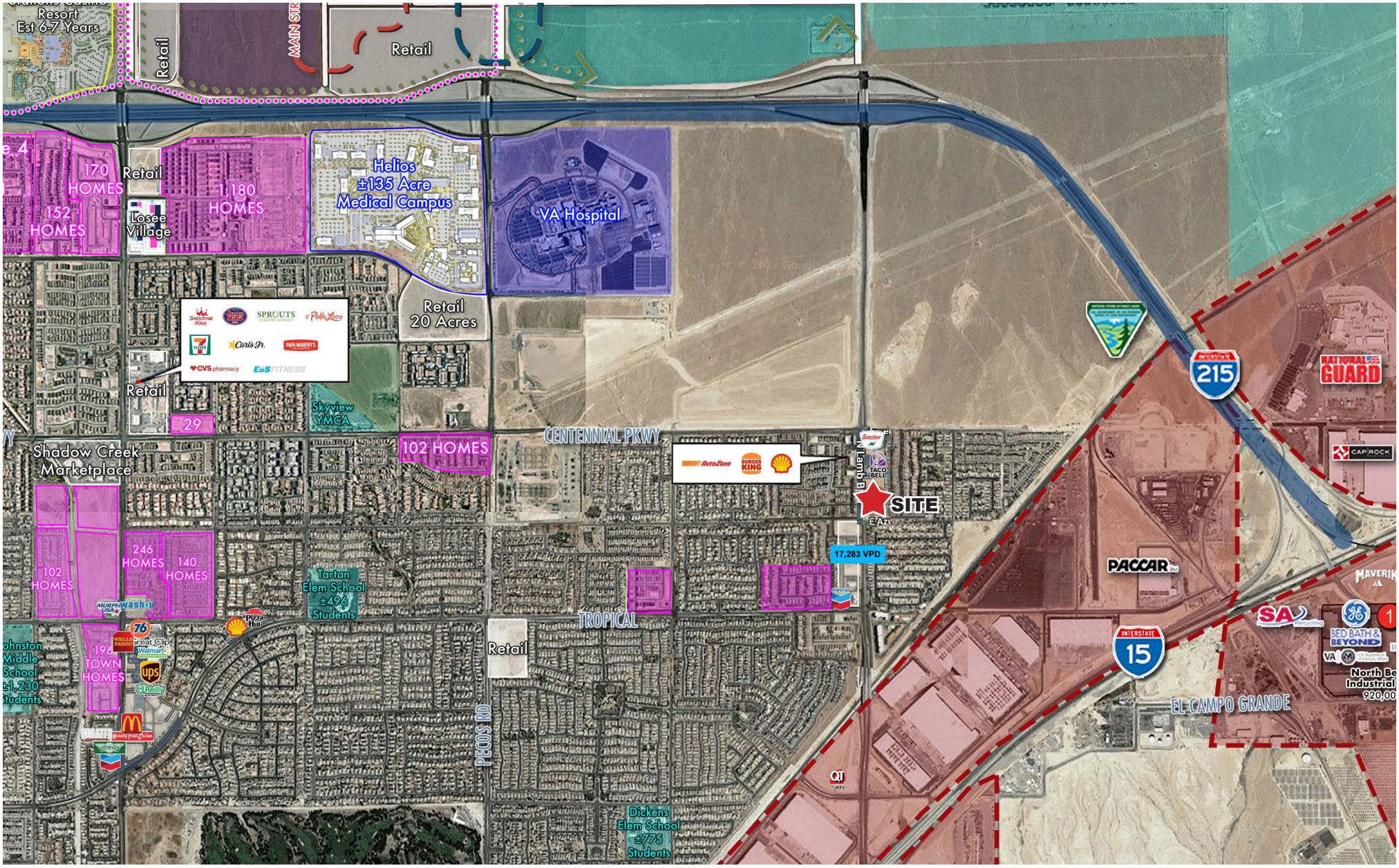
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October 21, 2026

