

# Nellis Plaza

1000 N Nellis Blvd  
Las Vegas, NV 89110

PRIME RETAIL REDEVELOPMENT

±3.5 AC GROUND LEASE

N NELLIS BLVD | 47,500 VPD

HARRIS AVE

N



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## Contact our team today!

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# PROPERTY HIGHLIGHTS

## NELLIS PLAZA

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### GROUND LEASE OPPORTUNITY

#### ±3.50 AC Redevelopment

Nellis Plaza is gearing up to revitalize the Nellis Blvd commercial corridor. Plans are underway to redevelop the property. This can include any number of ground lease options from C-Store/Gas Station, to QSR's, Car Wash, or any other single tenant ground lease.

- ✓ Signalized intersection of Harris Ave and Nellis Blvd. provides excellent access and exposure.
- ✓ Nellis Blvd. is a major north/south arterial in the area seeing traffic counts of ±47,500 VPD.
- ✓ Located less than three miles east of the I-515 creating easy freeway access.
- ✓ ±0.75 - 1.5 acre pads available for ground lease with Nellis Blvd visibility

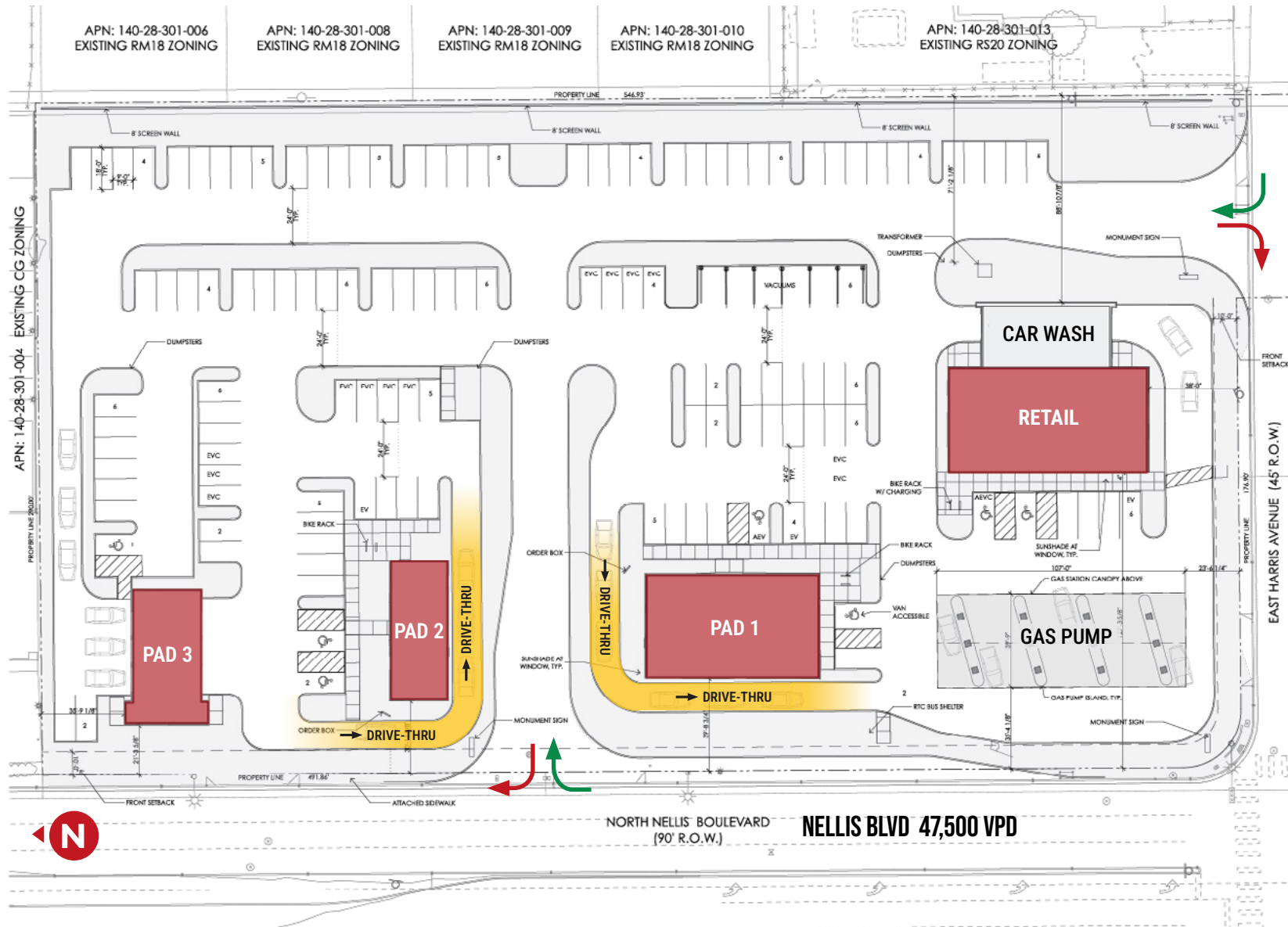


#### Nearby Traffic Generators:



# SCHEMATIC SITE PLAN

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# BUILDING ELEVATIONS

NELLIS PLAZA

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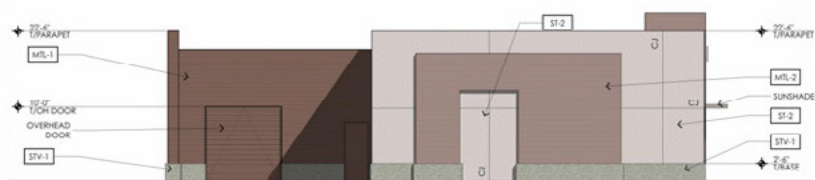
**A1** WEST ELEVATION  
SCALE: 1/8" = 1'-0"



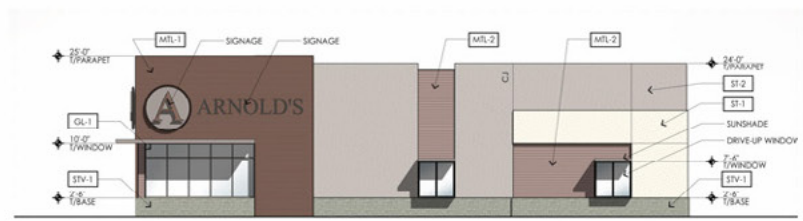
**B1** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



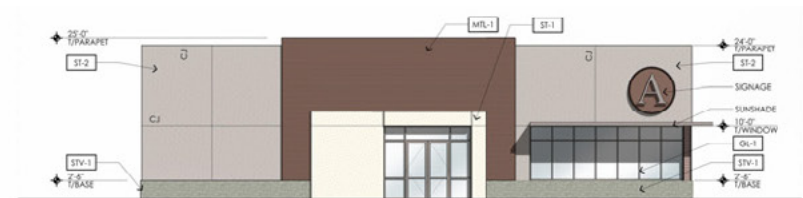
**C1** EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**D1** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**A1** WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**C1** EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**B1** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**D1** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

