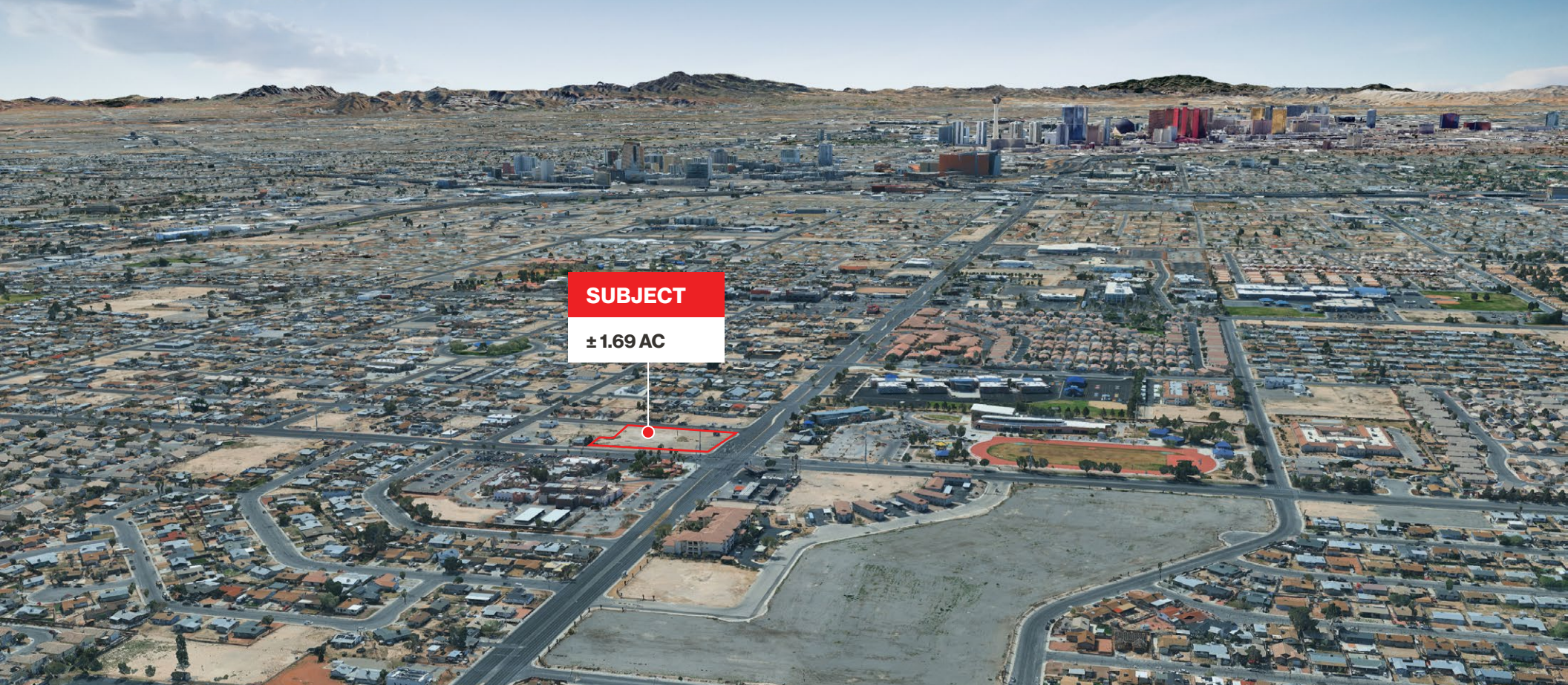


For Sale or Ground Lease

# N. MLK Blvd. and W. Carey Ave.



**SUBJECT**

**± 1.69 AC**

2360 - 2370 N. Martin Luther King Blvd.  
Las Vegas, NV 89106

**Deron Conway**  
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# Listing Snapshot



**\$1.85 - \$2.4MM**  
 Subject to potential billboard lease  
 Price Guidance



**± 1.69 AC**  
 Total Acreage



**Limited Commercial (C-1)**  
 Zoning



**139-21-501-008 (± 0.61 AC), 139-21-501-009 (± 1.08 AC)**  
 APN(s)

## Property Highlights

- Two adjacent vacant parcels located in a high trafficked, hard corner, signalized intersection
- Surrounded by single family residential neighborhoods and industrial parks
- Jurisdiction: City of Las Vegas
- Topography: Flat

## Demographics

	1-mile	3-mile	5-mile
2025 Population	18,708	161,700	520,958
2025 Average Household Income	\$66,591	\$76,379	\$80,430
2025 Total Households	5,811	53,871	182,193







Government  
North Las Vegas Justice Court

Multifamily  
Pearson Pines Senior Apartments

Retail  
Carey Mini Market

Schools  
Kermit R. Booker Sr. Innovative Elementary School

Communities  
Windsor Park 25 Homes

**SUBJECT**  
± 1.69 AC

Retail  
McDonald's  
Starbucks  
Del Taco  
Pollo Pasa

Las Vegas Strip

Carey Ave. // 12,300 CPD

N. Martin L. King Blvd // 46,500 CPD

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## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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