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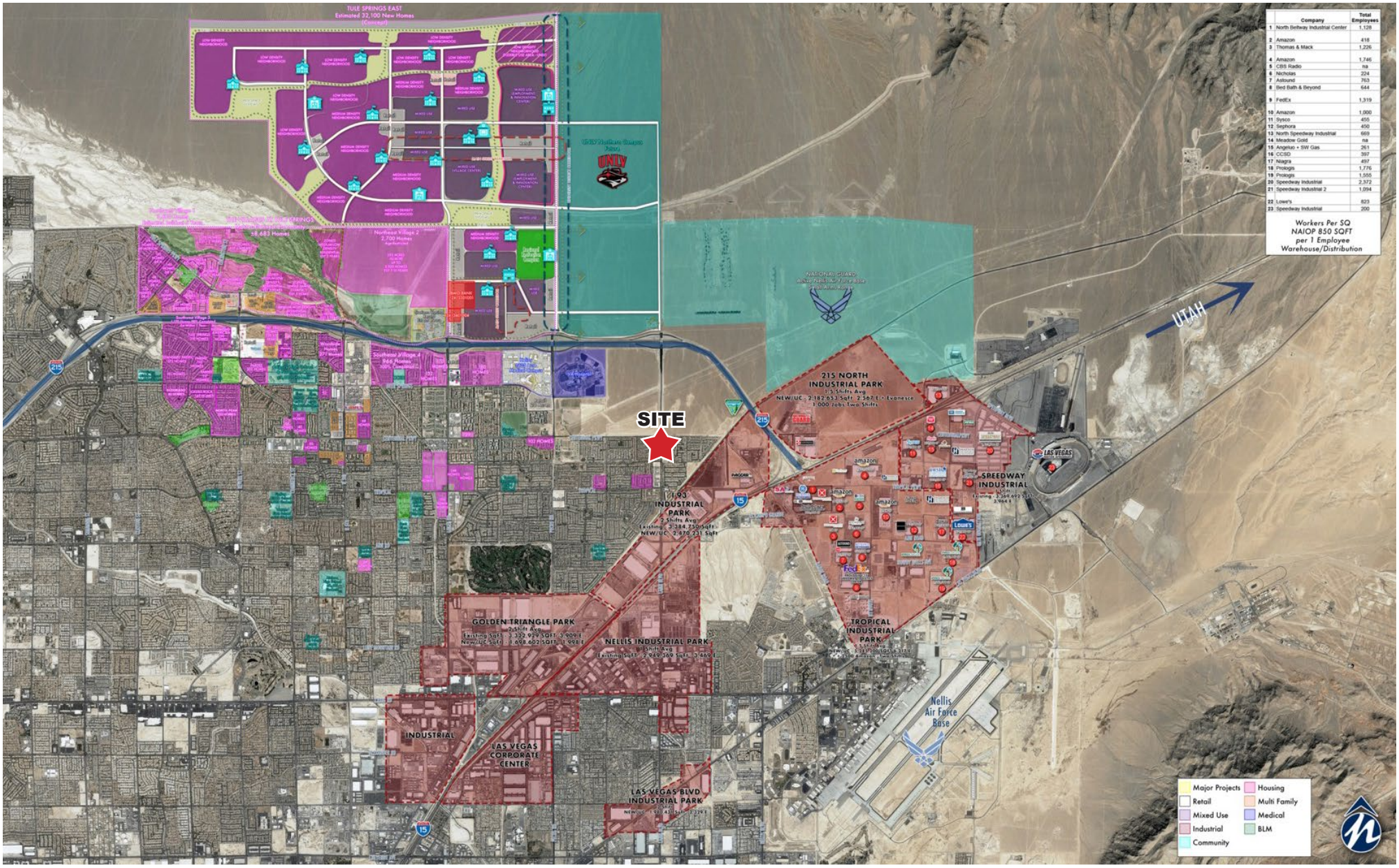
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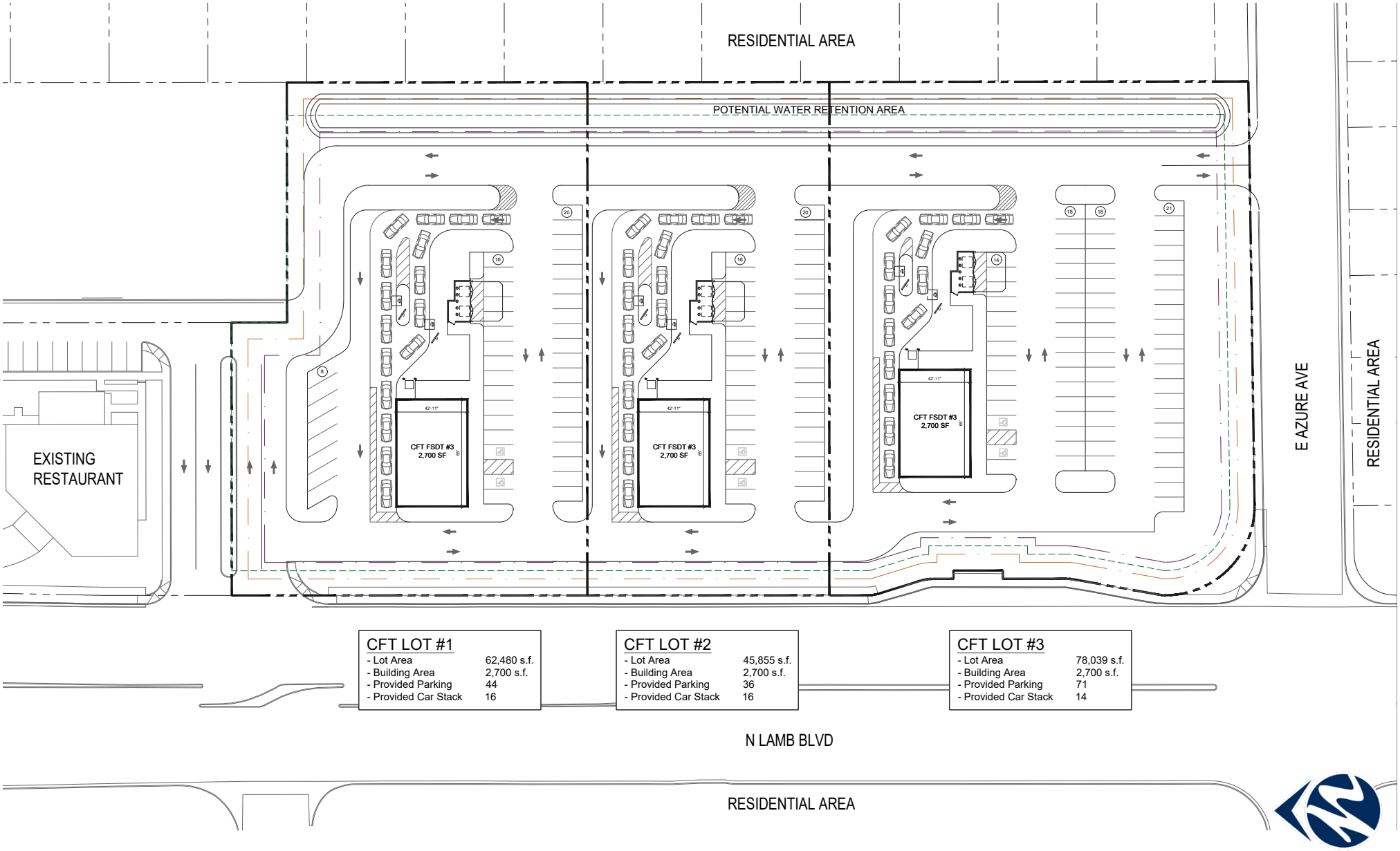
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CFT LOT #1	
- Lot Area	62,480 s.f.
- Building Area	2,700 s.f.
- Provided Parking	44
- Provided Car Stack	16