# OBLIQUE AERIAL

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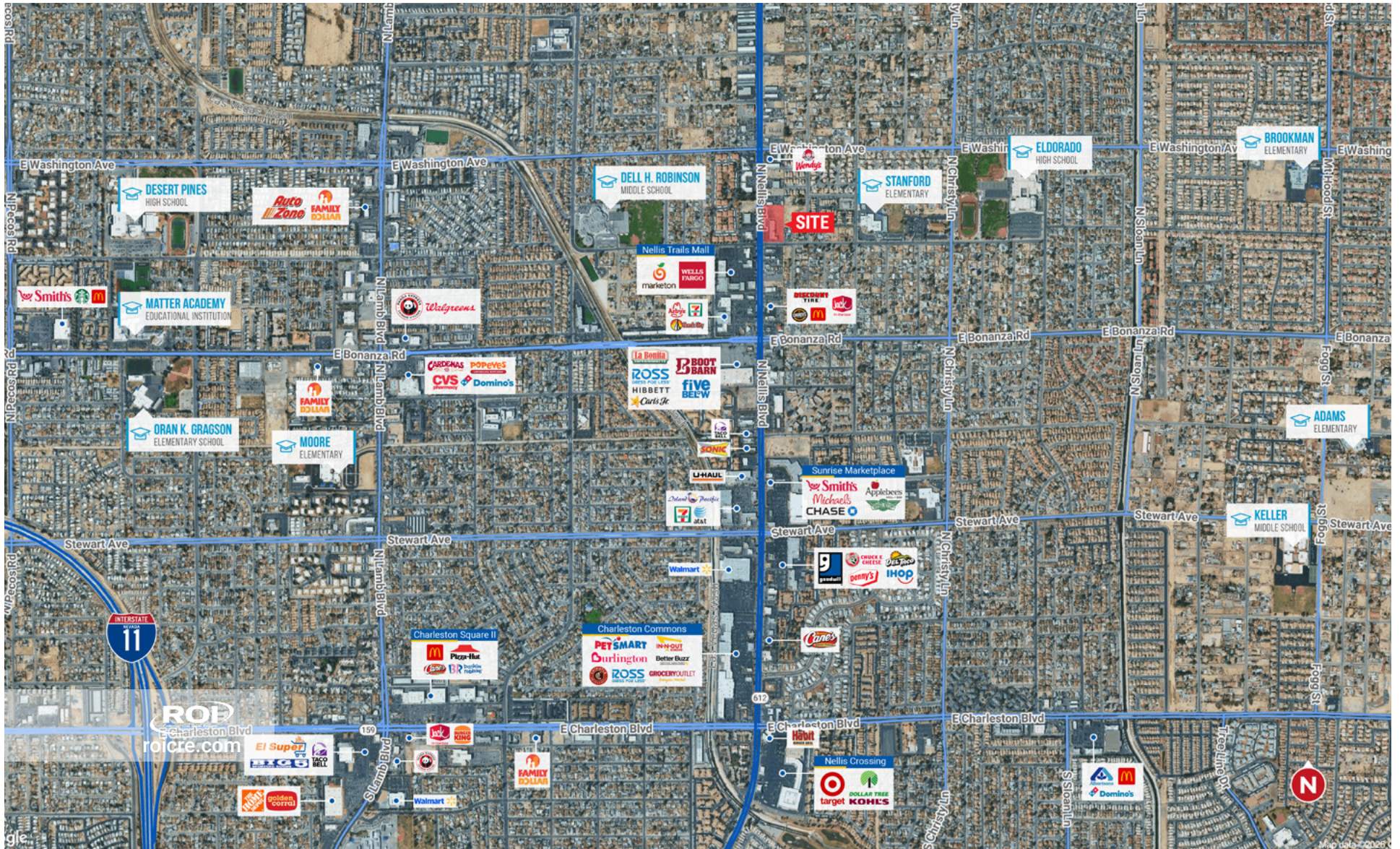