CFT LOT #2	
- Lot Area	45,855 s.f.
- Building Area	2,700 s.f.
- Provided Parking	36
- Provided Car Stack	16

CFT LOT #3	
- Lot Area	78,039 s.f.
- Building Area	2,700 s.f.
- Provided Parking	71
- Provided Car Stack	14

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2026 ESTIMATED DEMOGRAPHICS

Population

1-Mile	**9,835**
3-Mile	**79,899**
5-Mile	**184,744**

Average Household Income

1-Mile	**$122,740**
3-Mile	**$98,838**
5-Mile	**$97,277**

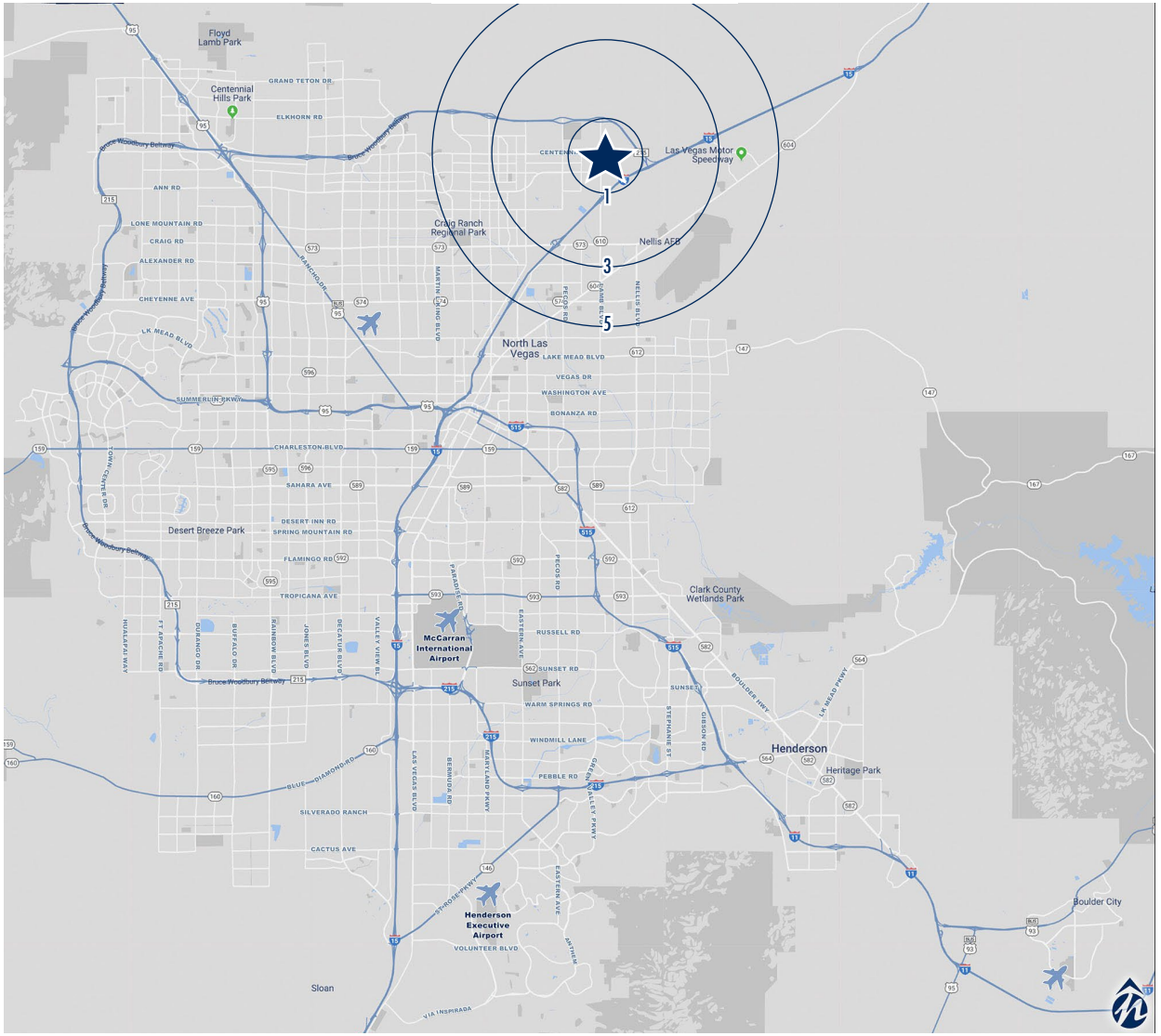
Number of Households

1-Mile	**3,056**
3-Mile	**25,975**
5-Mile	**58,927**

Daytime Population (Employees)

1-Mile	**766**
3-Mile	**15,794**
5-Mile	**35,623**

LAS VEGAS VALLEY



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