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# TRADE AREA AERIAL

## NELLIS PLAZA

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# AREA DEMOGRAPHICS



## POPULATION

|         |         |
|---------|---------|
| 1 MILE  | 25,577  |
| 3 MILES | 210,755 |
| 5 MILES | 421,185 |



## DAYTIME POPULATION

|         |        |
|---------|--------|
| 1 MILE  | 4,231  |
| 3 MILES | 25,204 |
| 5 MILES | 99,922 |



## AVERAGE HOUSEHOLD INCOME

|         |          |
|---------|----------|
| 1 MILE  | \$71,848 |
| 3 MILES | \$74,115 |
| 5 MILES | \$72,901 |



## TRAFFIC COUNTS

NELLIS BLVD 47,500 VPD



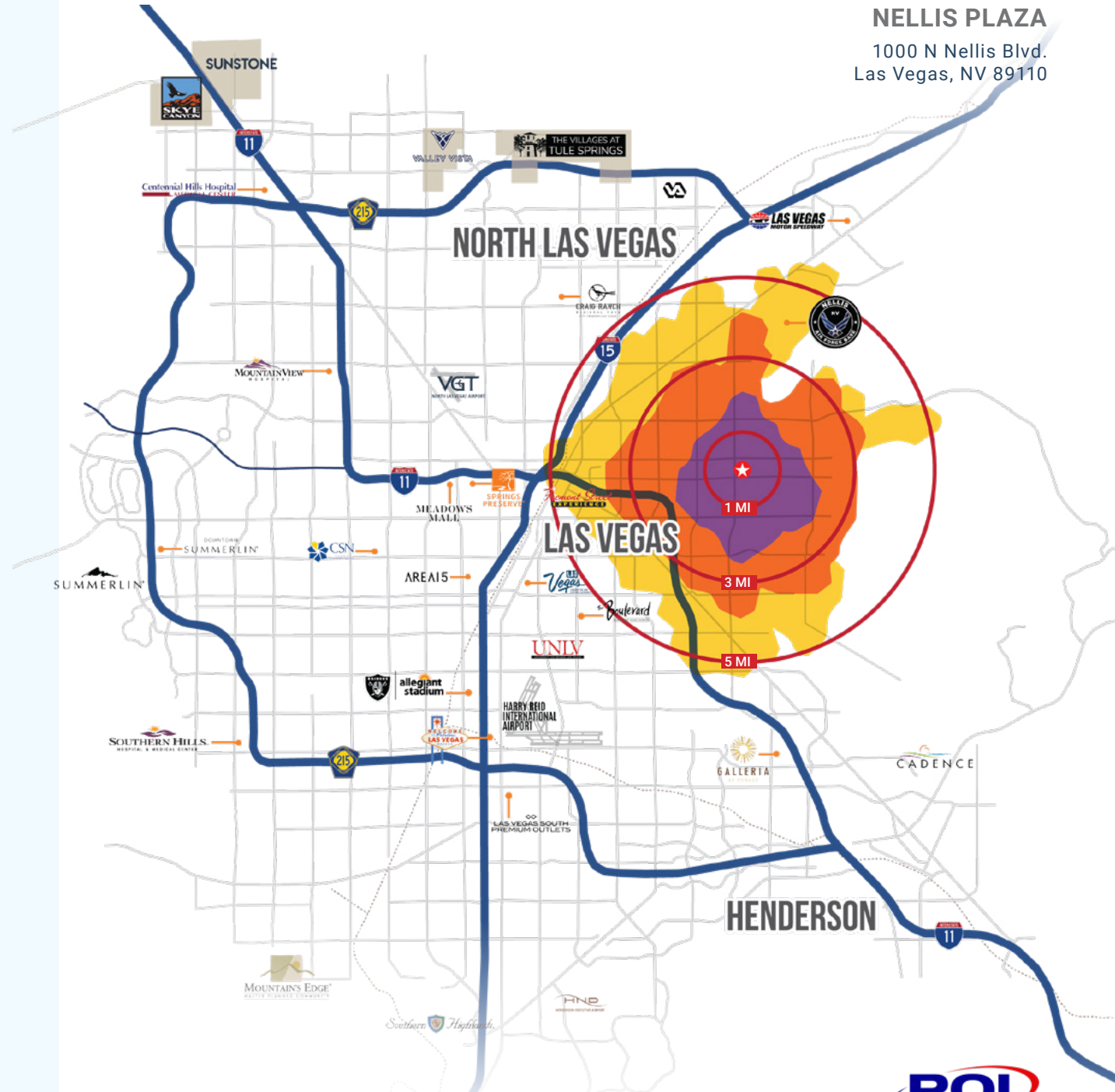
## DRIVE TIMES



Source:  
SitesUSA 2025  
TRINA, NV DOT 2024

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Let's keep in touch.

